

**Collaborator No.:** 3850256  
**Reference / Verwysing:** Erf 6700, George  
**Date / Datum:** 19 June 2026  
**Enquiries / Navrae:** Primrose Nako

**Email:** [neldek@mweb.co.za](mailto:neldek@mweb.co.za)

ALEXANDER HAVENGA (Nel & De Kock)  
P O Box 1186  
GEORGE  
6530

**APPLICATION FOR REZONING: ERF 6700, GEORGE**

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that, in consideration of the objections received and planning considerations, the application for **Rezoning** in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023, of Erf 6700, George from Single Residential Zone I (Dwelling House) to Community Zone II (Place of Worship);

**BE REFUSED** in terms of Section 60 of the said Planning By-Law for the following reasons:

**REASONS FOR DECISION**

- (i). The proposed rezoning is inconsistent with the spatial structuring principles of the George Municipal Spatial Development Framework, 2023, in that the development introduces a community facility of a scale and intensity that is not appropriate within the interior of an established low-density residential neighbourhood. The proposal is not located within a designated node, activity area, or along a higher-order movement corridor where community facilities generating concentrated visitor activity are generally encouraged.
- (ii). Although places of worship may, in principle, be compatible with residential areas, the scale, intensity and operational characteristics of the proposed development, including a 175-seat auditorium and associated gatherings, exceed what can reasonably be regarded as a subservient or neighbourhood-scale land use within the context of the immediate residential environment at this location within a low-density residential neighbourhood.
- (iii). The proposed development is likely to adversely affect the established residential character and amenity of the surrounding area through concentrated periods of vehicular traffic, pedestrian activity, parking demand, noise and general activity levels that differ materially from those associated with the surrounding neighbourhood.
- (iv). The anticipated operational impacts associated with the proposed place of worship will have a detrimental impact on the immediate residential context affecting the rights and reasonable expectations of surrounding property owners to the continued enjoyment of a peaceful residential environment.

- (v). While the proposal complies with the minimum parking requirements of the George Integrated Zoning Scheme By-Law, 2023, insufficient information has been provided to demonstrate that the parking provision will adequately accommodate the anticipated parking demand associated with a 175-seat place of worship at this location, particularly having regard to the absence of nearby public transport facilities, shared parking opportunities, or direct access to higher-order roads.
- (vi). The proposal is not considered desirable in terms of Section 42 of the Spatial Planning and Land Use Management Act, 2013, as the public interest and planning benefits associated with the development do not outweigh the potential adverse impacts on neighbourhood character, residential amenity, traffic conditions and the rights of surrounding property owners.
- (vii). The proposed rezoning is considered incompatible with the prevailing land use pattern and urban fabric of the immediate area and would result in the introduction of a non-residential activity of a scale and intensity that is inappropriate within a predominantly low-density residential enclave.

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee in terms of Section 79(2) of the Land Use Planning By-Law for George Municipality, 2023.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 10 JULY 2026**, and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. Please also note that the appeal must be e-mailed to the administrative officer mentioned above.

An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully



**C PETERSEN**  
**SENIOR MANAGER: TOWN PLANNING**

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