

GEORGE ERF 28683

APPLICATION FOR:

REZONING AND PERMANENT DEPARTURE



CLIENT: SMOKEY MOUNTAIN TRADING 145(PTY)LTD
PREPARED BY: MARIKE VREKEN URBAN & ENVIRONMENTAL PLANNERS



APRIL 2026

CONTENTS

(I)	TABLE OF CONTENTS	
SECTION A :	BACKGROUND	1
1.	BACKGROUND	1
1.1.	Pre-Application Consultation	2
2.	THE APPLICATION.....	3
3.	PROPERTY DESCRIPTION, SIZE AND OWNERSHIP.....	3
SECTION B :	DEVELOPMENT PROPOSAL	4
4.	DEVELOPMENT SPECIFICATIONS	4
4.1.	Access and Parking	5
5.	STATUTORY SPECIFICATIONS	7
5.1.	Rezoning.....	7
5.2.	Permanent Departures.....	7
5.3.	George Municipality Zoning Scheme By-Law, 2023.....	9
6.	CIVIL SERVICES INFRASTRUCTURE.....	10
SECTION C :	CONTEXTUAL INFORMANTS	11
7.	LOCALITY.....	11
8.	CURRENT LAND USE AND ZONING	11
8.1.	Land Use	11
8.2.	Zoning.....	12
9.	CHARACTER OF THE AREA	12
10.	EXISTING POLICY FRAMEWORKS	14
10.1.	Western Cape Provincial SDF (2014)	14
10.2.	Garden Route Regional Spatial Development Framework (2025)	17
10.3.	George Municipal SDF (2023)	18
10.4.	George Integrated Development Plan (2022/2027)	20
SECTION D :	MOTIVATION.....	22
11.	ASSESSMENT OF APPLICATIONS	22
11.1.	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)	22
11.2.	George Municipality Bylaw on Municipal Land Use Planning (2023)	22

12.	CONSISTENCY WITH SPATIAL PLANNING POLICIES.....	23
13.	NO IMPACT ON MUNICIPAL SERVICES.....	24
14.	CONSISTENCY WITH THE SURROUNDING AREA	24
15.	NO IMPACT ON EXISTING RIGHTS.....	25
16.	NEED FOR PERMANENT DEPARTURES	25
16.1.	Building Line Relaxation	25
16.2.	Combined entrance and exit ways	26
16.3.	Single entrance and exit way	26
16.4.	Manoeuvring Space.....	27
17.	ACCESSIBILITY OF THE AREA.....	27
18.	EFFECTIVE URBAN FORM & INTEGRATION	27
19.	NEED & DESIRABILITY	28
20.	WESTERN CAPE LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014)	31
20.1.	Spatial Justice.....	31
20.2.	Spatial Sustainability	33
20.3.	Spatial Efficiency	34
20.4.	Spatial Resilience.....	35
20.5.	Good Administration	35
21.	CONCLUSION	37

(II) ANNEXURES

ANNEXURE A.	Consolidation and Rezoning Decision
ANNEXURE B.	Pre-Application Consultation Minutes
ANNEXURE C.	Signed Power of Attorney & Company Resolution
ANNEXURE D.	Application Form
ANNEXURE E.	Copy of Title Deed
ANNEXURE F.	SG Diagram No 2526/2003
ANNEXURE G.	Conveyancer’s Certificate

(III) PLANS

PLAN 1.	Locality Plan
PLAN 2.	Land Use Plan
PLAN 3.	Site Development Plan

(IV) TABLE OF FIGURES

Figure 1. Locality Of George Erf 28683 1

Figure 2. Extract - Site Development Plan..... 5

Figure 3. Existing Access to the Application Area and parking bays..... 6

Figure 4. Locality 11

Figure 5. Existing Buildings on the Application Area 12

Figure 6. Extract George Zoning Map 12

Figure 7. Existing Land Uses..... 13

Figure 8. Land uses in the surrounding area. 13

Figure 9. Bus Stops near the Application Area 14

Figure 10. Policies Applicable to the Proposed Development..... 15

Figure 11. Extract of George SDF (2023)..... 19

Figure 12. Extract of George SDF (2023) - Corridors..... 19

Figure 13. George IDP: Vision, Mission & Values 20

SECTION A : BACKGROUND

1. BACKGROUND

George Erf 28623 (hereafter referred to as “the application area”) is located at 4 Forest Road, on the north-eastern corner of Forest Road and CJ Langenhoven Road, Heatherlands, George.

The application area currently has a split zoning between “Single Residential Zone I” (northern portion) and the southern portion is zoned “Community Zone III” (in terms of the George Integrated Zoning Scheme By-Law (2023) and is 2627m² in extent.



FIGURE 1: LOCALITY OF GEORGE ERF 28683

George Erf 28683 is the result of the consolidation of George Erf 644 & George Erf 3138. Before consolidation, Erf 3138 was rezoned to “Community Zone III”, and Erf 644 was also rezoned to “Community Zone III” during 2017. The approval (attached as **ANNEXURE A**) was subject to certain conditions of approval, and Condition 8 of the approval specifically stated that the approval will be considered as “implemented” on “...the issuing of an occupation certificate for the conversion of the existing house into a medical facility, with associated accommodation facilities...” It appears that this has not happened within the prescribed 5-year validity period, hence the approval has lapsed.

Although the consolidation was registered, the approved rezoning has since lapsed, resulting in the portion formerly known as Erf 644 reverting to its “Single Residential Zone I” zoning. The

proposal is therefore to apply for rezoning on that portion of the application area where the “Community Zone III” zoning has lapsed, to ensure a single, uniform zoning across the property and to use both the existing buildings for health and wellness related purposes.

Furthermore, it was noted that, while the buildings on the property remain unchanged, the distances between the structures and the property boundaries do not correspond with the previously approved plans. As such, permanent departures are required to regularise the existing buildings.

Accordingly, an application is required for the rezoning of a portion of George Erf 28623 from “Single Residential Zone I” to “Community Zone III” to permit an “Institution”, in terms of Section 15(2)(a) of the George Municipality Land Use Planning By-Law (2023). In addition, a permanent departure application is required in terms of Section 15(2)(b) of the same By-Law to regularise the existing buildings on the property.

1.1. Pre-Application Consultation

Pre-Application consultation was conducted with George Municipality on 13 March 2026. A copy of the Pre-application form is attached as **ANNEXURE B** The following key issues were raised during the consultation:

Pre-Application Input	Application’s Response
To discuss all historical approvals and applications on the property as part of the land use application which includes the transgression.	<i>Refer to Par. 1 and Par 10.</i>
To submit all historical approvals and approved building plans with the application.	<i>Noted. See ANNEXURE A</i>
A proper site layout plan to be submitted with the application illustrating all uses, accesses, parking, manoeuvring space etc. and landscaping.	<i>Refer Plan 3</i>
Possible Heritage significance needs to be considered and addressed; comments / permit form Heritage Western Cape may be required (<i>can be done during public participation process</i>).	<i>Noted</i>
To indicate all trees on the property (type included) and if they will be removed or kept.	<i>Refer Plan 3</i>
Need to address compliance with MSDF, SPLUMA, Zoning Scheme etc.	<i>Refer Par.10</i>

2. THE APPLICATION

Marike Vreken Urban and Environmental Planners have been appointed by **Smokey Mountain Trading 145(Pty)Ltd** to prepare and submit the required application documentation (refer to **ANNEXURE C**: Power of attorney and Company Resolution and **ANNEXURE D**: Application Form) for:

- (i) The rezoning of a portion of George Erf 28683 from 'Single Residential Zone I' to 'Community Zone III', in terms of Section 15(2)(a) of the George Municipality By-Law on Municipal Land Use Planning (2023) to allow a "Institution".
- (ii) A Permanent Departure on George Erf 28683 in terms of Section 15(2)(b) of the George Municipality By-Law on Municipal Land Use Planning (2023) for:
 - a. the relaxation of the eastern side building line from 5m to 1.485m to allow the existing building.
 - b. the relaxation of the western street building line from 5m to 1.685m to allow the covered staff parking.
 - c. the relaxation of the southern street building line from 5m to 1,3m to allow the generator.
 - d. the relaxation of the minimum manoeuvring Space from 7,5m to 7m between parking spaces.
 - e. the relaxation of the minimum combined entrance and exit way width from 5m to 3,2m.
 - f. the relaxation of the minimum combined entrance and exit way width from 5m to 3,4m.
 - g. the relaxation of the maximum single entrance way width from 4m to 4,5m.
 - h. the relaxation of the maximum single exit way width from 4m to 4,5m.
 - i. the provision of an additional access point to the property from Forest Road.

3. PROPERTY DESCRIPTION, SIZE AND OWNERSHIP

A copy of the Title Deed (T56522/2021) for George Erf 28683 that includes the information outlined below is contained in **ANNEXURE E**. The Surveyor General Diagram (No 1414/2021) that includes the information outlined below is attached as **ANNEXURE F**.

Property Description:	Erf 28683 George, in the municipality and division of George Western Cape Province.
Title Deed No:	T56522/2021
Property Owner:	Smokey Mountain Trading 145 Proprietary Limited
Property Size:	2627m ² (Two Thousand Six Hundred and Twenty Seven) Square Metres

- Title Deed Restrictions: There are no Title Deed restrictions registered over the application area. A Conveyancer’s Certificate, confirming that no Title Deed Conditions prevent the proposed use, is attached as **ANNEXURE G**.
- Servitude: There are no servitudes registered over the subject property.
- Bonds: There is no Bond registered over the application area.

SECTION B :	DEVELOPMENT PROPOSAL
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4. DEVELOPMENT SPECIFICATIONS

(Refer to Plan 3: Site Development Plan)

No new / additional development is proposed on the Application Area. George Erf 28683 is the result of the consolidation of George Erf 644 & George Erf 3138. Before consolidation, Erf 3138 was rezoned to “Community Zone III”, and Erf 644 was also rezoned to “Community Zone III” during 2017.

Unfortunately, the rezoning approval on the former Erf 644 (northern portion of the application area) lapsed. The proposal is therefore to apply for the rezoning of the former George Erf 644, in order to reinstate the lapsed zoning approval.

The southern part of the consolidated application area (formerly known as Erf 3138), is zoned as “Community Zone III” for a “clinic” and used by medical practitioners as consulting rooms. These include a General Practitioner, a dentist, etc.

The existing building on the northern portion of the application area (formerly known as Erf 644), is used for various wellness practitioners (e.g. podiatrist, reflexologist; hyperbaric oxygen chamber, etc). The purpose of this application is therefore to legalise these existing uses that commenced, before the applicant knew that the rezoning approval that was granted, has lapsed. This will result in a single, uniform zoning across the application area.

The intended land uses on the application area include **wellness practitioners** as well as **health practitioners**. A “Wellness Centre” does not include medical consulting rooms, hence the proposal is to allow for a “Wellness Centre” and a “clinic”, but no theatre and no live-in facilities for patients. Only one caretaker will reside on the application area.

The proposed Site Development Plan for the consolidated site is shown in Figure 2 below:

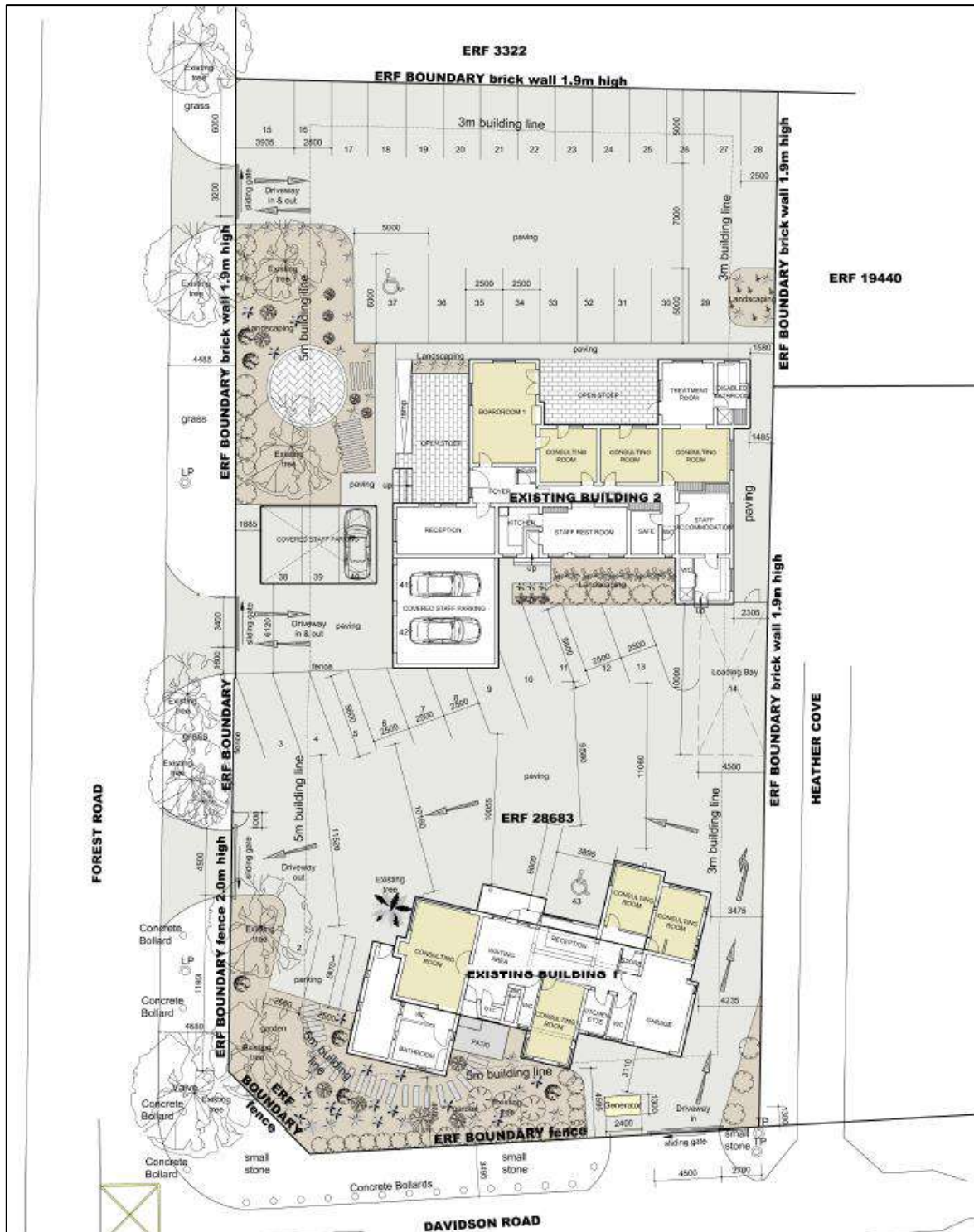


FIGURE 2: EXTRACT - SITE DEVELOPMENT PLAN

4.1. Access and Parking

Access to the application area is currently obtained via secondary streets linked to the N12 National Road. Parking for the southern portion of the site, serving the building’s single entrance, is accessed from Davidson Road, as service road that run parallel with CJ Langenhoven Road, with a dedicated egress point onto Forest Road.

Staff parking and access to the northern portion of the site are provided via a combined entrance and exit on Forest Road.

In terms of the George Integrated Zoning Scheme By-Law (2023), a combined entrance and exit must have a minimum width of 5m and a maximum of 8m. The two combined access points on the property are narrower than the minimum requirement and therefore necessitate permanent departures.

Furthermore, the By-Law stipulates that single entrance and exit ways must be between 2.5m and 4m in width. The existing single entrance and exit are both 4.5m wide, exceeding the maximum permitted width, and accordingly also require permanent departure applications.

As the George Integrated Zoning Scheme By-Law (2023) does not prescribe parking standards for an “Institution”, parking provision is calculated based on medical consultation rooms. The required parking is therefore as follows:

- Medical consultation rooms: 8 rooms x 4 parking bays = 32 bays
- Caretaker’s Quarters = 2 bays
- Loading Bay = 1 bay

The proposed land uses on the application area requires 35x off-street parking bays. The Site Development Plan indicates that 43x off street parking bays, including 2 designated disabled parking bays and a loading bay, and therefore exceeds the minimum parking requirements in compliance with the By-Law.



FIGURE 3: EXISTING ACCESS TO THE APPLICATION AREA AND PARKING BAYS

5. STATUTORY SPECIFICATIONS

The following land development applications are lodged in terms of the George Municipality’s By-Law on Municipal Land Use Planning (2023) to achieve the desired outcome.

5.1. Rezoning

George Erf 28683 is currently zoned as a ‘Single Residential Zone I’. The current zoning allows for only one dwelling house for a single family.

In order to allow the proposed wellness centre and clinic, the northern portion of the application area must be rezoned to “Community Zone III” for a Wellness Centre / Clinic.

<p>“Institution” means a property used as a facility that renders services to the community and —</p> <p>(a) includes a —</p> <ul style="list-style-type: none"> (i) hospital; (ii) clinic; (iii) halfway house; (iv) home for the aged, retired, indigent or handicapped, frail care facility; (v) social facility such as a counselling centre, orphanage and rehabilitation centre; (vi) wellness centre; (vii) veterinary clinic; (viii) veterinary hospital; and <p>(b) includes ancillary accommodation, administrative, health care, training and support services and facilities;</p> <p>(c) does not include a correctional facility.</p>
<p>“Wellness Centre” means a business which provides a variety of services for the purpose of improving health, beauty and relaxation through personal care treatments such as massages, rehabilitation, exercise programmes, diet, instruction on wellness, life coaching, and facials which includes—</p> <p>(a). facilities like saunas, pools, steam rooms, gymnasiums, treatment rooms, relaxation areas and whirlpools; and</p> <p>(b). the provision of meals to guests.</p>
<p>“clinic” means a place for the diagnosis and treatment of human illness or the improvement of human health, which has limited facilities and an emphasis on outpatients, provided that— (a) a clinic may contain live-in facilities for no more than 20 persons, including patients and staff; and (b) a clinic may include medical consulting rooms, operating theatres, an outpatient’s centre, and a wellness centre with ancillary uses.</p>

In order to allow the proposed use of a ‘Wellness Centre’ and “clinic”, as primary uses, a rezoning application must be submitted to George Municipality, in terms of Section 15(2)(a) of the George Municipality By-Law on Municipal Land Use Planning (2023).

5.2. Permanent Departures

The George Integrated Zoning Scheme By-Law (2023) prescribes a 5m rear and side building line for properties zoned “Community Zone III (CZIII)”. The existing dwelling house, which

is proposed to be converted into a wellness centre, was originally subject to less restrictive building lines (2.5m). As a result, a permanent departure is required to accommodate the existing building within the more restrictive 5m building lines applicable to the new zoning category. It is important to note that no additional construction is proposed; only internal alterations to existing rooms will take place.

Furthermore, the By-Law requires a minimum distance of 7.5m between opposing parking bays. Given to the size constraints of the original erven prior to consolidation and rezoning, a distance of only 7m can be achieved on site. A permanent departure is therefore required in this regard.

In terms of access, the By-Law stipulates that combined entrance and exit ways must have a minimum width of 5m and a maximum of 8m. The two existing combined access points are narrower than the minimum requirement and accordingly require permanent departures. In addition, single entrance and exit ways must be between 2.5m and 4m in width. The existing single entrance and exit are both 4.5m wide, exceeding the maximum permitted width, and therefore also require permanent departure approval.

The By-Law further states that *"...motor vehicle carriageway crossings must be limited to one per site per proclaimed street, public street or private road abutting the site..."*, with an additional crossing permitted where the street frontage exceeds 30m and the crossings are spaced at least 12m apart. While the proposal complies with these provisions, a third carriageway crossing onto Forest Road is proposed, which necessitates a permanent departure.

Application is therefore made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2015 for a permanent departure to allow for the relaxation of:

- (i) the eastern side building line from 5m to 1.485m to allow the existing building 2.
- (ii) the western street building line from 5m to 1.685m to allow the covered staff parking.
- (iii) the southern street building line from 5m to 1,3m to allow the generator.
- (iv) the minimum manoeuvring Space from 7,5m to 7m between parking spaces.
- (v) the relaxation of the minimum combined entrance and exit way width from 5m to 3,2m.
- (vi) the relaxation of the minimum combined entrance and exit way width from 5m to 3,4m.
- (vii) the relaxation of the maximum single entrance way width from 4m to 4,5m.
- (viii) the maximum single exit way width from 4m to 4,5m.
- (ix) the maximum of two access points to the property from Forest Road, to three access points from Forest Road.

5.3. George Municipality Zoning Scheme By-Law, 2023

A summary of the prescribed development parameters for “Community Zone III (CZIII)” – ‘Institution’ for a ‘Wellness Centre’ and a comparison of the proposed development’s parameters are shown in the table below:

Development Parameter	Prescribed Parameter	Proposal on Erf 28683	Compliance
Primary Use:	‘Wellness Centre’	‘Wellness Centre’ and “clinic”	Comply
Coverage:	60%	20,55% (541.69m ²)	Comply
Floor Factor:	1,2	0,21 (541.69m ²)	Comply
Height:	May not exceed a height of 12m	<12m	Comply
Street Building Line: (West)	5m	1.685m	Departure Required
Street Building Line: (South)	5m	1,3m	Departure Required
Side Building Line: (East)	5m	1.485	Departure Required
Side Building Line: (North)	5m	>5m	Comply
Parking	Medical consultation rooms: 8 rooms x 4 parking bays = 32 bays Caretakers Quarters = 2 bays Loading Bay = 1 bay Total = 35 parking bays	43 x Parking bays provided	Comply
Combined entrance and exit way width	5m – 8m max	3.2m and 3.4m	Departure Required
Single entrance and exit way width	2.5m – 4m	4.5m	Departure Required
Manoeuvring space between parking’s	7.5m	7m	Departure Required
Loading bay	Must be provided	Provided	Comply

With the above information taken into consideration, it is clear that the wellness centre complies with all prescribed development parameters, except for the rear building line,

combined access width, single entrance and exit width, and manoeuvring space between parking, for which a permanent departure application is lodged, to allow the existing buildings.

6. CIVIL SERVICES INFRASTRUCTURE

The application area is located within the existing urban fabric an urban edge of George Municipality. No additional development is proposed on the application area and therefore, there will be no additional load on the service capacity of the property.

SECTION C : CONTEXTUAL INFORMANTS

7. LOCALITY

(Plan 1: Locality Plan)

George Erf 28683 is located at 4 Forest Road, Heatherlands, George. The application area is located near the N12 National Road (CJ Langenhoven Road). Access to the application area is obtained via Davidson Road and Forest Road.

The coordinates to the centre of the application area are located at **33°57'6.24"S** and **22°26'52.40"E**.

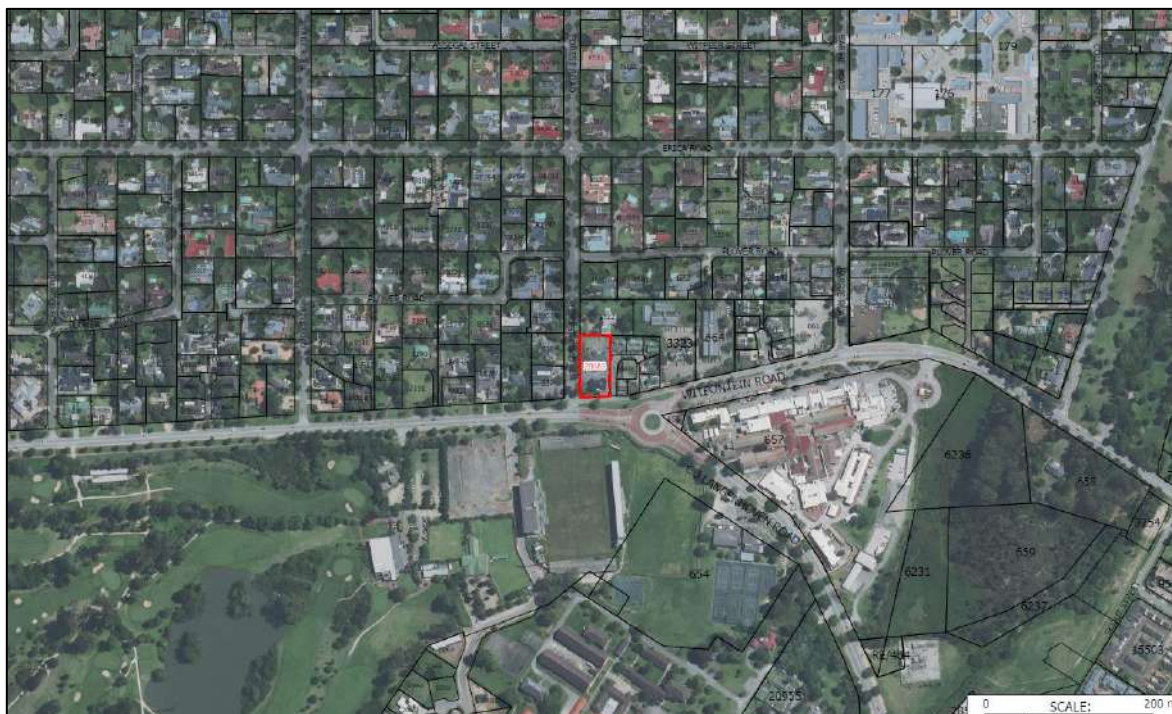


FIGURE 4: LOCALITY

8. CURRENT LAND USE AND ZONING

8.1. Land Use

The building on the southern portion of the application area is currently used as a “wellness centre”, and the building on the northern portion is currently used by various wellness practitioners (e.g. podiatrist, reflexologist; hyperbaric oxygen chamber, etc).



FIGURE 5: EXISTING BUILDINGS ON THE APPLICATION AREA

8.2. Zoning

The consolidated Erf 28683 is subject to **split zoning**, comprising **Community Zone III ($\pm 1101\text{m}^2$)** on the (southern) portion of the application area, and **Single Residential Zone I ($\pm 1526\text{m}^2$)** on the northern portion of the site.



FIGURE 6: EXTRACT GEORGE ZONING MAP

9. CHARACTER OF THE AREA

(Plan 12: Locality Plan)

The application area is located within a medium-density residential environment and in close proximity to established residential estates. It is also strategically positioned less than 300m from George Hospital and approximately 200m from the Outeniqua Park Rugby Stadium, both of which contribute to a more active and mixed-use urban setting in the immediate vicinity.

The surrounding area is characterised by a diverse mix of land uses. While single residential zoned properties predominate, there are also properties zoned General Residential, Business, Community, Utility, Guest Accommodation, and Open Space within the broader area. This mix of

uses reflects an evolving urban fabric that is no longer purely residential in nature. Importantly, several Community Zone properties in the surrounding area already accommodate medical and wellness-related services, including facilities such as Eden MediSpa and George Hospital, reinforcing the presence of health-related land uses within the local context.

The figure below shows the land uses in close proximity to the application area.

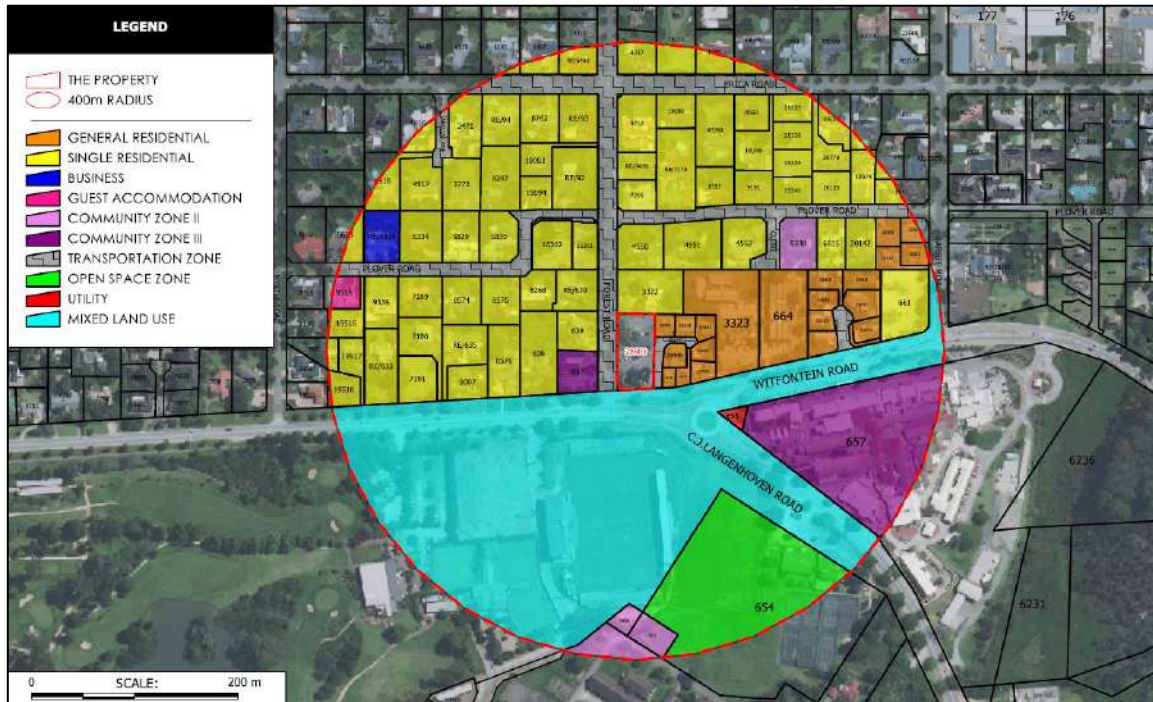


FIGURE 7: EXISTING LAND USES

The proposed wellness centre is therefore not out of character with its surroundings. The area cannot be described as homogeneously single residential, but rather as a transitional and mixed-use environment where compatible non-residential uses are already established. Within a 400m radius of the application area, there are multiple institutional, educational, business, and community-related land uses, all of which contribute to a broader mixed-use character.



FIGURE 8: LAND USES IN THE SURROUNDING AREA.

The Go George Bus Stop No. 343 abuts the street boundary of the application area, with Bus Stop No. 714 in close proximity to the application area. This means that the application area is located on the bus route, with a bus stop at the application area. The figure below shows the bus stops at the application area:



FIGURE 9: BUS STOPS NEAR THE APPLICATION AREA

In this context, the proposed development is considered consistent with the existing and emerging character of the area. The wellness centre will remain visually and functionally compatible with a residential typology, as the existing building retains its residential appearance. As such, the proposal does not introduce a land use that is in conflict with the surrounding built form or prevailing character, but rather integrates appropriately within an established pattern of mixed land uses.

10. EXISTING POLICY FRAMEWORKS

10.1. Western Cape Provincial SDF (2014)

The Western Cape Provincial SDF was approved in 2014 by the Western Cape Parliament and serves as a strategic spatial planning tool that “communicates the province's spatial planning agenda”. The proposed development complements the SDF's spatial goals that aim to take the Western Cape on a path towards:

- (i) Greater productivity, competitiveness and opportunities within the spatial economy.
- (ii) More inclusive development in the urban areas.
- (iii) Strengthening resilience and sustainable development.

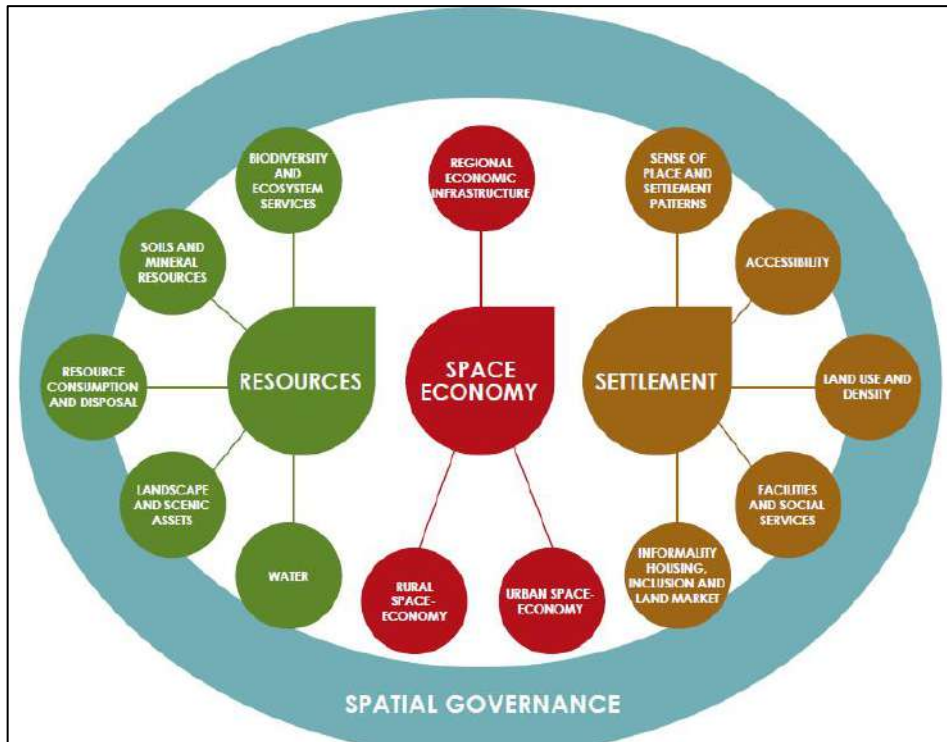


FIGURE 10: POLICIES APPLICABLE TO THE PROPOSED DEVELOPMENT

It is important to note some of the key policies laid down by the Western Cape PSDF have a bearing on this application.

POLICY E3: REVITALISE AND STRENGTHEN URBAN SPACE-ECONOMIES AS THE ENGINE OF GROWTH

POLICY STATEMENT	DEVELOPMENT’S RESPONSE
5. Existing economic assets (e.g. CBDs, township centres, modal interchanges, vacant and under-utilised strategically located public land parcels, fishing harbours, public squares and markets, etc.) to be targeted to lever the regeneration and revitalisation of urban economies.	<ul style="list-style-type: none"> ▪ <i>The proposal creates additional job opportunities for receptionists and specialists.</i> ▪ <i>The application area is within walking distance of public transport and the residential neighbourhood, meaning various means of transportation is usable by clients and people who work at the wellness centre.</i>

POLICY S1: PROTECT, MANAGE AND ENHANCE SENSE OF PLACE, CULTURAL AND SCENIC LANDSCAPES

POLICY STATEMENT	DEVELOPMENT’S RESPONSE
2. Promote smart growth ensuring the efficient use of land and infrastructure by containing urban sprawl and prioritising infill, intensification and redevelopment within settlements.	<ul style="list-style-type: none"> ▪ <i>The proposal will allow for the efficient use of land, allowing for more efficient service delivery, providing personal care services for residents in the nearby residential areas.</i>

POLICY STATEMENT	DEVELOPMENT'S RESPONSE
	<ul style="list-style-type: none"> ▪ <i>The application area is located within the urban edge in a medium-density residential area.</i> ▪ <i>The proposed development can be regarded as intensification and densification, thereby countering and preventing urban sprawl.</i>

S3: PROMOTE COMPACT, MIXED USE AND INTEGRATED SETTLEMENTS

POLICY STATEMENT	DEVELOPMENT'S RESPONSE
<p>1. Target existing economic nodes (<i>e.g. CBDs, township centres, modal interchanges, vacant and under-utilised strategically located public land parcels, fishing harbours, public squares and markets, etc.</i>) as levers for the regeneration and revitalisation of settlements.</p>	<ul style="list-style-type: none"> ▪ <i>The application area is within walking distance from the business nodes and within an existing urban environment.</i>
<p>2. Promote functional integration and mixed-use as a key component of achieving improved levels of settlement liveability and counter apartheid spatial patterns and decentralization through densification and infill development.</p>	<ul style="list-style-type: none"> ▪ <i>The proposal promotes functional integration within urban areas. The locality of the application area allows for the use of different transportation, such as public transportation, private transportation, and walkability due to the close proximity of the facility to the residential neighbourhood, providing personal care services for residents in the nearby residential areas.</i> ▪ <i>Adequate access, services and functionality. The proposal will contribute to a more integrated town as a whole and have a positive impact on the local economy.</i>

Planning Implication:

The Western Cape Spatial Development Framework has a strong emphasis on revitalising urban spaces creating an urban living environment that is more convenient, efficient, and aesthetically pleasing to residents without impacting the character of the surrounding area and surrounding property owners' rights.

The subject property is situated inside the urban edge, in a medium-density residential area, in walking distance of a public bus route, and within walking distance from the public facilities and other amenities, ensuring the efficient use of this property that is ideally situated for a wellness centre.

The proposal will ensure suitable densification and contribute to a functional and urban integrated living environment which is strategically aligned with the surrounding land uses of the area especially the economic activities throughout the town of George.

Therefore, the proposal complies with policies and strategic objectives as set out by the Western Cape Spatial Development Framework.

10.2. Garden Route Regional Spatial Development Framework (2025)

The Garden Route (Southern Cape) Regional Spatial Development Framework was approved by the Garden Route District Municipality during February 2026.

The long-term vision for Garden Route District Municipality is to be:

"a leading, enabling and inclusive district, characterised by equitable, sustainable development, high quality of life and equal opportunities for all"

In line with the above Vision and the Development Principles for spatial planning as contained in the Spatial Planning and Land Use Management Act, the Garden Route District Spatial Development Framework seeks to achieve the following Outcomes in the District area:

- Productive District: Diverse Economy with Extended Value Chains
- Inclusive and Equitable: Access to Community Facilities & Access to Economic Opportunities and Resources
- Sustainable / Resilient: Climate Change Resilience & Economy Positioned for Growth;
- Well Governed District: Effective Decision Making & Stakeholder Involvement.

Hence, the Spatial Development Framework for the Garden Route District seeks to:

- fully utilise the environment within the district to promote economic growth and sustainability.
- Invest in the systematic and pragmatic role of engineering and movement infrastructure.
- Enhance the development potential of existing nodal points through proposals for developing industry specific economic clusters in line with the district space economy.
- Mitigate existing and potential future land use and environmental conflict(s) between human settlement expansion, agriculture and tourism.

The Southern Cape region is identified as being a provincial leisure and tourism coastal belt and priority urban functional region, with Mossel Bay, **George**, Knysna and Plettenberg Bay, and the greater Oudtshoorn area as **regional centres** (*of different function and hierarchy*) providing clustered facilities and services. The PSDF directs that these towns should be prioritised for growing the provincial economy through regionally planned and coordinated infrastructure investment.

Conclusion:

George's role in the Southern Cape / Garden Route Region is that of the highest order settlement, with higher order services and facilities, and recommended higher residential densities and integrated clusters of development. The proposed wellness centre will contribute towards integrated development and promotes economic growth by introducing job opportunities and services in an area that accommodates different types of transportation modes for different income levels. The proposal is therefore considered to be consistent with the proposals and policies of the Draft Southern Cape Regional Spatial Development Framework.

10.3. George Municipal SDF (2023)

The Municipal Spatial Development Framework 2023, for the period May 2023 to May 2027, is now deemed the adopted policy, which guides spatial growth and development in George. The MSDF provides clarity with respect to the manner in which land-use, development, and investment will be supported to build a spatial form which facilitates the vision and strategic objectives of the Municipality.

The George MSDF plays a leading role in the broader municipal planning system. The MSDF is the spatial expression of the IDP while at the same time, the MSDF couches the IDP within a long-term spatial vision for the municipal area that seeks to implement the vision, principles and policy directives set out in national and provincial legislation, strategies, policies and plans. Therefore, decisions made by sectors, spheres and entities of the public sector should be consistent with and work towards realising the vision, spatial strategies and plan set out in the MSDF.

George Municipality's vision, as encapsulated in its 2022 – 2027 Integrated Development Plan (IDP), is to be "a city for a sustainable future". To this end, the following 5 Strategic goals are identified within the George SDF:

- ✚ Develop and grow George;
- ✚ Safe, clean and green;
- ✚ Affordable quality services;
- ✚ Good governance and human capital; and
- ✚ Ensure good governance and human capital in George.

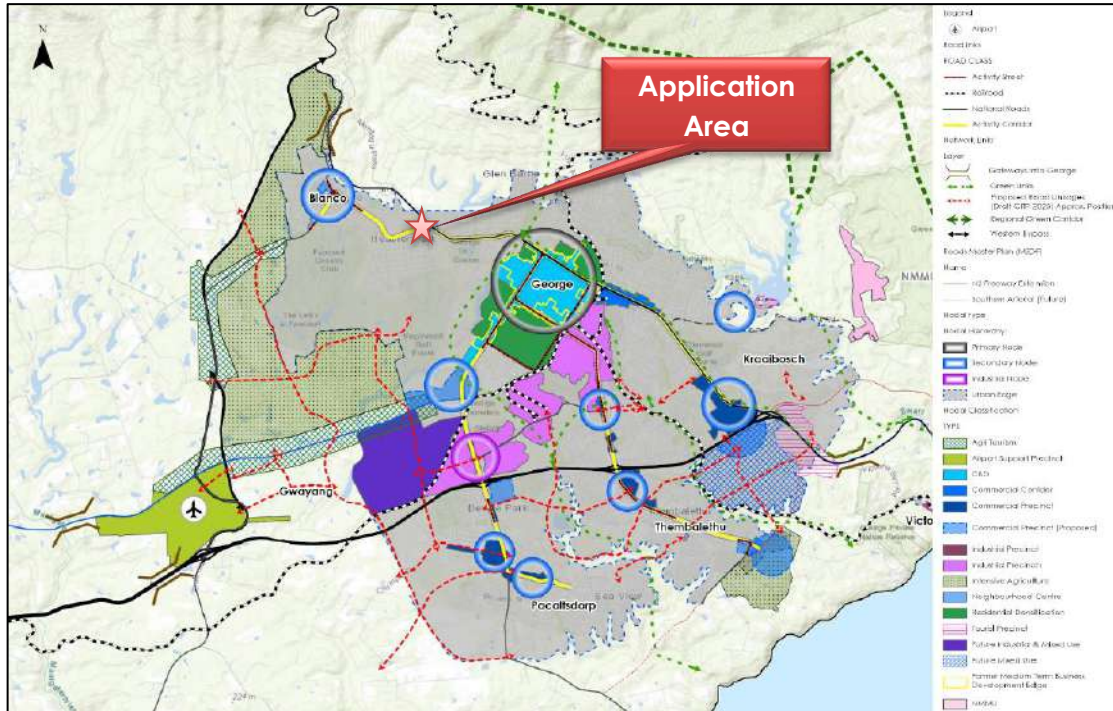


FIGURE 11: EXTRACT OF GEORGE SDF (2023)

The spatial policies and policy guidelines guide decision-making on resource allocation, sector planning, land use management and land development programmes. It is important to note some of the key policies of the SDF have a bearing on this application.

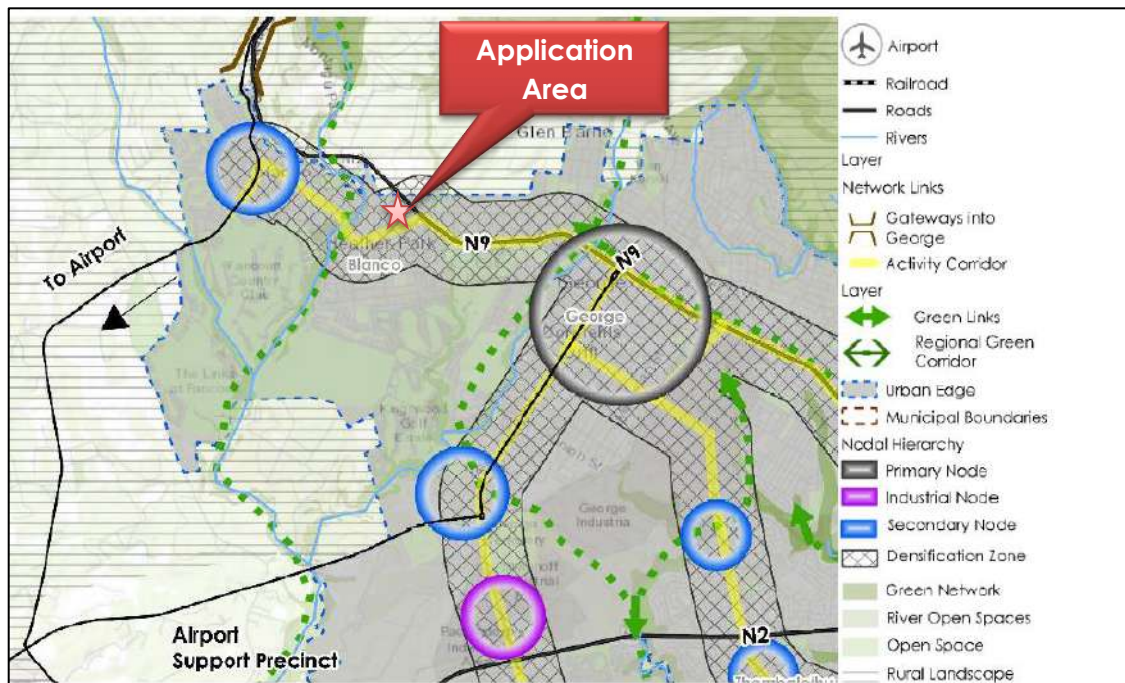


FIGURE 12: EXTRACT OF GEORGE SDF (2023) - CORRIDORS

From the above discussion regarding the George MSDF; the following conclusion can be made:

- The subject property is situated inside the urban edge and urban area of George Municipality.
- The application area is located within the primary node of George Municipality.
- The application area is located on an identified “activity corridor”, in a densification zone.

Therefore, this proposed development is regarded as being consistent with the George Spatial Development Framework as it does not conflict with the purpose of the relevant designation in the spatial development framework and urban development is supported.

10.4. George Integrated Development Plan (2022/2027)

The George Council opted to adopt a new five-year IDP for the period 2022 – 2027. The IDP is a municipal planning instrument that drives the process to address the socio-economic challenges as well as the service delivery and infrastructure backlogs experienced by communities in the municipality’s area of jurisdiction. The IDP is the municipality’s principal five-year strategic plan that deals with the most critical development needs of the municipal area (external focus) as well as the most critical governance needs of the organisation (internal focus).



FIGURE 13: GEORGE IDP: VISION, MISSION & VALUES

The application area is located within **Ward 3** of the George Municipality within the demarcated urban edge. None of the identified ward-based needs and priorities has a direct bearing or any reference to the wellness centre on the application area.

Planning Implication:

The IDP is a municipal planning tool to integrate municipal planning and allocates municipal funding to achieve strategic objectives that will contribute to the overall municipal vision. The proposal will provide new and additional economic growth prospects.

The proposed land development application will not directly contribute to any of the Ward-based issues/priorities but is important to note that the proposal does not contradict any of them or the desired outcome for this ward. Although this application is not considered to be an important strategic objective it can be motivated that the development of the land supports important municipal interventions.

It is, therefore, the considered opinion that the proposed development is consistent with the objectives and vision of the IDP. This development proposal aims to contribute to the economic well-being of George.

SECTION D :	MOTIVATION
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11. ASSESSMENT OF APPLICATIONS

11.1. Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

Section 42 of SPLUMA prescribes certain aspects that have to be taken into consideration when deciding on an application. These are:

- (1). Development principles set out in Chapter 2 of SPLUMA
- (2). Protect and promote the sustainable use of agricultural land
- (3). National and provincial government policies the municipal spatial development framework, and take into account: —
 - (i) the public interest.
 - (ii) the constitutional transformation imperatives and the related duties of the State.
 - (iii) the facts and circumstances relevant to the application.
 - (iv) the respective rights and obligations of all those affected.
 - (v) the state and impact of engineering services, social infrastructure, and open space requirements.
 - (vi) any factors that may be prescribed, including timeframes for making decisions.

11.2. George Municipality Bylaw on Municipal Land Use Planning (2023)

The George Municipality Bylaw on Municipal Land Use Planning (2023) as promulgated by G.N 8747 dated 21 April 2023 states in Section 65 the general criteria necessary for considering an application by the municipality.

It must be noted that the application has not undergone the notice phase of the application process and that the information below is the necessary information required by the municipality to process the application. The following criteria must be considered when evaluating the desirability of this land development application:

Criteria	Reference in Report
The impact of the proposed land development on municipal engineering services .	Par.6 & Par.13
The integrated development plan , including the municipal spatial development framework.	Par.10.4

Criteria	Reference in Report
The applicable spatial development frameworks adopted by the Municipality.	Par. 10.3
The applicable structure plans .	<i>n/a</i>
The applicable policies of the Municipality that guide decision-making .	Par.11.2
The provincial spatial development framework .	Par.10.1
Where applicable, a regional spatial development framework contemplated in section 18 of the Spatial Planning and Land Use Management Act or provincial regional spatial development framework.	Par.10.2
The policies, principles and the planning and development norms and criteria set by the national and provincial government.	Par.11.1
The matters referred to in Section 42 of the Spatial Planning and Land Use Management Act. Principles referred to in Chapter VI (6) of the Western Cape Land Use Planning Act .	Par.20
Applicable provisions of the zoning scheme .	Par.5.3
any restrictive condition applicable to the land concerned	<i>n/a</i>

12. CONSISTENCY WITH SPATIAL PLANNING POLICIES

As described in **Par.10** of this report, the proposal is consistent with the relevant spatial planning policies for the following reasons:

- (i) The Western Cape Spatial Development Framework promotes urban revitalization while maintaining the character of surrounding areas, making the subject property ideal for a wellness centre due to its strategic location and accessibility.
- (ii) The proposal aligns with the framework's policies by ensuring densification and contributing to an integrated, functional urban environment in George.
- (iii) George is a key settlement in the Southern Cape/Garden Route Region, supporting higher residential densities and integrated development.
- (iv) The wellness centre & clinic will promote economic growth, create job opportunities, and support the local transport system, aligning with the Draft Southern Cape Regional Spatial Development Framework.
- (v) The Municipal Spatial Development Framework (MSDF) guides spatial growth and development in George, ensuring land-use decisions support the municipality's vision and objectives.
- (vi) The proposed development aligns with the MSDF, as it is located within George's urban edge and primary node, and is consistent with the wellness centre across the street and other community land uses in the residential neighbourhood.
- (vii) The Integrated Development Plan (IDP) ensures municipal planning aligns with strategic objectives and funding priorities.

- (viii) While not a direct ward priority, the proposed development supports economic growth and municipal interventions, aligning with the IDP's broader vision for George.

Section 19(2) of LUPA states that: "...If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation or development does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilisation or development is regarded as being consistent with that spatial development framework or structured plan..." For this reason, the proposed wellness centre is regarded as being consistent with the applicable spatial planning policies applicable to this area.

13. NO IMPACT ON MUNICIPAL SERVICES

The proposed wellness centre / clinic is to be accommodated within an existing dwelling house, with no expansion of the building footprint envisaged. No theatres or overnight accommodation for patients is proposed, and it is therefore the considered opinion that the development can be adequately supported by the existing municipal service networks, and that sufficient capacity is available.

Access to the property has been designed to ensure efficient separation between staff and public movements, thereby preventing operational conflict. The access layout is structured to maintain orderly traffic circulation and to avoid generating additional traffic impacts. The southern portion of the site is served by a dedicated entrance and a separate exit, which promotes smooth vehicular flow. In addition, the loading bay is located within the southern portion, ensuring that delivery vehicles do not interfere with public access or circulation within the site.

Access to the northern portion of the site is required due to physical constraints, including the limited distance between the existing building and the property boundary, as well as the presence of existing shade port structures used for staff parking, which restrict alternative access arrangements.

14. CONSISTENCY WITH THE SURROUNDING AREA

As described in Par 9 of this report, the proposal is not in conflict with the character of the area. The appearance of the house is that of a normal dwelling house in a residential area, whilst there are similar businesses and community land uses and the Provincial Hospital, situated within 400m of the application area.

The proposed wellness centre / clinic, which will also provide an essential personal service to residents of the surrounding residential areas, is an ideal transitional use between the high-intensity business node to the east and the residential neighbourhood to the North, east, and west.

15. NO IMPACT ON EXISTING RIGHTS

It is the considered opinion that the proposed wellness centre will not impact the existing land use rights of any property owners in the area. The proposal will not prevent any surrounding owner from exercising their legal land use rights.

The proposed wellness centre will not result in any additional construction or expansion of the existing building, nor will it result in noise nuisances or any other negative impacts on the surrounding properties.

16. NEED FOR PERMANENT DEPARTURES

No additional construction or extensions to the existing building is proposed. The table below indicates the Permanent Departures required:

Development Parameter	Prescribed Parameter	Proposal on Erf 28683	Compliance
Street Building Line: (West)	5m	1.685m	<i>Departure Required</i>
Street Building Line: (South)	5m	1,3m	<i>Departure Required</i>
Side Building Line: (East)	5m	1.485	<i>Departure Required</i>
Combined entrance and exit way width	5m – 8m max	3.2m and 3.4m	<i>Departure Required</i>
Single entrance and exit way width	2.5m – 4m	4.5m	<i>Departure Required</i>
Manoeuvring space between parking bays.	7.5m	7m	<i>Departure Required</i>

16.1. Building Line Relaxation

Building line relaxation: The permanent departure for building line relaxation is required solely as a result of the application of a new zoning category, which imposes more restrictive building line requirements than those applicable at the time of the original approvals. The existing building was previously approved under the initial consolidation and rezoning application in its current form and layout, and was accepted as compliant at that stage.

However, during the preparation of the current application and the drafting of updated site development information, it became evident that the previously indicated building line setbacks do not fully correspond with the actual measured distances on site. These

discrepancies appear to relate to differences between earlier plan information and as-built or verified site measurements.

Importantly, no physical expansion or alteration of the existing building footprint is proposed. The building remains unchanged and is merely being re-evaluated under a different zoning framework, which introduces stricter development controls. The need for the building line relaxation therefore arises from regulatory change rather than any change in the built form.

The departure is consequently limited to regularising the existing structure within the applicable building line requirements of the new zoning category, ensuring legal compliance while maintaining the established built environment as previously approved.

16.2. Combined entrance and exit ways

The proposed combined entrance and exit ways are narrower than the minimum 5m width prescribed by the George Integrated Zoning Scheme By-Law (2023). However, it is important to note that these access points were previously approved in their current form in association with the lawful use of the property as a dwelling house.

The current proposal does not involve the intensification or expansion of the existing access infrastructure beyond its historic configuration, but rather the adaptive reuse of the property for a wellness centre within the existing building footprint. The nature of the previous use generated significantly lower traffic volumes and operational intensity than the proposed institutional use; however, the existing access arrangement has functioned adequately within the established street network.

Given that the access layout has a longstanding approved precedent and considering that the surrounding road network and site layout remain unchanged, it is considered reasonable to retain the existing combined access widths through a permanent departure. The proposed use is further managed through the provision of separate ingress and egress points, ensuring orderly internal circulation despite the reduced access widths. It is also important to note that one of the combined entrance and exit ways are to be used as access to the staff parking and will not be open to the public, creating a low intensity use.

16.3. Single entrance and exit way

The proposed single entrance and exit ways exceed the maximum width of 4m prescribed by the George Integrated Zoning Scheme By-Law (2023). The increased width is necessary to accommodate the functional requirements of the development, particularly in relation to access to the loading bay serving both the northern and southern buildings on the site.

Wider access arrangement is required to ensure safe and efficient vehicular movement associated with deliveries and operational activities, without causing disruption to internal circulation or conflicting with public access areas. Given that the loading bay serves a shared function for both components of the development, the additional width provides the necessary operational flexibility for turning movements and service vehicle access.

The proposed access layout is therefore justified on functional grounds and is considered appropriate to support the operational requirements of the development while maintaining safe and orderly access control on the site.

16.4. Manoeuvring Space

A departure from the required 7.5m manoeuvring space to an achieved 7m is requested due to the position of the existing, approved building on the property. The building footprint, as it currently exists, constrains the available internal circulation space and limits the ability to fully comply with the prescribed standard.

The deviation is minimal in nature and amounts to a 0.5m reduction from the required standard. Despite this minor shortfall, the proposed layout still allows for safe and functional vehicular manoeuvring within the site, without compromising access to parking areas or operational efficiency.

Given that the constraint is directly attributable to the existing built form and that the departure is minor, it is considered reasonable and appropriate to support the application.

17. ACCESSIBILITY OF THE AREA

The application area is located on the corner of Davidson Road and Forest Road. The site is also within walking distance of the N12 National Road, which turns into C. J. Langenhoven, one of the key movement corridors in George. Access to the application area is obtained via Davidson Road (a service road parallel to CJ Langenhoven Road), and Forest Road.

The application area is located on an identified activity corridor, with Go George Bus Stops near the site entrances, making the application area highly accessible for all. Since the site is located near an existing public transport stop, the proposed wellness centre is very accessible for all residents and clients.

18. EFFECTIVE URBAN FORM & INTEGRATION

Urban form is the way the built environment looks and functions. To achieve an effective urban form, land uses should be integrated, residential densities should be increased and a pedestrian-friendly, walkable community. To redirect urban growth toward a more fiscally efficient and liveable compact urban form.

The proposal aims to densify and fully utilise this strategically located property without changing the visual appeal and coherence with the surrounding properties, as no new development is proposed. No additional development is proposed, but denser land use is to be situated within the existing building. Higher densities create more opportunities for interaction, a climate in which economic activity - and small-scale economic activity, in particular - can thrive. Higher densities can also contribute to the more efficient use of infrastructure.

The applicable spatial planning policies for this area highlight the need for functional integration of land uses, as well as social integration. The proposed wellness centre contributes to achieve

both forms of integration by providing personal services on the periphery of residential neighbourhoods, and more employment and tertiary education opportunities within walking distance from existing residential areas.

19. NEED & DESIRABILITY

The concept of “desirability” in the land use planning context may be defined as the degree of acceptability of a proposed development on land units concerned. This section expresses the desirability of the proposed rezoning and permanent departure, taken in conjunction with the development principles and criteria set out through the statutory planning framework, as well as the degree to which this proposal may be considered within the context of broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

The proposed development is considered desirable as it is not in conflict with the spatial development policies. Furthermore, the approval of the application will not prevent any surrounding landowner to lawfully exercise his/her existing land use rights or detract from the character of the area, and can, therefore, be considered to be desirable and suitable for the area that it is to be situated in.

The following key considerations are taken into account to determine the desirability of the proposed land use:

Elements for Consideration	Key Questions to Ask	Desirability of Development Proposal
Economic impact	Positive or Negative impact on neighbourhood / settlement?	<p>(i) <i>Positive economic impact. No negative impact on surrounding property owners or their rights.</i></p> <p>(ii) <i>Additional Rates & Taxes for the local authority;</i></p> <p>(iii) <i>Additional employment opportunities near existing residential areas. These employment opportunities boost local income and spending.</i></p> <p>(iv) <i>The proposed redevelopment will increase the property values of the surrounding area.</i></p> <p>(v) <i>The proposed facility provides consultation space for small enterprises and wellness practitioners.</i></p>

Elements for Consideration	Key Questions to Ask	Desirability of Development Proposal
Social impact	Greater social justice, equity of access to opportunity	<p>(i) <i>The proposal promotes inclusivity and provides a desirable establishment.</i></p> <p>(ii) <i>Provides services that ultimately contributing to the overall development and well-being (physical and mental) of the community.</i></p> <p>(iii) <i>Homebuyers often value access to wellness facilities, which could draw more affluent residents to the area, increasing the overall value of the area.</i></p> <p>(iv) <i>Providing health care and personal wellness and care services closer to the nearby residential areas.</i></p>
Scale of capital investment	> capital investment - > positive impact	<p>(i) <i>Private investment. No Municipal funding is required.</i></p> <p>(ii) <i>Additional rates and taxes =income for the municipality.</i></p>
Compatibility with surrounding land uses		<p>(i) <i>The proposal is indeed compatible with the surrounding land uses – refer to Par 9.</i></p>
Impact on external engineering services	How much must the developer contribute to municipal costs incurred?	<p>(ii) <i>Refer to Par 6</i></p> <p>(iii) <i>Application area already connected to the municipal infrastructure services network. No additional capacity is required.</i></p>
Impact on safety, health & well-being of the surrounding community		<p>(i) <i>Increased movement in the area increases security in the area.</i></p> <p>(ii) <i>The proposal focuses on the provision of health services that directly contribute to the well-being of the community. Its close proximity to the surrounding residential neighbourhood ensures convenient and adequate access to these services for nearby residents.</i></p> <p>(iii) <i>Providing health care and personal wellness and care services closer to the nearby residential areas.</i></p>

Elements for Consideration	Key Questions to Ask	Desirability of Development Proposal
Impact on heritage		<p>(i) No heritage impacts.</p> <p>(ii) A dwelling has no heritage value.</p>
Impact on the biophysical environment	Are there negative impacts? Are they adequately mitigated?	<p>(i) Within urban edge.</p> <p>(ii) No NEMA-listed activities were triggered.</p> <p>(iii) Outside any CBA areas.</p> <p>(iv) Existing mature trees on the application area are to be retained.</p> <p>(v) Existing transformed urban site - no impact on the biophysical environment.</p>
Traffic impacts, parking access, other transport considerations	Support for densification & functional public transport system?	<p>(i) Access to the property will be via the secondary streets of Davidson Road and Forest Road, thereby avoiding direct access from the N12 and minimising potential traffic congestion.</p> <p>(ii) Ample off-street parking is provided.</p> <p>(iii) The proposal will generate an insignificant number of additional vehicular trips per day, hence an insignificant traffic impact.</p>
Impact on quality of life (incl. views, sunlight, privacy, visual impact, character)		<p>(i) No views will be obscured.</p> <p>(ii) Fits within the character of the area.</p> <p>(iii) Refer to Par.9 & Par. 14</p> <p>(iv) Given the location of the application area, it abuts two adjacent residential properties (one zoned Single Residential and the other General Residential). As the structures on the property remain unchanged from their configuration prior to the consolidation, the proposal will not result in overlooking of the neighbouring properties. The buildings were previously utilised as dwelling houses and were approved as part of the original consolidation and rezoning application.</p>

Elements for Consideration	Key Questions to Ask	Desirability of Development Proposal
		<i>(v) The proposal will not negatively impact the sunlight of any of the surrounding properties.</i>
Timing – need to densify or protect urban edges	The best option for the site at this point?	<i>(i) Within urban edge. (ii) Suitable area for proposal. (iii) Encouraged by all relevant spatial planning policies.</i>
Cumulative impacts	Unacceptable cumulative impacts?	<i>(i) Only positive impacts. No negative impact on any of the surrounding property owners.</i>
Opportunity costs	Any unacceptable opportunity costs?	<i>(i) Private investment (ii) No municipal funding required</i>
Alignment with SDF's		<i>The proposal is consistent with all relevant spatial planning policy documents.</i>

20. WESTERN CAPE LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014)

The purpose of this Provincial legislation is to consolidate legislation in the Province pertaining to provincial planning, regional planning and development, urban and rural development, regulation, support and monitoring of municipal planning and regulation of public places and municipal roads arising from subdivisions; to make provision for provincial spatial development frameworks; to provide for minimum standards for, and the efficient coordination of, spatial development frameworks; to provide for minimum norms and standards for effective municipal development management; to regulate provincial development management; to regulate the effect of land development on agriculture; to provide for land use planning principles; to repeal certain old-order laws, and to provide for matters incidental thereto.

Section 59 of this Act prescribes the Land Use Planning Principles that apply to all land development in the province. These are summarised in the tables below. The tables below aim to summarise how the proposed development complies with these principles.

20.1. Spatial Justice

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Past spatial and other development imbalances must be redressed through improved access to and use of land.	N/A	<i>This policy is not applicable to the application area.</i>

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
<p>Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.</p>	<p>N/A</p>	<p><i>This policy is not applicable to the application area.</i></p> <p><i>Not a Spatial Development Framework or Policy.</i></p>
<p>Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.</p>	<p>N/A</p>	<p><i>This policy is not applicable to the application area.</i></p>
<p>Land use management systems should include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas and informal settlements.</p>	<p>N/A</p>	<p><i>This policy is not applicable to the application area.</i></p>
<p>Land development procedures must include provisions that accommodate access to, and facilitation of, the security of tenure and the incremental upgrading of informal areas.</p>	<p>Applicable to George Municipality</p>	<p><i>The municipality should process this application within the prescribed guidelines of the George Municipality By-Law on Municipal Land Use Planning (2023).</i></p>
<p>A competent authority contemplated in this Act or other relevant authority considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property will be affected by the outcome of the application.</p>	<p>Applicable to George Municipality</p>	<p><i>The municipality should process this application within the prescribed guidelines of the George Municipality By-Law on Municipal Land Use Planning (2023).</i></p>
<p>The right of owners to develop land in accordance with current use rights should be recognised.</p>	<p>N/A</p>	<p><i>The applicant seeks to convert the existing building to accommodate the proposed land use of a wellness centre. No new development is proposed.</i></p>

20.2. Spatial Sustainability

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Promote land development that is spatially compact, resource-frugal and within the fiscal, institutional, and administrative means of the relevant competent authority in terms of this Act or other relevant authority.	COMPLY	<ul style="list-style-type: none"> ▪ <i>The proposal is resource-frugal, as all activities will make use of the existing services.</i> ▪ <i>The proposed development is within the urban edge of George and within an established urban environment, and is identified as a densification area.</i> ▪ <i>The proposed densification will result in more efficient utilisation of the services infrastructure and the existing building on the property.</i> ▪ <i>The application area is situated in a medium-density residential area, allowing for different transportation methods such as bicycling, walking, and private transportation.</i>
Ensure that special consideration is given to the protection of prime, unique, and high potential agricultural land.	N/A	<i>Not Agricultural land</i>
Uphold consistency of land use measures in accordance with environmental management instruments.	COMPLY	<ul style="list-style-type: none"> ▪ <i>The proposal does not trigger any environmental listed activities according to the National Environmental Management Act (1998).</i>
Promote and stimulate the effective and equitable functioning of land markets.	COMPLY	<ul style="list-style-type: none"> ▪ <i>The functioning of the land markets in the area will not be impacted in such a way that any of the surrounding landowners will be unfairly impacted and negatively impact the functioning of land markets.</i> ▪ <i>Redevelopment & urban renewal will increase the value of surrounding properties.</i>
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	COMPLY	<ul style="list-style-type: none"> ▪ <i>The existing infrastructure is adequate, and any service upgrades are at the cost of the applicant. Refer to Par.6</i>
Promote land development in locations that are sustainable and limit urban sprawl.	COMPLY	<ul style="list-style-type: none"> ▪ <i>No urban sprawl will be created because of this application the proposal counters urban sprawl.</i>
Result in communities that are viable.	COMPLY	<ul style="list-style-type: none"> ▪ <i>The proposal will not detract from the existing character of the area.</i> ▪ <i>Contributes to a more viable community by allowing the property owners to fully utilise</i>

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
		<p><i>the land and allow for more efficient management of their property.</i></p> <ul style="list-style-type: none"> ▪ <i>New and additional employment opportunities within walking distance of existing residential neighbourhoods, result in more viable communities.</i>
Strive to ensure that the basic needs of all citizens are met in an affordable way.	N/A	<i>This principle is not applicable to the applicant or this development.</i>
The sustained protection of the environment should be ensured.	COMPLY	<ul style="list-style-type: none"> ▪ <i>Existing mature trees on the application area will be retained.</i> ▪ <i>In line with all Environmental policy documents and legislation.</i> ▪ <i>The application area is located within the existing urban area of George and within the existing urban fabric.</i>

20.3. Spatial Efficiency

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Land development optimises the use of existing resources and infrastructure.	COMPLY	<ul style="list-style-type: none"> ▪ <i>The proposal will require and fully utilise the existing municipal infrastructure. No upgrades to the existing infrastructure will be required.</i> ▪ <i>Any service upgrades will be at the cost of the applicant.</i> ▪ <i>The proposed wellness centre is ideally located on an identified activity corridor and on a public transport route, with a bus stop at the application area.</i>
Integrated cities and towns should be developed.	COMPLY	<ul style="list-style-type: none"> ▪ <i>The proposal will result in a more integrated town as a higher mixture of land uses are provided.</i> ▪ <i>More employment opportunities are catered for.</i>
Policy, administrative practice, and legislation should promote speedy land development.	Applicable to George Municipality	<ul style="list-style-type: none"> ▪ <i>The municipality should process this application within the prescribed time frames of the George Municipality By-Law on Municipal Land Use Planning (2023)</i>

20.4. Spatial Resilience

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks	<p style="text-align: center;">COMPLY</p>	<ul style="list-style-type: none"> ▪ <i>The proposal is in line with all the various spatial plans, the zoning scheme and policies, as motivated by the report.</i> ▪ <i>It will have no negative impact on the livelihood of the community but uplift the community.</i> ▪ <i>Having to spend less money on travelling to attend places of employment and instruction, allows for larger disposable incomes, and improves the livelihoods of the local community.</i> ▪ <i>The proposed application complies with the requirements of the George Municipality By-Law on Municipal Land Use Planning (2023)</i>

20.5. Good Administration

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
All spheres of government should ensure an integrated approach to land use planning.	<p style="text-align: center;">Applicable to George Municipality</p>	<ul style="list-style-type: none"> ▪ <i>This principle has no direct bearing on the application; however, the George Municipality is obligated to consider the</i>

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
All government departments must provide their sector inputs and comply with any other statutory requirements during the preparation or amendment of spatial development frameworks.		<p><i>application fairly and within the timeframes provided in terms of the municipal planning bylaw.</i></p> <ul style="list-style-type: none"> ▪ <i>What is however important is that all decision-making is aligned with sound policies based on nation, provincial and local development policies.</i>
The requirements of any law relating to land development and land use must be met timeously.		
The preparation and amendment of spatial plans, policy, zoning schemes and procedures for land development and land use applications, should include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.		
The legislation, procedures and administrative practice relating to land development should be clear, promote predictability, trust, and acceptance in order to inform and empower members of the public.		
A spatial development framework, zoning scheme or policy should be developed in phases and each phase in the development thereof should include consultation with the public and relevant organs of state and should be endorsed by the relevant competent authority.		
Decision-making procedures should be designed to minimise negative financial, social, economic, or environmental impacts.		
Development application procedures should be efficient and streamlined and timeframes should be adhered to by all parties.		
Decision-making in all spheres of government should be guided by and give effect to statutory land use planning systems.		

21. CONCLUSION

In light of this motivation, and the information contained in the foregoing report, it is clear that the application for:

- (i) The rezoning of a portion of George Erf 28683 from 'Single Residential Zone I' to 'Community Zone III', in terms of Section 15(2)(a) of the George Municipality By-Law on Municipal Land Use Planning (2023) to allow a "Institution" (clinic and wellness centre).
- (ii) A Permanent Departure on George Erf 28683 in terms of Section 15(2)(b) of the George Municipality By-Law on Municipal Land Use Planning (2023) for:
 - a. the relaxation of the eastern side building line from 5m to 1.485m to allow the existing building 2.
 - b. the relaxation of the western street building line from 5m to 1.685m to allow the covered staff parking.
 - c. the relaxation of the southern street building line from 5m to 1,3m to allow the generator.
 - d. the relaxation of the minimum manoeuvring Space from 7,5m to 7m between parking spaces.
 - e. the relaxation of the minimum combined entrance and exit way width from 5m to 3,2m.
 - f. the relaxation of the minimum combined entrance and exit way width from 5m to 3,4m.
 - g. the relaxation of the maximum single entrance way width from 4m to 4,5m.
 - h. the relaxation of the maximum single exit way width from 4m to 4,5m.
 - i. the provision of an additional access point to the property from Forest Road.

Meets the criteria as set out in The Spatial Planning and Land Use Management Act (SPLUMA) and the George Municipality's By-Law on Municipal Land Use Planning (2023) and is desirable. It is therefore recommended that the application be supported by the relevant authorities and approved by George Municipality.

Marika Vreken Urban and Environmental Planners
April 2026

ANNEXURE A:

Consolidation and Rezoning Decision



G E O R G E

MUNISIPALITEIT
Win Kaap

UMASIPALA WASE
Isithina - Kolora

MUNICIPALITY
Western Cape

Postbus / PO Box 19 George 6530 Tel: 044 8019111 Fax: 044 8731776

**MENSLIKE NEDERSETTINGS, GRONDSAKE EN BEPLANNING
HUMAN SETTLEMENTS, LAND AFFAIRS AND PLANNING**

OUR REF: 913/644

YOUR REF: Erf 644 & 3138, George

ENQUIRIES: Primrose Nako

TEL: 044-801 9416

EMAIL: Pnako@george.gov.za

DATE: 01 December 2017

MARLIZE DE BRUYN
PO BOX 2359
GEORGE
6530

REGISTERED MAIL

**APPLICATION FOR REZONING, DEPARTURE & CONSOLIDATION: ERF 644 &
3138, GEORGE**

Your application in the above refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, WW.1.33 of 29 July 2015 decided;

1. Rezoning of Erf 644, George in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2015 from Single Residential Zone to Community Zone III;
2. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George, 2015, for the relaxation of the eastern side building line on Erf 644, George from 5.0m to 2.4m and 3.0m for the existing structure;
3. Consolidation of Erf 644 (1525m²) and Erf 3138 (1102m²), George in terms of Section 15(2) (e) of the Land Use Planning By-Law for George, 2015, to create one 2627m² erf.

Received
11/2/2017

REASONS FOR DECISION

- a. The proposal will not detract from the surrounding character and it is not foreseen to have any impact on the adjoining properties in terms of views, sunlight or privacy;
- b. The proposal will not have any negative impact of the character and use of the surrounding properties;
- c. The application is not in conflict with any spatial documents pertaining to the George area;

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely:

CONDITIONS FROM THE DIRECTORATE: HUMAN SETTLEMENTS, LAND AFFAIRS AND PLANNING

1. That approval of the above application shall lapse in accordance with the provisions of the Land Use Planning By-Law for George Municipality, 2015, after a period of 5 (five) years from the date that the approval decision is communicated to the applicant;
2. This approval shall be taken to cover only the rezoning, departure & consolidation applied for as indicated on the undated and unnumbered Site Development Plan & Consolidation Plan, attached as "Annexure A" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision;
3. The height restriction of the buildings is limited to 8.5m;
4. Parking on the northern side of Erf 644, George must be used only during normal working hours between 08h00-17h00 (Monday to Friday);
5. All other requirements of the applicable zoning scheme be complied with;
6. That an approved Surveyor General diagram be submitted to the Directorate: Human Settlements, Land Affairs And Planning for record purposes;
7. A building plan be submitted for approval in accordance with the National Building Regulations (NBR);
8. The rezoning & departure approval will be considered as implemented on the issuing of an occupation certificate for the conversion of the existing house into a medical facility with associated accommodation facilities;
9. That the Consolidation approval will only be regarded as implemented on the submission of the approved SG Diagram by the Surveyor General as well as the issuing of a certificate of Consolidated Title for the consolidated properties;

CONDITIONS FROM THE DIRECTORATE: CIVIL ENGINEERING SERVICES

10. Capital contributions are payable by the developer for each new equivalent erf (ee) created, as per standard tariffs for George, applicable on transfer of a portion, or the approval of building plans, or on application for a CPT, or as stipulated in a Services Agreement between the George Municipality and the Developer. The total amount payable will be determined by the Dept: CES, and will be subject to annual adjustment. Contributions payable may be adjusted should the actual water usage exceed the accepted normal daily usage based on

the Guidelines for Human Settlement Planning and Design, based on a six month average use;

11. All civil services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with The Guidelines for Human Settlement and Design and Council specifications. All drawings and plans are to be submitted to the Dept: CES, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the civil services have been satisfactorily installed and as-builts submitted electronically as well as the surveyors plan;
12. Any, and all, costs directly related to the development remain the developers' responsibility;
13. Each new portion created must have separate water and sewer connections;
14. Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer/owner of the other erf. (Condition 11 applicable);
15. Any service from another relevant erf must be accommodated across the development or incorporated into the services of the development. All negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (Condition 11 applicable);
16. Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (Condition 11 applicable);
17. Servitudes must be registered for any pipeline not positioned within the normal building lines;
18. The applicant is to comply with the National Forests Act No 84 of 1998, should it be required;
19. Provisions for the removal of solid waste is to be addressed in conjunction with the Dept: Environmental Services;
20. The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval was required and obtained for this proposed development;
21. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dept: CES, or any condition of any authority has not been satisfactorily complied with;
22. Developer responsible to obtain the necessary approval / way leaves from third parties which include, but not limited to the following: Telkom & Fibre optical cable;
23. Municipal water is provided for potable use only. No irrigation water will be provided;
24. The developer / erf owner in conjunction with the Dept: Civil Engineering Services is to apply to the George Municipality for the installation of an individual erf water meter prior to any building work commencing on an erf;

25. The development is subject to the availability of treatment capacity of the Water & Sanitation treatment works. Currently the treatment works has reached their full design capacities, and no further development will be allowed until sufficient treatment capacity becomes available;
26. If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dept: Civil Engineering Services together with any other approving authority, and who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the relevant Dir: CES, are to be implemented by the developer. All costs involved will be for the developer;
27. The discharge of surface stormwater is to be addressed by the developer. Condition (11) applies. All costs related is for the developer;
28. Internal parking requirements (ie within the development area) , position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval;
29. Adequate parking with a hardened surface must be provided on the premises of the proposed development;
30. No private parking will be allowed in the road reserve;
31. As no site development plan has been provided, with any dimensions indicated, the developer is to take note that all road reserve widths are to be in accordance with the Guidelines for Human Settlement Planning and Design standards. The width of road reserves is to be approved by the Dept: Civil Engineering Services before the final layout can be approved. Minimum width of road reserve is 10 m and for panhandle even access is 4 m;
32. The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dept: Civil Engineering Services. A site development plan is to be submitted to the Dept: CES, or any other relevant authority for approval prior to any construction work taking place;
33. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities;

CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES

34. Capital contributions are payable by the developer for each new equivalent erf (ee) created, as per standard tariffs for George, applicable on transfer of a portion, or the approval of building plans, or on application for a CPT, or as stipulated in a Services Agreement between the George Municipality and the Developer. The total amount payable will be determined by the Dept: Electro Technical Services (ETS), and will be subject to annual adjustment. Contributions payable may be adjusted should the actual electricity connection be other than a conventional 60 Amp single phase per erf;
35. All electrical services -internal, link and relocation of or upgrades to the existing network - are to be designed by a registered consulting engineer in accordance with Council specifications. All drawings and plans are to be submitted to the Dept: ETS, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out under the supervision of the consulting engineer who is to provide the electrical department with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the electrical services have been satisfactorily installed and as-builts submitted electronically;

36. Any, and all, costs directly related to the development remain the developers' responsibility;
37. Only one electrical connection permitted per registered erf.

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 George Municipality's By-law on Municipal Land Use Planning.

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George **on or before 22 DECEMBER 2017.**
- An appeal that is not lodged within the set date or that does not comply with Section 80 of the George Municipality's By-law on Municipal Land Use Planning will be deemed invalid.

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

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

Yours Faithfully



T BOTHA
MUNICIPAL MANAGER

MUNICIPALITEIT GEORGE MUNICIPALITY

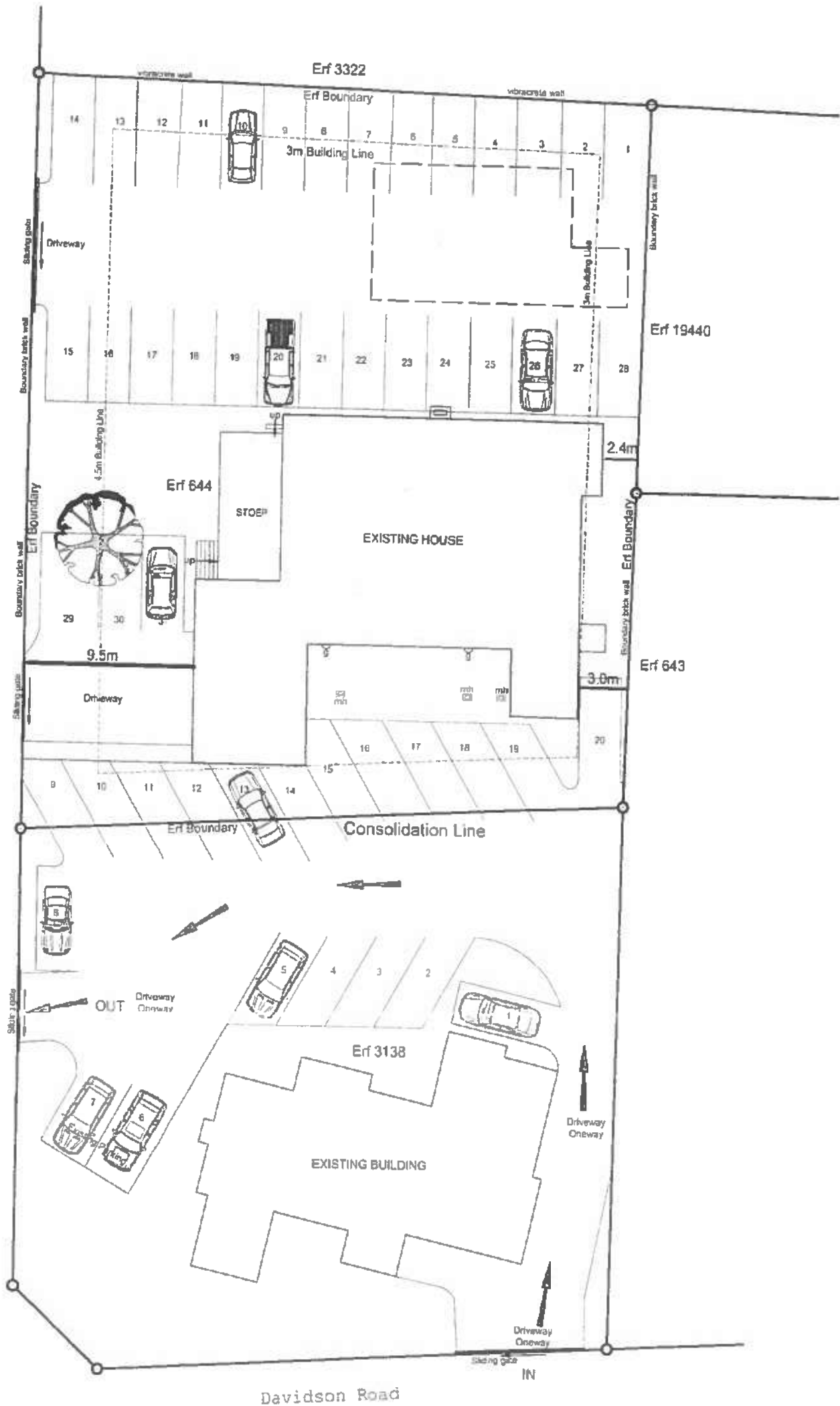
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the governing letter.

[Signature]

MUNICIPAL MANAGER
MUNISIPALE BESTUURDER

11/12/2017
DATE
DATUM

FOREST ROAD



Davidson Road



G E O R G E

MUNISIPALITEIT
Wes Kaap

UMASIPALA WASE
Intshona - Koloni

MUNICIPALITY
Western Cape

Postbus / PO Box 19 George 6530 Tel: 044 8019111 Fax: 044 8733776

**MENSLIKE NEDERSETTINGS, GRONDSAKE EN BEPLANNING
HUMAN SETTLEMENTS, LAND AFFAIRS AND PLANNING**

OUR REF: 913/644
YOUR REF: Erf 644 & 3138, George
ENQUIRIES: Primrose Nako
TEL: 044-801 9416
FAX: 086 570 1900
EMAIL: primrose@george.org.za
DATE: 05 January 2018

MARLIZE DE BRUYN
P O BOX 2359
GEORGE
6530

REGISTERED MAIL

**APPLICATION FOR REZONING, DEPARTURE & CONSOLIDATION: ERF 644 &
3138, GEORGE**

Abovementioned application as well as the municipality's decision letter dated 01 December 2017 (copy attached) in this regard refers.

No appeal against the above decision has been received. The application is thus regarded as finalized and can be implemented as per abovementioned letter.

Yours faithfully

T. BOTHA
MUNICIPAL MANAGER

G:\Primrose\Final Approvals 2017\Erf 644 & 3138George(final decision letter)M De Bruyn.doc

ANNEXURE B:

Pre-Application Consultation Minutes

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

Pre-application consultation is an advisory session and is required prior to submission of an application for rezoning, consent use, temporary departure and subdivision. It does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.

PART A: PARTICULARS	
Reference number:	4134531
Purpose of consultation:	To discuss an application for the rezoning of a portion of George Erf 28683 to Community Zone III for an 'Institution' to expand on the existing uses on previous Erf 644.
Brief proposal:	George Erf 28683 is the result of the consolidation of George Erf 644 & George Erf 3138. Before consolidation, Erf 3138 was rezoned to "Community Zone III", and Erf 644 was also rezoned to "Community Zone III" during 2017. The approval was subject to certain conditions of approval, and Condition 8 of the approval specifically stated that the approval will be considered as "implemented" on "...the issuing of an occupation certificate for the conversion of the existing house into a medical facility, with associated accommodation facilities..." It appears that this has not happened within the prescribed 5-year validity period, hence the approval has lapsed. The purpose of the application is to "reinstate" the approval that was granted during 2017.
Property(ies) description:	Erf 28683 George in the George Municipality Division of George, Western Cape Province
Date:	25 February 2026

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Mun.	044 801 9477	ihuyser@george.gov.za
Official	Fakazile Vava	George Mun.	044 801 9477	fvava@george.gov.za
Pre-applicant	Marike Vreken	MV TRP	044-382-0420	marike@vreken.co.za
	Lourens du Toit	MV TRP	044-382-0420	lourens@vreken.co.za

Documentation provided for discussion:

(Include document reference, document/plan dates and plan numbers where possible and attach to this form)

	Description	Plan No / Reference	Date
A	Locality Plan		
B	S.G. Diagram	SG1414/2021	
C	Copy of Title Deed	T 56522/2021	
D	Copy of Previous Approval	913/644	1 Dec 2017
E			

Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)?

YES	NO
-----	----

(If so, please provide a copy of the minutes)

Comprehensive overview of proposal:

George Erf 28683 is located on the north eastern corner of C.J. Langenhoven Road and Forest Road, and has a split zoning between Community Zone III and "Single Residential Zone I" and is 2627 m² in extent. The application area is located across the street from the Eden MediSpa to the west.



FIGURE 1: LOCALITY

George Erf 28683 is the result of the consolidation of George Erf 644 & George Erf 3138. Before consolidation, Erf 3138 was rezoned to "Community Zone III", and Erf 644 was also rezoned to "Community Zone III" during 2017. The approval was subject to certain conditions of approval, and Condition 8 of the approval specifically stated that the approval will be considered as "implemented" on "*...the issuing of an occupation certificate for the conversion of the existing house into a medical facility, with associated accommodation facilities....*" It appears that this has not happened within the prescribed 5-year validity period, hence the approval has lapsed.

Unfortunately, even though the consolidation was registered, the approved rezoning lapsed, and the portion that was Erf 644, reverted back to its "Single Residential Zone I" zoning. The implication being, that the consolidated Erf 28683 now has a split zoning between Community Zone III ($\pm 1101\text{m}^2$) and Single Residential Zone ($\pm 1526\text{m}^2$).

The proposed zoning will be to allow for 'Institution', which means a property used as a facility that renders services to the community and -

(a) includes a -

(i) hospital;

(ii) clinic;

(iii) halfway house;

(iv) home for the aged, retired, indigent or handicapped, frail care facility;

(v) social facility such as a counselling centre, orphanage and rehabilitation centre;

(vi) **wellness centre**;

(vii) veterinary clinic;

(viii) veterinary hospital; and

(b) includes ancillary accommodation, administrative, health care, training and support services and facilities;

(c) does not include a correctional facility.

The application area is no longer considered a desirable single residential property given the changing medical related land uses along CJ Langenhoven Road in close proximity to the George Provincial Hospital.

The Title Deed reviewed does not contain any restrictive conditions that prohibit the proposed rezoning of George Erf 28683. A Conveyancer's Certificate will be obtained, as required by the George Municipality. Should any restrictive title deed conditions be identified during this process, the necessary application for their removal will be submitted.

No additional construction is proposed, only conversion of the existing rooms of the dwelling house.

The application area is located within the urban edge of George.



FIGURE 2: EXTRACT GEORGE SDF



FIGURE 3: EXTRACT GEORGE ZONING MAP

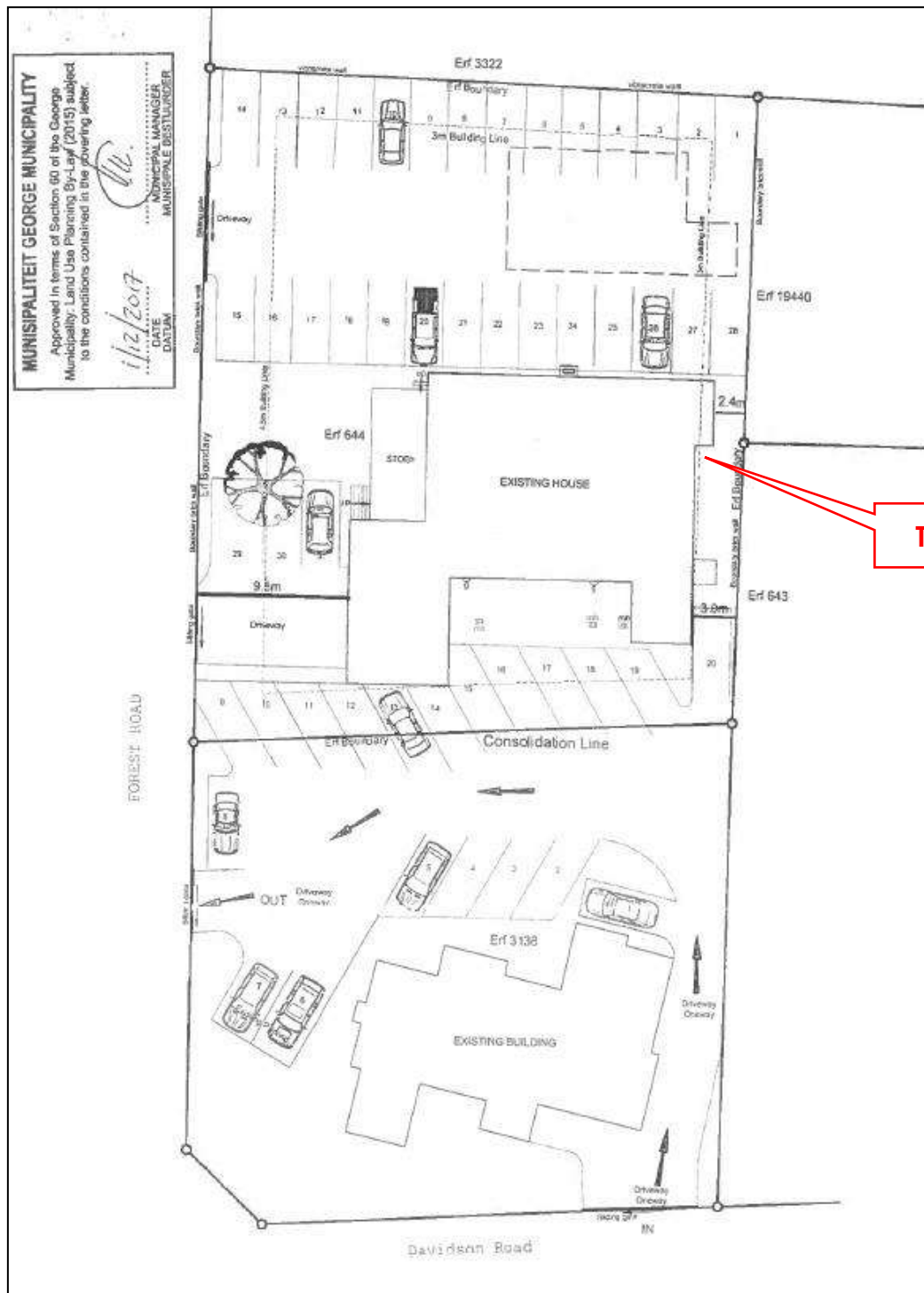


FIGURE 4: EXTRACT APPROVED SDP

A Site Development Plan was approved for the consolidated site, as attached to the letter of approval, and shown in the figure above. The proposed Land Development Application will be for:

- (i) The rezoning of the northern portion of George Erf 28683 from “Single Residential Zone” (Dwelling House) to Community Zone III (Institution).

PART B: APPLICATION PROCESS

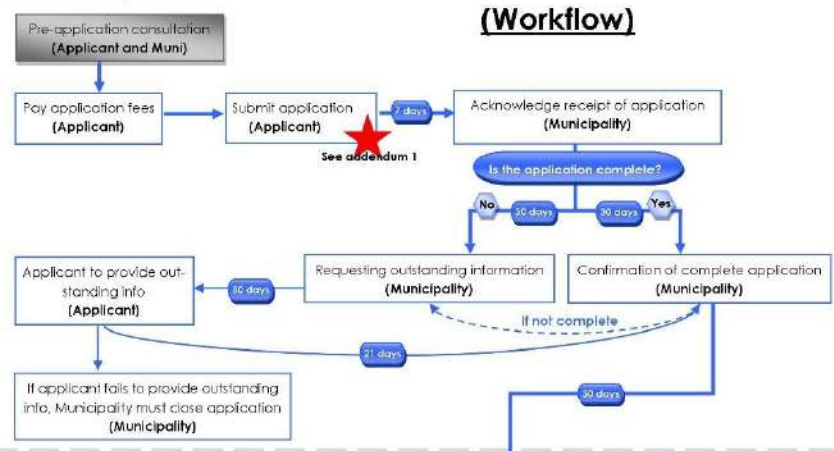
(WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)

Draft By-Law on Municipal Land Use Planning

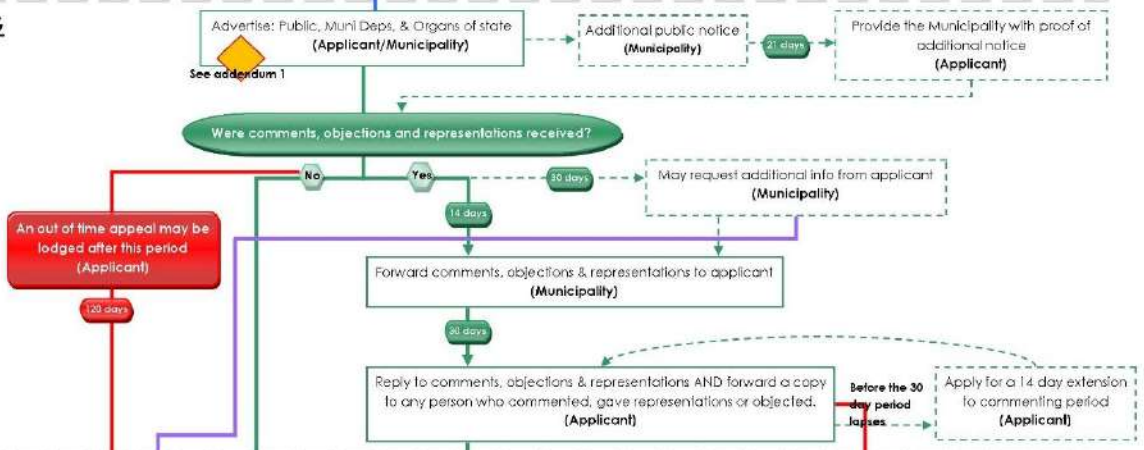
(Workflow)

- Types of applications that can be submitted in terms of Section 15 (2)**
- (a) Rezoning of land
 - (b) Permanent departure
 - (c) Temporary departure
 - (d) Subdivision of land
 - (e) Consolidation of land
 - (f) Amendment, suspension or removal of restrictive conditions
 - (g) Permission required in terms of the zoning scheme
 - (h) Amendment, deletion or imposition of condition in respect of an approval
 - (i) Extension of validity period of an approval
 - (j) Approval of an overlay zone
 - (k) Phasing, amendment or cancellation of a subdivision plan or part thereof
 - (l) Permission required in terms of condition of approval
 - (m) Determination of zoning
 - (n) Closure of public place or part thereof
 - (o) Consent use
 - (p) Occasional use

SUBMISSION

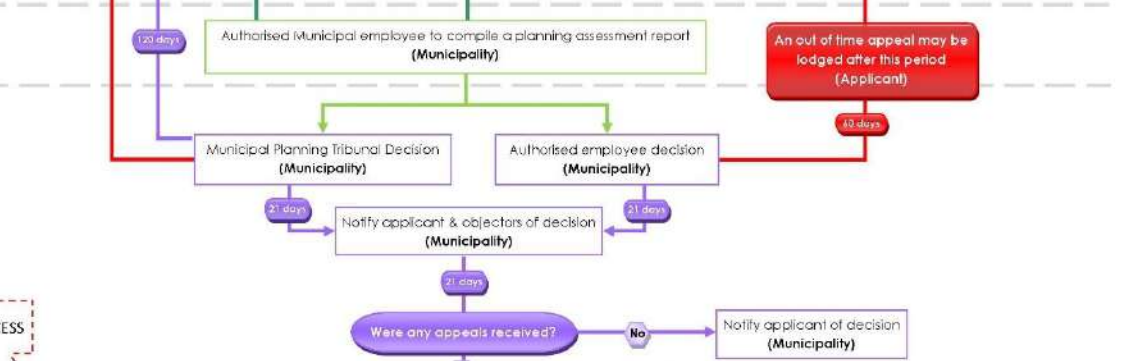


ADVERTISING



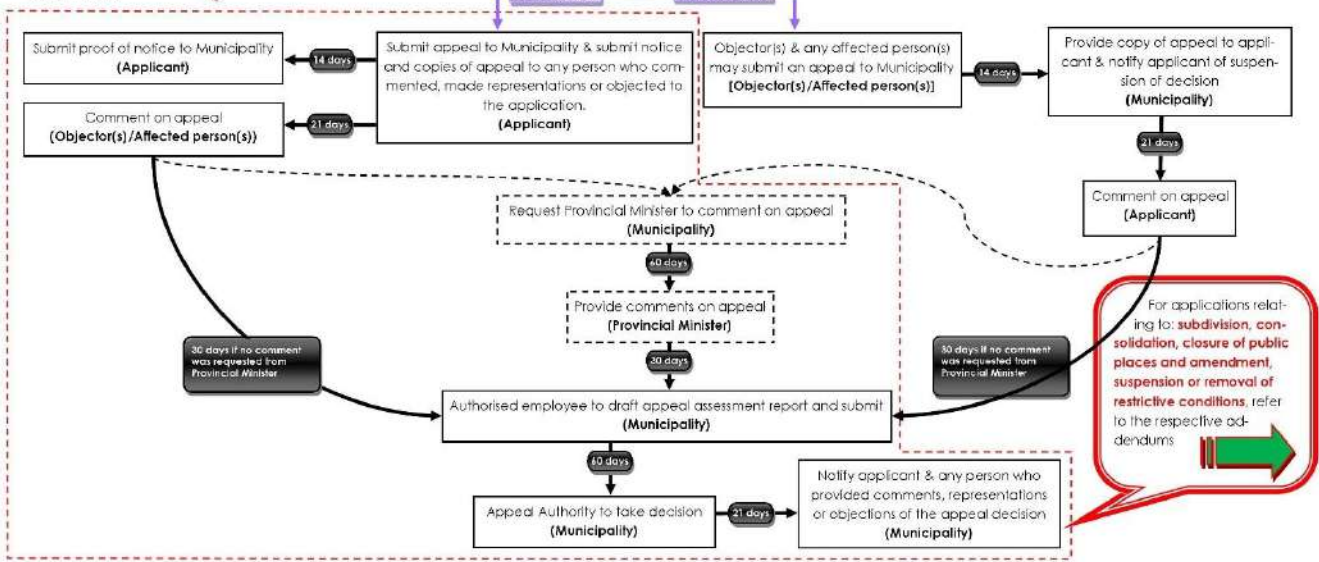
ASSESSMENT

DECISION



APPEAL PROCESS

APPEAL



PART C: QUESTIONNAIRES

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant		What land use planning applications are required?	Application fees payable
<input checked="" type="checkbox"/>	2(a)	a rezoning of land;	To be determined
	2(b)	a permanent departure from the development parameters of the zoning scheme;	R
	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g)	a permission required in terms of the zoning scheme;	R
	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
<input checked="" type="checkbox"/>	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a home owner's association;	R
	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
<input type="checkbox"/>	N	Serving of notices (i.e. registered letters etc.)	R
<input type="checkbox"/>	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
<input type="checkbox"/>	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
<input type="checkbox"/>	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			To be determined

PLEASE NOTE: * Application fees are estimated on the information discussed and are subject to change with submission of the formal application and/or yearly application fee increase.

SECTION B:

PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X			Consistent
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]		X		
Any other Municipal by-law that may be relevant to application? (If yes, specify)			X	
Zoning Scheme Regulation considerations:				
Which zoning scheme regulations apply to this site?				
<i>George Integrated Zoning Scheme By-law (2023)</i>				
What is the current zoning of the property?				
<i>Single Residential Zone I</i>				
What is the proposed zoning of the property?				
<i>Community Zone III</i>				
Does the proposal fall within the provisions/parameters of the zoning scheme?				
<i>Yes – If not, the appropriate application will be applied for.</i>				
Are additional applications required to deviate from the zoning scheme? (if yes, specify)				
<i>No</i>				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?	X			
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?	X			

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)		X		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DEFF?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant)		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

**SECTION D:
SERVICE REQUIREMENTS**

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			X	Directorate: Electro-technical Services
Water supply:			X	Directorate: Civil Engineering Services
Sewerage and wastewater:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services
Telecommunication services:			X	
Other services required? Please specify.			X	
Development charges:			X	

Town Planning:

- To discuss all historical approvals and applications on the property as part of the land use application which includes the transgression.
- To submit all historical approvals and approved building plans with the application.
- To indicate manoeuvrability, compliance with parking requirements, access, loading areas etc.
- Possible Heritage significance needs to be considered and addressed, comments / permit form Heritage Western Cape may be required (*can be done during public participation process*).
- To indicate all trees on the property (type included) and if they will be removed or kept.
- Need to address compliance with MSDF, SPLUMA, Zoning Scheme etc.
- A proper site layout plan to be submitted with the application illustrating al uses, accesses, parking, manoeuvring space etc. and landscaping.
- Furthermore, this pre-application comments are not exhaustive and should not be relied upon as a definitive assessment or preliminary approval of the proposal. It remains the applicant’s responsibility to ensure the accuracy and completeness of the application and to ensure that it is prepared and submitted in accordance with all relevant requirements and legislation.

CES:

- To discuss with CES in terms of access and vehicle movement etc.

ETS:

- The owner may need to review and change their electrical supply to comply with 1 service connection per erf as per the by-law.

PART F: SUMMARY / WAY FORWARD

Refer to comments above.

OFFICIAL:		PRE-APPLICANT:	Marike Vreken
Fakazile Vava (Town Planner)			(FULL NAME)
SIGNED:		SIGNED:	
Ilané Huyser (Senior Town Planner)			
DATE:	13/03/2026	DATE:	2026-02-23

**Please note that the above comments are subject to the documents and information available to us at the time of the pre-application meeting and we reserve our rights to elaborate on this matter further and/or request more information/documents should it deemed necessary.*

ANNEXURE C:

*Signed Power of Attorney & Company
Resolution*

SMOKEY MOUNTAIN TRADING 145 (PTY)LTD

(Name of Company, Partnership, Trust or Close Corporation)

RESOLUTION

Resolution passed at the meeting of the Shareholders/ Partners/ Trustees/ Members held in George on the 10 day of February 2026.

Resolved that Mr. V. Hugssteen in his capacity as Director, be and is hereby authorized to do whatever may be necessary to give effect to this resolution and to enter into and to sign such documents necessary to proceed with the applications as specified hereunder on behalf of the Company/ Partnership/ Trust/ Close Corporation with such modification as he/ she in his/ her sole discretion shall deem fit, his/ her signature to be conclusive proof that the documents which bear it are authorised in terms hereof.

DESCRIPTION OF PROPERTY:

GEORGE ERF 28683

NATURE OF APPLICATION:

REZONING

SIGNATURE OF SHAREHOLDERS/ PARTNERS/ TRUSTEES/ MEMBERS:

NAME:

Mr van Hugssteen

SIGNATURE:

[Signature]

SPECIAL POWER OF ATTORNEY

I/We MARIUS ROELOF VAN HUYSSTEEN

..... the undersigned,

do hereby nominate, constitute and appoint
THE AUTHORISED AGENTS OF MARIKE VREKEN TOWN & REGIONAL PLANNERS CC and duly
authorised employees of Marike Vreken Town Planners CC
with power of Substitution to be *my/our lawful representatives in *my/our application for:

REZONING

on

GEORGE ERF 28683

In addition to apply for such amendments of any zoning schemes / structure plans / Removal of Title Deed Restrictions as may be deemed necessary and to make other necessary application and further to represent *me/us at any inquiry in relation to the abovementioned matters and generally do whatever may be necessary or desirable to procure the approval of the application, by virtue of those present and whatever our said representative have to date done herein.

Signed at GEORGE on this 24 day of APRIL 2026

SIGNED:



SIGNED: _____

SIGNED: _____

In the presence of the undersigned witnesses:

AS WITNESSES:

1. Ramard
2. _____

ANNEXURE D:

Application Form



Application Form for Application(s) Submitted in terms of the Land Use Planning By-Law for George Municipality

NOTE: Please complete this form by using: Font: Calibri; Size: 11

PART A: APPLICANT DETAILS

<i>First name(s)</i>	Marike		
<i>Surname</i>	Vreken		
<i>SACPLAN Reg No. (if applicable)</i>	Pr. Pln A/1101/1999		
<i>Company name (if applicable)</i>	Marike Vreken Town Planners CC		
<i>Postal Address</i>	P.O. Box 2180		
	Knysna	<i>Postal Code</i>	6570
<i>Email</i>	info@vreken.co.za / marike@vreken.co.za		
<i>Tel</i>	044-382-0420	<i>Fax</i>	
		<i>Cell</i>	082-927-5310

PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)

<i>Registered owner</i>	Smokey Mountain Trading 145 Proprietary Limited		
<i>Address</i>			
		<i>Postal code</i>	
<i>E-mail</i>			
<i>Tel</i>		<i>Fax</i>	
		<i>Cell</i>	

PART C: PROPERTY DETAILS (in accordance with Title Deed)

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 28683 George, in the municipality and division of George Western Cape Province.					
Physical Address	4 Forest Road, Heatherlands, George					
GPS Coordinates	33°57'6.24"S and 22°26'52.40"E		Town/City	George		
Current Zoning	Single Residential Zone I	Extent	2627m ²	Are there existing buildings?	Y	N
Current Land Use	Wellness Centre					
Title Deed number & date	T56522/2021					
Any restrictive conditions prohibiting application?	Y	N	<i>If Yes, list condition number(s).</i>			
Are the restrictive conditions in favour of a third party(ies)?	Y	N	<i>If Yes, list the party(ies).</i>			
Is the property encumbered by a bond?	Y	N	<i>If Yes, list Bondholder(s)?</i>			
Has the Municipality already decided on the application(s)?	Y	N	<i>If yes, list reference number(s)?</i>			
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	<i>If yes, is this application to legalize the building / land use?</i>		Y	N
Are there any pending court case / order relating to the subject property(ies)?	Y	N	<i>Are there any land claim(s) registered on the subject property(ies)?</i>		Y	N

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	Y	N	<i>If Yes, please complete the information below and attach the minutes.</i>			
Official's name	Ilané Huyser / Fakazile Vava		Reference number	4134531	Date of consultation	25 February 2026

PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE

***Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.**

BANKING DETAILS

Name: **George Municipality**
 Bank: **First National Bank (FNB)**
 Branch no.: **210554**
 Account no.: **62869623150**
 Type: **Public Sector Cheque Account**
 Swift Code: **FIRNZAJJ**
 VAT Registration Nr: **4630193664**
 E-MAIL: **msbrits@george.gov.za**
***Payment reference:** Erven ____, George/Wilderness/Hoekwil...

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

See attached Motivation report

PART G: ATTACHMENTS & SUPPORTING INFORMATION FOR LAND USE PLANNING APPLICATIONS

Please complete the following checklist and attach all the information relevant to the proposal. Failure to submit all information required will result in the application being deemed incomplete.

Is the following compulsory information attached?

Y	N	Completed application form	Y	N	Pre-application Checklist (where applicable)
Y	N	Power of Attorney / Owner's consent if applicant is not owner	Y	N/A	Bondholder's consent
Y	N	Motivation report / letter	Y	N	Proof of payment of fees
Y	N	Full copy of the Title Deed	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Locality Plan	Y	N	Site layout plan

Minimum and additional requirements:

Y	N	N/A	Conveyancer's Certificate	Y	N	N/A	Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A	Phasing Plan
Y	N	N/A	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
Y	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan

Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies 2 copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)

PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			National Water Act, 1998 (Act 36 of 1998)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			(strikethrough irrelevant)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A	Y	N/A	Other (specify)
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?			

SECTION I: DECLARATION

I hereby wish to confirm the following:

1. *That the information contained in this application form and accompanying documentation is complete and correct.*
2. *The Municipality has not already decided on the application.*
3. *I'm aware that it is an offense in terms of section 86(1)(d) to supply particulars, information or answers in an application, knowing it to be false, incorrect or misleading or not believing them to be correct.*
4. *I am properly authorized to make this application on behalf of the owner and (where applicable) copies of such full relevant Powers of Attorney/Consent are attached hereto.*
5. *I have been appointed to submit this application on behalf of the owner and it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to me as the authorised agent and the owner will regularly consult with the agent in this regard (where applicable).*
6. *That this submission includes all necessary land use planning applications required to enable the development proposed herein.*
7. *I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/amendment/suspension forms part of this submission.*
8. *I am aware of the status of the existing bulk services and infrastructure in the subject area and that I am liable for any possible development charges which may be payable as a result of the proposed development.*
9. *I acknowledge that in terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to myself (the applicant). No information will be given to any third party and/or landowner (if the landowner is not the applicant). I herewith take responsibility to convey all correspondence to the relevant parties.*

Applicant's signature:



Date: 24 April 2026

Full name:

Hendrika Maria Vreken

Professional capacity:

Town Planner

SACPLAN Reg. Nr:

Pr. Pln A/1101/1999

ANNEXURE E:

Copy of Title Deed

MILLERS INC
BEACON HOUSE
123 MEADE STREET
GEORGE
6530

Prepared by me

CONVEYANCER
Albri Voges
(LPC15763)

FEE
R. 371.00

DC 000051565 / 2024
GEKANSIELLER
CANCELLED
REGISTRATEUR/REGISTRAR
40(5) 2024-10-18 WOP

DATA / VERIFY
16-11-2021
LITHA VUYO MADAMA

ARTIKEL WET VAN DE WY SECTION ACT 47 OF 1937
VERBIND MORTGAGED
R 23701 / 2017
R 25 000 000.00
BO 000050139 / 2021
2021-11-15
REGISTRATEUR/REGISTRAR

DATA / CAPTURE
16-11-2021
DIPONSHENG LEEUW

T-000056522 / 2021

CERTIFICATE OF CONSOLIDATED TITLE

(Issued under the provisions of Section 40 of the Registration of Deeds Act No 47 of 1937)

WHEREAS

SMOKEY MOUNTAIN TRADING 145 PROPRIETARY LIMITED
Registration Number: 2016/542896/07

has applied for the issue to them of a Certificate of Consolidated Title under the provisions of Section 40 of the Deeds Registries Act 1937.

POSSESSIE KYN DESSY
ENDORSEMENTS SEE PAGE 6

GETRANSPORTEER AAN / TRANSFERRED TO	
Smoky Mountain Lodge 145 (PA) Ltd	
RES. no. 2916 / 52896 / 07	
RESTANT / REMAINDER	
T	NY
REGISTRATEUR / REGISTRAR	

For Information Only

For Information Only

REGISTRATEUR
 DE WET VAN DE
 REGISTRAR
 DE WET VAN DE
 REGISTRAR

AND WHEREAS the Company is the registered owner of

1. **REMAINDER ERF 644 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE;**

HELD BY DEED OF TRANSFER NO T18681/2017

AND

2. **ERF 3138 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE;**

HELD BY DEED OF TRANSFER NO T42301/2014

which have been consolidated into the land hereinafter described;

NOW THEREFORE in pursuance of the provisions of the said Act, I, the Registrar of Deeds at CAPE TOWN do hereby certify that the said

**SMOKEY MOUNTAIN TRADING 145 PROPRIETARY LIMITED
Registration Number: 2016/542896/07**

or its Successors in Title or assigns, the registered owner is of

**ERF 28683 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE;**


**IN EXTENT: 2627 (TWO THOUSAND SIX HUNDRED AND TWENTY SEVEN)
Square metres**

AS WILL MORE FULLY APPEAR FROM DIAGRAM S.G. No. 1414/2021

The property is subject to the following conditions:

- I. **INSOFAR AS** the figure A B g f on Diagram S.G. No. 1414/2021 is concerned:
- A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T3278/1925.
 - B. **SUBJECT FURTHER** to condition No 1 contained in Deed of Grant dated 15 June 1922 (George Quitrents Volume 15 No 15), no 1 of which refers to certain conditional expropriation rights.
 - C. **SUBJECT FURTHER** to the following conditions contained in Deed of Transfer No. T3273/1925:
 - (a) All buildings, fences or other structures that may be erected upon the above land shall at all times be erected and maintained subject to the terms and provisions of the regulations that now are at any future time may be in force in the Municipality of George.
 - (b) The Transferor reserves the right to enforce in respect of the property hereby transferred all and every the provisions of the regulations that now are or at any future time may be in force within the Municipality of George, and further reserves the right to construct, use and maintain across the above property any pipe line for water leading, sewerage, drainage and any poles or structures or the conduct of any electric or other light or power.
 - (c) The terms "transferor" and "transferee" in this Deed of Transfer shall be deemed to include heirs, administrators, executors, assigns or successors in title or office of the said transferor and transferee.
- II. **INSOFAR AS** figure f g C D E on Diagram S.G. No. 1414/2021 is concerned:
- A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T64641/2012.
 - B. **SUBJECT FURTHER** to the condition No 1 contained in Deed of Grant issued in favour of the Council of the Municipality of George, on 15 June, 1922 (George Quitrents Volume 15 No 15), under Section 10 of Act 15 of 1887 – No 1 of which refers to certain conditional expropriation rights.
 - C. **SUBJECT FURTHER** to the following special conditions contained in Deed of Transfer No. T3272/1925:
 - (a) All buildings, fences or other structures that may be erected and maintained subject to the terms and provisions of the regulations that now are or at any future time may be in force in the Municipality of George.

- (b) The transferor reserves the right to enforce in respect of the property transferred all and every the provisions of the regulations that now are or at any future time may be in force within the Municipality of George, and further reserves the right to construct, use and maintain across the above property any pipe line for water leading, sewerage, drainage and any poles or structures or the conduct of any electric or other light or power.
- (c) The terms "transferor" and "transferee" in this Deed of Transfer shall be deemed to include heirs, administrators, executors, assigns or successors in title or office of the said transferor and transferee.



AND THAT by virtue of these presents the said

SMOKEY MOUNTAIN TRADING 145 PROPRIETARY LIMITED
Registration Number: 2016/542896/07

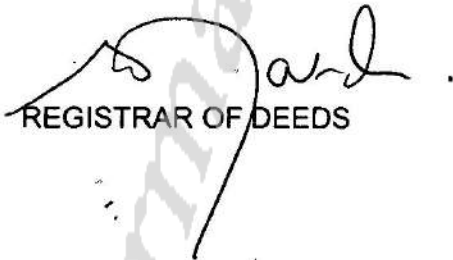
or its Successors in Title or assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

IN WITNESS WHEREOF I, the said Registrar of Deeds, together with the Appearer have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND SIGNED at the Office of the Registrar of Deeds at CAPE TOWN

On 15 NOV 2021

2021

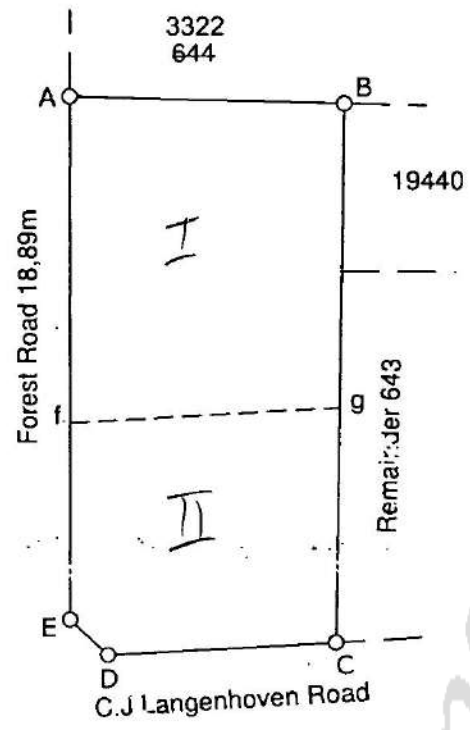


REGISTRAR OF DEEDS



CERTIFIED COPY FOR REGISTRATION
 FOR SURVEYOR-GENERAL *Showered*
 DATE 05-08-2021

S.G. No.
 1414/2021
 Approved
J.H. Bailey
 for Surveyor-General
 2021-08-05



Components:

- 1) The figure A B g f being Remainder Erf 644 George, vide Diagram 6372/1951, annexed to transfer 1955.36.1797
- 2) The figure f g C D E being Erf 3138 George, vide Diagram 2815/1955, annexed to transfer 1955. .11728

Scale 1: 1000

The figure A B C D E represents 2627 Square metres of land, being Erf 28683 George and comprises 1) and 2) above Situate in the Municipality and Administrative District of George Province of the Western Cape Compiled in May 2021 by me *J.H. Bailey* J.H. Bailey (PLS0019) Professional Land Surveyor

Approved i.t.o. Section 60 of Municipal Land Use Planning Bylaw Ref: ERF 644&3138 GEORGE Date: 05-01-2018

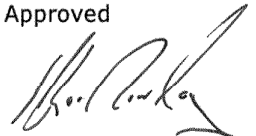
This diagram is annexed to No. 000056522 / 2021 dated i.f.o. 2021-11-15 Registrar of Deeds

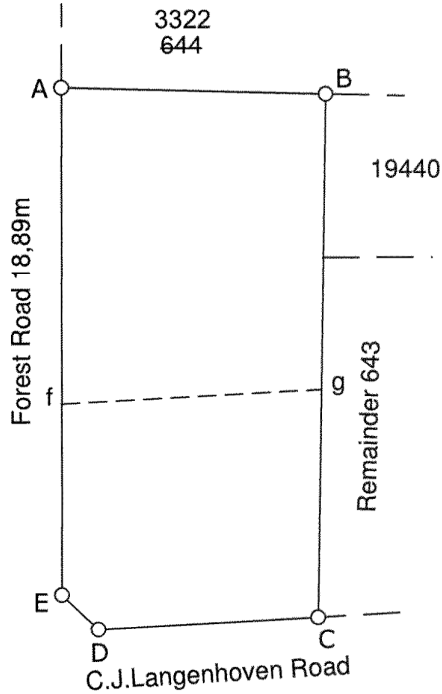
The original diagrams are as quoted above

File No. S.8775/56/2
 Compiled
 Comp. BL-7DD/W43 (1741)
 LPI C0270002

ANNEXURE F:

SG Diagram No 2526/2003


S.G. No.
1414/2021
 Approved

 for Surveyor-General
 2021-08-05



Components:

- 1) The figure A B g f being Remainder Erf 644 George, vide Diagram 6372/1951, annexed to transfer 1955.36.1797
- 2) The figure f g C D E being Erf 3138 George, vide Diagram 2815/1955, annexed to transfer 1955. .11728

Scale 1: 1000

The figure A B C D E represents 2627 Square metres of land, being Erf 28683 George and comprises 1) and 2) above Situate in the Municipality and Administrative District of George Province of the Western Cape Compiled in May 2021 by me  J.H.Bailey (PLS0019) Professional Land Surveyor

Approved i.t.o. Section 60 of Municipal Land Use Planning Bylaw Ref: ERF 644&3138, GEORGE Date: 05-01-2018

This diagram is annexed to No. CCT. 56522/2021 dated i.f.o. Registrar of Deeds	The original diagrams are as quoted above	File No. S.8775/56/2 Compiled Comp. BL-7DD/W43 (1741) LPI C0270002
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ANNEXURE G:

Conveyancer's Certificate

CONVEYANCER CERTIFICATE

I, the undersigned,

IZAK STEPHANUS VENTER (84995), in my capacity as conveyancer

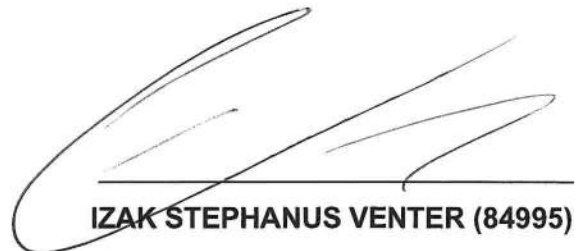
do hereby certify that a search was conducted in the Deeds Registry, Cape Town regarding the following properties:

ERF 28683 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

In respect of which it was found that there are no bonds or restrictive conditions registered against such property prohibiting it from being utilised / developed for the following purposes (as elaborated on in more detail in the accompanying application):

1. **Rezoning** of a portion (former Erf 644 George) of Erf 28683 George in terms of Section 15(2)(a) of the said by-law from Single Residential Zone I (dwelling house) to Community Zone III (Institution).
2. **Permanent departure** in terms of Section 15(2)(b) of the said by-law for the relaxation of the:
 - 2.1 eastern side building line from 5.0m to 1.49m for the existing structure.
 - 2.2 western side building line from 5.0m to 1.685m for the existing carport.
3. **Permanent departure** in terms of Section 15(2)(b) of the said by-law for:
 - 3.1 Reduced manoeuvring space from 7.5m to 7.0m behind parking bays;
 - 3.2 A reduction in the minimum access width for a combined entrance from 5.0m to 3.2m and to 3.4m;
 - 3.3 The provision of an additional access point to the property from Forest Road.

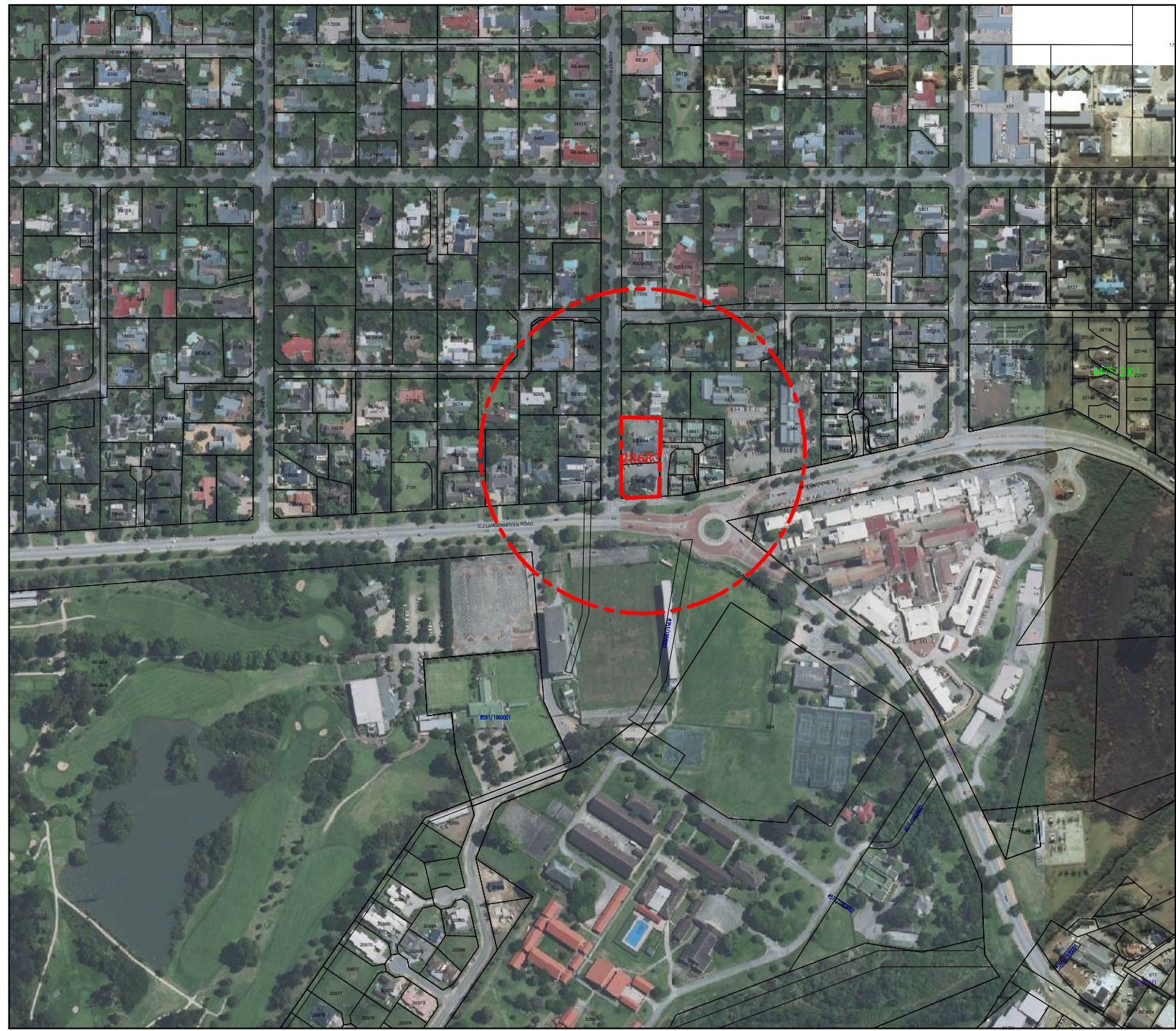
SIGNED at George on 18th August 2025.



IZAK STEPHANUS VENTER (84995)

PLAN 1:

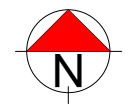
Locality Plan



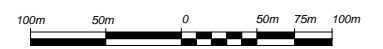
PLAN 1

GEORGE
ERF 28683

LOCALITY PLAN



SCALE 1:5000
Graphic Scale















21 Trotter Street, PO Box 2180
KNYSNA 6570

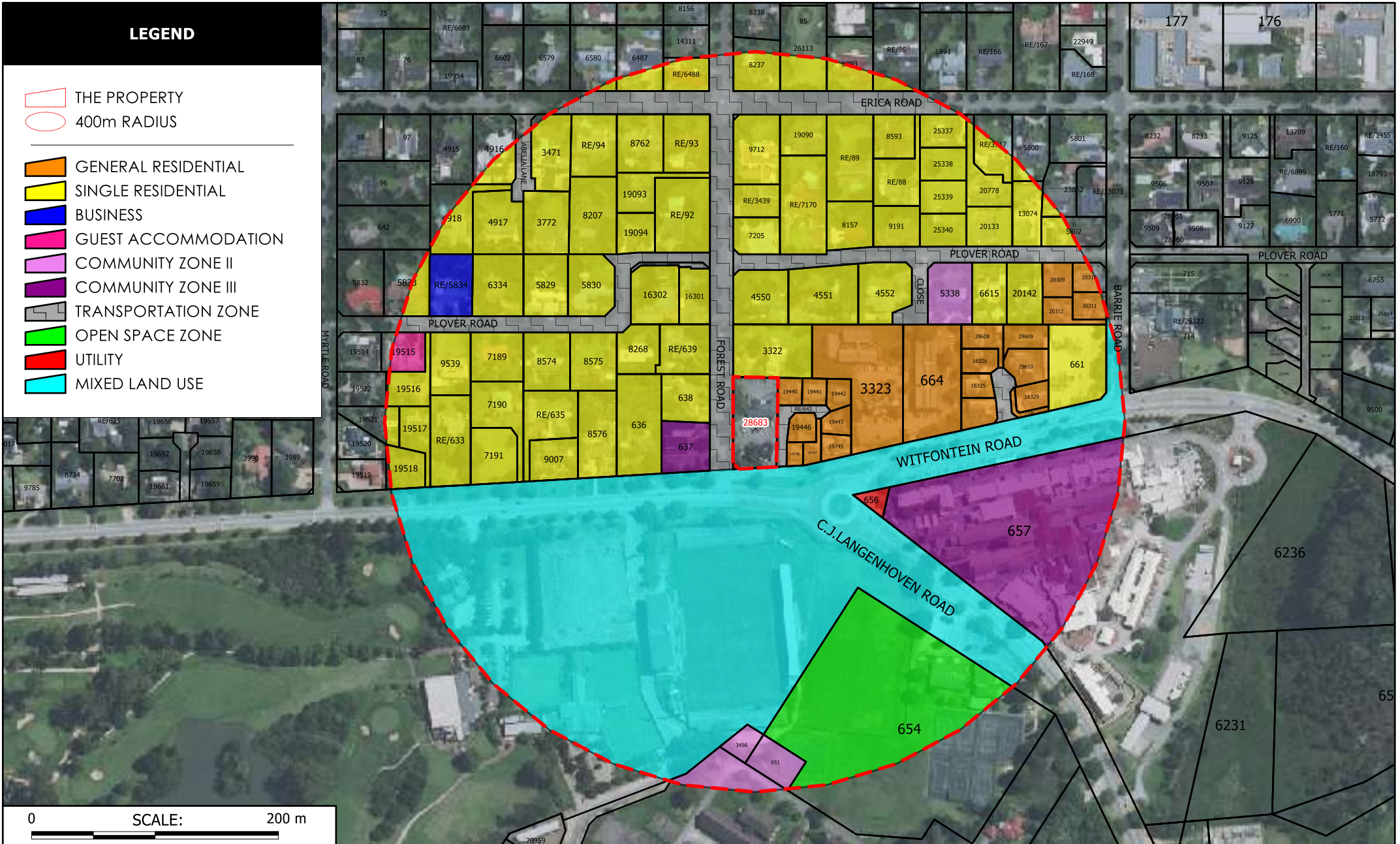
(044) 382 0420
086 459 2987
e-mail: marike@vreken.co.za
www.vreken.co.za

PLAN 2:

Land Use Plan

LEGEND

-  THE PROPERTY
-  400m RADIUS
-  GENERAL RESIDENTIAL
-  SINGLE RESIDENTIAL
-  BUSINESS
-  GUEST ACCOMMODATION
-  COMMUNITY ZONE II
-  COMMUNITY ZONE III
-  TRANSPORTATION ZONE
-  OPEN SPACE ZONE
-  UTILITY
-  MIXED LAND USE



0 SCALE: 200 m

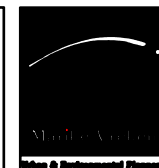
GEORGE ERF 28683

LAND USE PLAN



Projection: Transverse Mercator
 Centre Lon: 22°26'51" E
 Centre Lat: 33°57'06" S
 Plan No: PR2454/Locality Plan
 Created: 4/21/2026
 Scale: 1:4000

Stored: Y:\GIS\Appointed Projects\Pr2610 - George Erf 28683\George Erf 28683.map



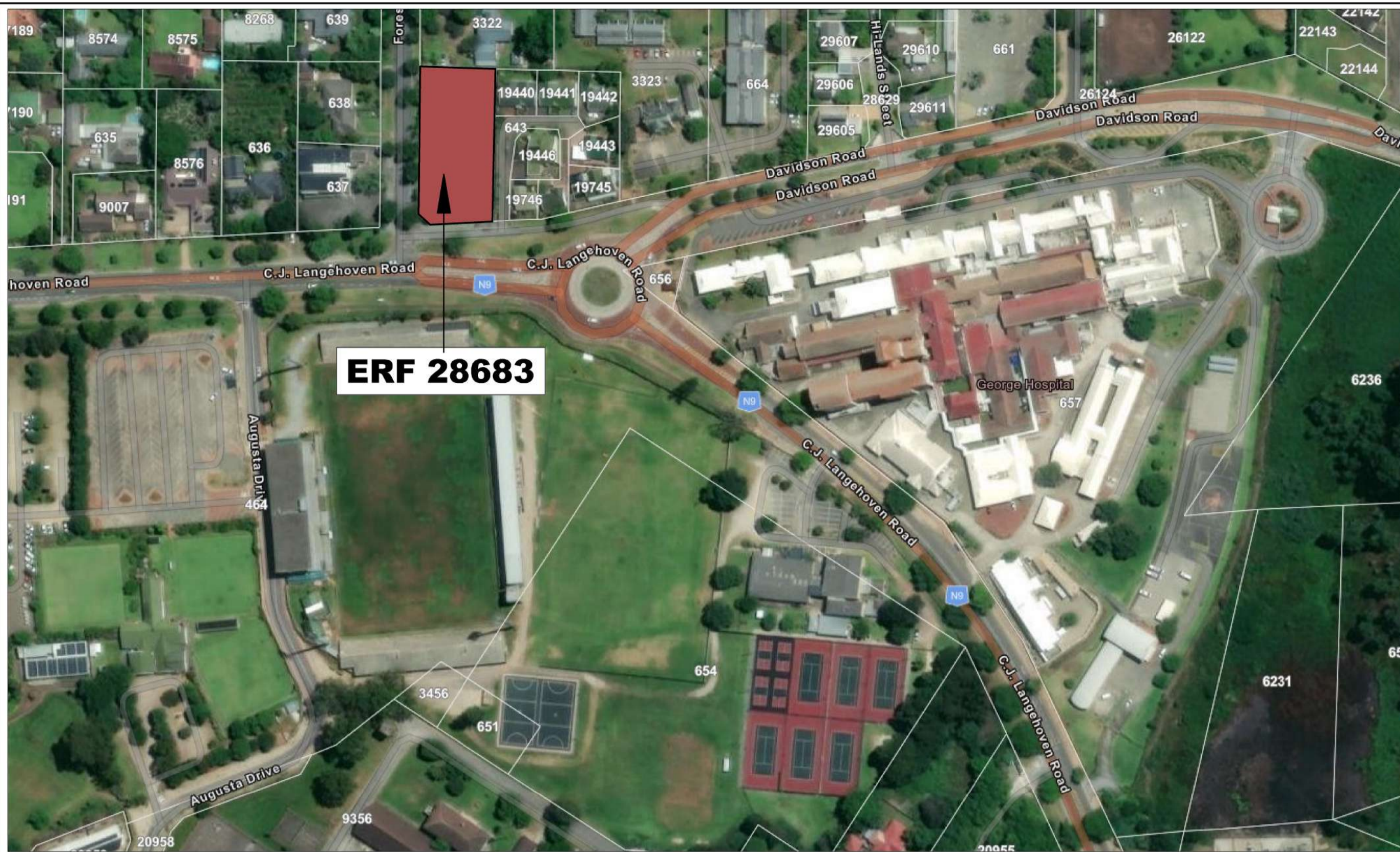
21 Troller Street, P.O. Box 2100
 BETHUNGA, 6070
 Tel: (044) 202 0420
 Fax: (044) 409 2907
 e-mail: info@mthunzi.com
 web: www.mthunzi.com

PLAN 3:

Site Development Plan

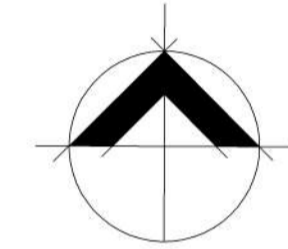


SITE PLAN
scale 1:200



ERF 28683

LOCALITY PLAN
n.t.s.



AREAS:

Existing Building 1:	210.47m ²
Existing Building 2:	238.21m ²
Existing Covered Parking:	40.00m ²
Existing Garage:	53.00m ²
TOTAL COVERED AREA:	541.69m²
Open Stoep:	69.58m²
Erf Area:	2635.94m²
Coverage:	20.55%
Parking:	38
Covered Parking:	3
Garage Parking:	2
TOTAL PARKING	43
PARKING REQUIREMENTS:	4 x Parking bays per consultation room
TOTAL CONSULTING ROOM:	8 x 4 = 32 bays
CARETAKERS QUATERS = 2 bays	
LOADING BAY = 1	
TOTAL BAYS REQUIRED = 35	
TOTAL BAYS PROVIDED = 43	
(including 2xDisabled)	

SKETCH PLAN			
FOR INFORMATION ONLY			
MUNICIPAL DOCUMENTATION			
FOR CONSTRUCTION			

revision	beskrywing	datum	get. dwn
A	Parking provided amount changed.	16/04/2026	A.F.

TAKENOTE:
DIMENSIONS SCALED OFF THE DRAWINGS ARE NOT VALID. ALL DRAWINGS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE ANY MATERIALS ARE ORDERED OR BUILDING WORK COMMENCES.
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ENIGE TEKENINGE MOET TEGEN TEKENINGE EN ENIGE NAUWAK MOET VERVOER WORD NA DIE ARCHITEK VIR GOEDKEURING.
KOPERS VAN HEERDE TEKENINGE WORD BESKERM EN VOORBEHOU IN TERME VAN DIE ARGITEKSWET 38 VAN 1978 EN DIE KOPPERGOEWET 64 VAN 1978 EN ENIGE ONOEMSAATIGHE OORSTREEKING OF REPRODUKASIE SAL ONWETTIG WEE.
DIE OULTEUR SE RESTE WORD BEHOU.

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