



The Municipal Manager

Reference: Erf 2385 George

P O Box 19

George

6530

14 August 2026

Sir

**APPLICATION FOR REMOVAL OF RESTRICTIVE CONDITIONS, REZONING AND
PERMANENT DEPARTURE (RELAXATION OF BUILDING LINES): REMAINDER OF
ERF 2385 GEORGE**

Attached hereto please find an application in terms of:

- Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023 for the removal of restrictive condition B. from Title Deed T36845/2026, the title deed of the Remainder of Erf 2385 George.
- Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Remainder of Erf 2385 George from Single Residential Zone I to Community Zone I.
- Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on the Remainder of Erf 2385 George:
 - the north-eastern rear boundary building line from 5.0 metres to 1,290 metres varying to 1,291 metres to accommodate the existing outbuilding to be converted into a class room;

- the eastern rear boundary building line from 5.0 metres to 1,761 metres varying to 1,532 metres to accommodate the existing outbuilding to be converted into a class room; and
- the south-eastern rear boundary building line from 5.0 metres to 1,079 metres to accommodate the existing outbuilding to be converted into a class room.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

A handwritten signature in black ink, appearing to read 'J. Vrolijk', with a stylized, cursive script.

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE CONDITIONS, REZONING
AND PERMANENT DEPARTURES
REMAINDER OF ERF 2385 GEORGE

14 August 2026



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MOTIVATION REPORT
APPLICATION FOR REMOVAL OF RESTRICTIVE CONDITIONS, REZONING AND
PERMANENT DEPARTURE (RELAXATION OF BUILDING LINES)
REMAINDER OF ERF 2385 GEORGE

1. APPLICATION

- Application is made in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023 for the removal of restrictive condition B. from Title Deed T36845/2026, the title deed of the Remainder of Erf 2385 George.
- Application is made in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Remainder of Erf 2385 George from Single Residential Zone I to Community Zone I.
- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on the Remainder of Erf 2385 George:
 - ⇒ the north-eastern rear boundary building line from 5.0 metres to 1,290 metres varying to 1,291 metres to accommodate the existing outbuilding to be converted into a class room;
 - ⇒ the eastern rear boundary building line from 5.0 metres to 1,761 metres varying to 1,532 metres to accommodate the existing outbuilding to be converted into a class room; and
 - ⇒ the south-eastern rear boundary building line from 5.0 metres to 1,079 metres to accommodate the existing outbuilding to be converted into a class room.

A site plan indicating the development proposal is attached hereto as **Annexure “A”**.

The completed application form for the proposed rezoning and permanent departure application is attached hereto as **Annexure “B”**.

2. DEVELOPMENT PROPOSAL

The Remainder of Erf 2385 George is developed with a double storey dwelling house and outbuilding, which was previously used as the parsonage of the George South Dutch Reform Church.

The double-storey dwelling house and outbuilding have since been converted into a pre-school. The Remainder of Erf 2385 George is currently being used for a pre-school; however, the new property owner gave the existing pre-school notice to vacate the property by the end of 2026, with the intention to relocate the existing pre-school Klouterwoud located in Marthinus Street, Dormehls Drift to the Remainder of Erf 2385 George.

The existing dwelling house and outbuilding will be converted into a pre-school for approximately 80 toddlers. The Remainder of Erf 2385 George is big enough to expand, by developing loose standing classrooms in the south-eastern corner of the property, for an additional 80 toddlers. Thus, the proposed pre-school on the Remainder of Erf 2385 George will be able to accommodate 160 toddlers. The expansion will comply with the prescribed building lines of 5 metres. The remaining northern part of the Remainder of Erf 2385 George will be utilized as a playground for the proposed pre-school.

The Remainder of Erf 2385 George is also big enough to provide a stop & drop facility off Cradock Street in front of the proposed pre-school as indicated on the site plan attached hereto as **Annexure "A"**.

As the Remainder of Erf 2385 George is zoned Single Residential Zone I, the application erf must be rezoned to Community Zone I to accommodate the proposed pre-school.

The existing outbuilding transgresses the rear boundary building line of 5.0 metres. The property has an unusual shape, and the erf boundary was drawn around the existing historic outbuilding. This outbuilding is to be converted into a classroom. Due to the new 5 metres building line, relaxation is required from the north-eastern, eastern and south-eastern rear boundary building

The pre-application consultation discussion of the proposed application by the relevant officials of George Municipality took place on 17 June 2026. The completed pre-application consultation form with the municipal comments on the proposal is attached hereto as **Annexure "C"**. The signed pre-application consultation form contains the following comments that need to be addressed in the application:

"Town Planning comments:

- *Conveyance Attorney to confirm if there are any restrictive title conditions, servitudes etc to be considered or be removed.*
- *More detail to be provided with the site layout plan, including all uses on site (i.e. number of classrooms, offices, play areas and related facilities, parking, drop-off facility etc) which included all measurements.*
- *Applicant to confirm heritage status of buildings and submit an NID should it be required (records show building plans from 1967).*
- *Access, parking and manoeuvring space to be indicated. A TIA may be required for the development (to confirm with CES).*
- *Applicant to motivate in terms of the MSDF, LSDF and Zoning Scheme compliance.*

CES comments:

- *Access restricted to Cradock Street.*
- *Access width is restricted in terms of the applicable in accordance with the GIZS 2023.*
- *All parking must be provided in accordance with the GIZS 2023.*
- *No parking is allowed within the road reserve, and the owner/developer shall be responsible, at their own cost, for implementing and maintaining all necessary measures to prevent any unapproved parking within the road reserve.*
- *The developer may be required to submit a TIA, which should address "Drop & Go" and other MNT aspects.*
- *Water & sewer services are available, subject to capacity confirmation*
- *Development charge will be applicable.*
- *The developer must adhere to Nasional Building Regulation R1 and applicable Municipal stormwater by law and policies.*

- *The developer is also requested to implement SUDS principals when address stormwater. The use of stormwater pipes should be limited. (the latter should be investigated and incorporated on the sit layout plan from the start)*

ETS comments:

- *ETS DC's applicable in line with the policy."*

A copy of the signed pre-application consultation form is attached hereto as **Annexure "C"**.

No negative issues were mentioned, and permission was granted to proceed with the submission of the application. The issues mentioned in the comments are addressed in various points in this motivation report.

4. GENERAL INFORMATION REGARDING THE REMAINDER OF ERF 2385 GEORGE

4.1 Locality

The Remainder of Erf 2385 George is situated at 48 Cradock Street, in George South, opposite the George South Primary School. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure "D"**.

4.2 Existing land use

The Remainder of Erf 2385 George had been developed with a double storey dwelling house and outbuilding. A copy of the as-built building plans for this dwelling house is attached hereto as **Annexure "E"**.

The existing double storey dwelling house and outbuilding was previously used as the parsonage of the George South Dutch Reform Church. The existing double-storey dwelling house and outbuilding have since been converted into a pre-school. The proposed development of the erf will be rounded off by an outdoor play area, stop & drop facility and parking area. The Remainder

of Erf 2385 George is secured by a low brick wall with a fence (1.2 metres in height) onto Cradock Street.

4.3 Extent

The Remainder of Erf 2385 George is 3249m² in extent.

4.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023, the zoning of the Remainder of Erf 2385 George is Single Residential Zone I.

4.5 Surveyor General Diagram

The Surveyor General Diagram of the Remainder of Erf 2385 George is attached hereto as **Annexure “F”**.

4.6 Title Deeds

The Remainder of Erf 2385 George is registered in the name of Cradock Holdings Proprietary Limited Registration Number 2025/911399/07. A copy of the Title Deed T36845/2026 is attached hereto as **Annexure “G”**.

4.7 Power of Attorney

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Ockert van den Berg, the sole Director of Cradock Holdings Proprietary Limited Registration Number 2023/618724/07, the registered owner of the Remainder of Erf 2385 George, to prepare the applications referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “H”**.

A copy of the Company Registration Certificate certifying that Ockert van den Berg is the sole Director of Cradock Holdings Proprietary Limited Registration Number 2023/618724/07 is attached hereto as **Annexure "I"**.

4.8 Bondholder's Consent

The Remainder of Erf 2385 George are not encumbered by a bond.

4.9 Conveyancer Certificates

A Conveyancer Certificate in respect of the Remainder of Erf 2385 George is attached hereto as **Annexure "J"**. The Conveyancer Certificate confirms that Condition B in Title Deed T36845/2026 of the Remainder of Erf 2385 George restricts the proposed development of a pre-school and should be removed.

5. DESIRABILITY OF THE APPLICATION FOR THE REZONING OF RGE REMAINDER OF ERF 2385 GEORGE

5.1 Introduction

The term "desirability" in the land use planning context, may be defined as the degree of acceptability of the land uses on the land unit concerned. The desirability of the intended rezoning shall be discussed with reference to the aspects listed below.

- Physical characteristics of the site.
- The proposed land uses.
- The compatibility of the proposal with existing planning documentation, spatial frameworks, legislation and policies.
- The compatibility of the proposal with the character of the surrounding area.
- Potential of the site.
- Accessibility of site.
- Availability of parking.
- Provision of services.

It will be indicated in the following paragraphs that the proposal can be regarded as being desirable as far as the mentioned aspects are concerned.

5.2 Physical characteristics of the erf

5.2.1 Topography

The application erf has a slight slope from west to east across the erf. The topography of the erf had been considered in the design of the existing buildings. The proposed drop & stop facility as well as the parking area was planned while considering the slope of the Remainder of Erf 2385 George and will comply with the relevant stormwater management. The topography will therefore have no negative impact on the proposed development and therefore does not restrict the rezoning as applied for in this application.

5.2.2 Surface conditions

Little information concerning the soil conditions in the area is available. The soil condition of the application erf seems stable. The existing buildings on the application erf and buildings in the vicinity do not appear to have construction anomalies relating to unstable soil conditions. It can therefore be accepted that the soil condition is suitable to accommodate the development.

There is, as such, no reason why this application cannot be supported from this point of view.

5.2.3 Vegetation

The application erf has a well-established garden consisting of a big lawn, mature trees and shrubs. Although it was endeavored to retain as much as possible of the existing vegetation on the application erf, some of the lawn and mature trees on the western boundary will have to be removed to accommodate the drop & stop facility and parking area. A large area to the north of the existing area will remain as a play area for the toddlers. The existing mature trees located along the street boundary will be retained.

Vegetation will therefore have no influence on the proposed development.

5.2.4 Other characteristics

The application erf is not affected by flood lines, fountains or other unique ecological habitats.

5.2.5 Conclusion

From the contents of the above-mentioned paragraphs, it is clear that there is no reason from a physical characteristics point of view why the application for rezoning of the erf cannot be supported.

5.3 Proposed land use

The owner of Klouterwoud pre-school in Dormehls Drift could not obtain land use rights at its current location and therefore purchased the Remainder of Erf 2385 George to relocate Klouterwoud pre-school. The existing double storey dwelling house and outbuilding on the Remainder of Erf 2385 George is currently being utilized by a different pre-school, which will vacate the property by the end of 2026. The proposed pre-school will accommodate approximately 160 toddlers. The Remainder of Erf 2385 George is big enough to accommodate additional loose standing classrooms, while maintaining a large play area for the toddlers.

A stop & drop facility and a parking area accommodating 16 parking bays, with a separate entrance and exit from Cradock Street will be provided, as per the site plan attached as **Annexure "A"**. Ample space is available on the erf to provide additional parking spaces if required.

5.4 Compatibility of the development proposal with existing planning documentation and policies

5.4.1 Introduction

Different planning documents apply to the application and the desirability and compatibility of the application regarding each of these documents will subsequently be discussed.

5.4.2 Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) "(SPLUMA)"

Section 7 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) lists 5 development principles which must be applied when any development application is to be evaluated. The principles referred to are as follows:

- "Spatial justice"
- "Spatial sustainability"
- "Spatial efficiency"
- "Spatial resilience"
- "Good administration"

Different development principles are identified under each of the 5 abovementioned principles which must be applied when a land use application is to be evaluated. The proposed application for rezoning will subsequently be evaluated on each of the principles.

Spatial justice		
Criteria	Compliance	Planning Implication
Past spatial and other development imbalances must be redressed through improved access to and use of land.	Complies with.	The pre-school is accessible to toddlers from all the communities in George. The application will result in an underdeveloped residential erf situated within the Urban Edge and in close proximity to the CBD of George being developed to its full potential. It will also lead to more efficient use of land.

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.	Complies with.	George Municipality approved a Spatial Development Plan for George, 2023 as well as a CBD Local Spatial Development Framework, 2012. These Spatial Development Frameworks contain development proposals which are aimed at improving the quality of life of all the inhabitants of George, thus creating the opportunity for approval of this application which targets all income groups. The proposed pre-school will be open to accept toddlers from all backgrounds.
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development as proposed, which is aimed at providing care and education to pre-school toddlers of all communities.
Land use management systems must include all areas of a municipality and especially include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development as proposed, which is aimed at providing care and education to pre-school toddlers of all communities.
Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal areas.	Not applicable.	This provision does not apply to this application, as no informal residential development is involved.

A Municipal Planning Tribunal, 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 is affected by the outcome of this application.	Not applicable.	As far as is known, the Eden Joint Planning Tribunal - George Municipality's discretion when considering applications is not affected by the value of land or property. Decision making is, as far as is known, based on the principles, as stated in Section 7 of the Spatial Planning and Land Use Act, 2013 (Act 16 of 2013).
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Spatial sustainability		
Criteria	Compliance	Planning Implication
Promote land development that is within the fiscal, institutional and administrative means of the Republic.	Complies with.	The proposed development will have no impact on the fiscal, institutional or administrative capabilities of the George Municipality. The George Municipality's income base will in fact be broadened through this development proposal. The development proposal that forms the subject of the application is located within the urban edge of George in terms of the George Spatial Development Framework, 2023.
Ensure that special consideration is given to the protection of prime and unique agricultural land.	Not applicable.	The application erf is zoned as indicated in point 4.4 of this motivation report. The provisions of the Act on the Subdivision of Agricultural Land, 1970 (Act 70 of 1970) therefore do not apply to the application.
Uphold consistency of land use measures in accordance with environmental management instruments.	Not applicable.	The proposed development does not trigger any listed activities in terms of environmental legislation.
Promote and stimulate the effective and equitable functioning of land markets.	Complies with.	The application erf is situated in Cradock Street, approximately 300 metres from Nelson Mandela Boulevard and is therefore situated within the "Densification Zone" as

		indicated in the George Spatial Development Framework, 2023. Although the Remainder of Erf 2385 George is located just outside the CBD area, it is, however, located opposite George South Primary School. This is an ideal location for a pre-school, as the toddlers grow older, they can go to the primary school, while the younger siblings remain in the pre-school. The usage of a pre-school opposite a primary school will complement each other and provide convenience to parents.
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	Complies with.	All costs pertaining to the infrastructure required for the proposed development will be carried by the landowner. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden on municipal budget for the provision of services infrastructure.
Promote land development in locations that are sustainable and limit urban sprawl.	Complies with.	The application erf is situated within the Urban Edge of George. The proposed development will, therefore, not result in urban sprawl.
Result in communities that are viable.	Complies with.	Being situated in close proximity to the CBD, the use of the application erf as proposed in this application, will result in an underdeveloped erf being turned into a more viable investment, creating more job opportunities, which will have a positive effect on the economy of George. This will result in additional income for the Municipality, which could be used for the improvement of quality of services to all the citizens of George.

Spatial efficiency

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Criteria	Compliance	Planning Implication
Land development optimises the use of existing resources and infrastructure.	Complies with.	The application erf is situated within an existing serviced area. All costs pertaining to the extension of existing infrastructure required for the proposed development will be carried by the landowner.
Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.	Complies with.	The municipality has procedures in place that are designed to minimise negative financial, social, economic or environmental impacts.
Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.	Complies with.	George Municipality has adopted the George Municipality: Land Use Planning Bylaw, 2023 which prescribes procedures and time frames developers must comply with when submitting land use applications, and which officials must consider when considering applications. This application has been prepared in accordance with the stipulations of the George Municipality: Land Use Planning By-law, 2023 and the application will therefore be handled and considered in accordance with the time frames as prescribed.

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.	Complies with.	The application erf is situated within the Urban Edge of George, in an area indicated for development in the George Spatial Development Framework, 2023.

Good administration		
Criteria	Compliance	Planning Implication
All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.	This is general principle that municipalities need to comply with.	Input was received from all spheres of government when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As the development proposal can be deemed to comply with the contents of the George Spatial Development Framework, 2023, it can be stated that the proposal complies with this specific criterion.
All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.	This is general principle that municipalities need to comply with.	Input was received from all government departments and sectors when the George Spatial Development Framework, 2023 was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework, 2023. As it can be deemed that the development proposal complies with the contents of the George Spatial Development Framework, 2023 it can be stated that the proposal complies with these specific criteria.
The requirements of any law relating to land development and land use are met timeously.	This is general principle that municipalities need to comply with.	The George Municipality has adopted the George Municipality: By-law on Land Use Planning, 2023 which prescribes procedures and timeframes which developers must adhere to when submitting land use applications and which officials needs to take into

		consideration when considering applications. This application has been prepared in keeping with the requirements as per the George Municipality: By-law on Land Use Planning, 2023 and the application will from date of submission be dealt with and be considered within the timeframes prescribed in the by-law.
The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.	This is general principle that municipalities need to comply with.	This application will be advertised in accordance with the stipulations as contained in the George Municipality: By-law on Land Use Planning, 2023. All parties will be given the opportunity to participate in the public participation process and will be afforded the opportunity to provide input on the application.
Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.	This is general principle that municipalities need to comply with.	The George Municipality: By-law on Land Use Planning, 2023 contains clear procedures set in order to inform and empower members of the public. This application will be subjected to these procedures.

As can be seen from the table above, it can be argued that the proposal can be regarded as being compatible with the 5 development principles of SPLUMA.

5.4.3 Land Use Planning Act, 2014 (Act 3 of 2014) “(LUPA)”

In terms of the above Act, it is expected of a municipality to consider the compatibility of any development proposal with existing provincial and municipal spatial development frameworks and as well as more detail local spatial frameworks.

Section 19(1) and 19(2) of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) which is relevant to this application reads as follows:

19(1) If a spatial development framework or structure plan specifically provides for the utilization or development of land as proposed in a land use application or a land development

*application, the proposed utilization or development is regarded as **complying** with that spatial development framework or structure plan.*

*19(2) If a spatial development framework or structure plan does not specifically provides for the utilization or development of land as proposed in a land use application or a land development application, but the proposed utilization does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilization or development is regarded as being **consistent** with that spatial development framework or structure plan.”*

The compatibility of the development proposal with existing spatial development frameworks is addressed in points 5.4.4 to 5.4.6 of this report.

The development principles referred to in Section 59 of LUPA, which should also be considered when motivating an application, are directly in line with the principles of SPLUMA which have been discussed in detail in point 5.4.2 above. The comments in point 5.4.2 are thus also relevant as far as Section 59 of LUPA is concerned.

5.4.4 National Heritage Resources Act, 1999 (Act 25 of 1999)

All though the 1957 aerial photography indicates that a structure existed on the erf in 1957 the extent of the structure as per the aerial photo differs fairly extensively from the existing building that at present exists on the erf as indicated on the as-built building plans attached hereto as **Annexure “E”**. It is as such unclear whether a listed activity is triggered in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999). It is however suggested that when the application is advertised that the application should be referred to Heritage Western Cape for comments.

5.4.5 Western Cape Provincial Spatial Development Framework (WC PSDF)

5.4.5.1 Introduction

The Western Cape Provincial Spatial Development Framework (WC PSDF) is one of the most important planning guidelines in the province. The framework not only provides for a new spatial development pattern for the Province but also clearly indicates where development may take

place and where it may not take place. The provisions of the development framework must therefore be considered with any development proposal.

In terms of the framework, several principles are mentioned, namely spatial justice, spatial sustainability, spatial resilience, spatial efficiency, accessibility and quality of life and good administration that spatial planning must comply with. The impact of the application on spatial justice, spatial sustainability, spatial resilience, spatial efficiency, has already been fully discussed in point 5.4.2 above and it has been shown that the proposed development complies with the relevant mentioned principles.

Several policy statements are also highlighted in terms of the WC-PSDF which must specifically correlate with the mentioned principles. Some of the policy statements that are relevant to this town planning application will be addressed in the following points.

5.4.5.2 Protection of agricultural land

In terms of the WC-PSDF it is indicated that agricultural land must be protected. The Remainder of Erf 2385 George is zoned Single Residential Zone I. The erf is not used for agricultural purposes. This objective of the WC-PSDF is therefore not relevant to this application.

5.4.5.3 Urban edge

The WC-PSDF provides for a guideline which determines that towns should identify an urban edge and that development should be restricted to areas inside the urban edge. The George Municipality identified an urban edge, and the application erf falls within the identified urban edge. As such, the proposed development will not result in "urban sprawl". The proposal therefore meets the requirement of this guideline set out in the WC-PSDF.

5.4.5.4 Densification

In terms of the WC-PSDF, higher densities and more compact cities must be created. It is indicated that densification has the following benefits:

- *The ability to walk to several different destinations on foot;*
- *Improve surveillance and security;*
- *Employment and retail opportunities within easy distance;*
- *Vibrant and active streetscape.*

The application erf is situated in an area indicated for “Densification”. Higher densities will create a demand for ancillary and supportive land uses, such as care – and education facilities for toddlers of all ages. The establishment of a pre-school facility within the densification area and in close proximity to the CBD will not only provide a convenient service to people living within the CBD and surrounding high density area, but also to residents from the suburbs who work in the CBD.

Rezoning of the large residential zoned erf, which were previously used for residential purposes, to accommodate a pre-school facility, accommodating 160 toddlers, is proposed in this application.

The proposal is, therefore, ancillary and supportive of the broader requirement for densification as set out in this guideline in the WC PSDF.

5.4.5.5 Self-sufficiency

Another important guideline requires that any proposed development must be self-sufficient, as: *“the development needs of the present generations should be met without the ability of future generations to meet their own needs, being compromised.”* The rezoning proposed in this application will be self-sufficient and will place no financial burden on present or future inhabitants of George.

5.4.5.6 Summary

The framework does not go to the detail level of individual erven and therefore does not contain further information, other than the abovementioned compliance with the urban edge, densification and self-sufficiency, which could be used to determine whether this application falls

within the stipulations of the framework. From the content of point 5.4.4 it seems clear that the application can indeed be considered compatible with the WC-PSDF.

5.4.6 George Spatial Development Framework, 2023 (GSDF)

The Remainder of Erf 2385 George is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and this framework therefore applies to this application. In terms of the GSDF, the application erf is located within the Urban Edge of George. It is also indicated that the application erf is situated in the Densification Zone and being situated approximately 300 metres from Nelson Mandela Boulevard.

The establishment of a pre-school facility large enough to accommodate 160 toddlers, on an underutilised residential erf, as proposed in this application, can be considered as “intensification”, for the following reasons:

- the pre-school attracts more vehicular traffic and pedestrian traffic to the application erf than a dwelling house; and
- during office hours the facility will be occupied by 160 toddlers, teachers and support staff, whereas the occupants of dwelling units will be at work elsewhere.

The intensified utilization of the application erf will, however, not have a negative influence on the character of the area concerned, for the following reasons:

- The future loose-standing classrooms will be located behind the existing structure and will as such not be visible from Cradock Street. The existing dwelling house and outbuilding will be converted into the pre-school facilities. The street view will thus be minimally changed by the proposal. The existing residential character/ / appearance of the erf will thus to a large extent be maintained.
- Due to the extent of the Remainder of Erf 2385 George, sufficient on-site parking bays, as well as a separate entrance and exit can be provided on the erf.
- The intensified use of the facility only takes place during office hours on weekdays, similar to the existing George South Primary School.

- The presence of the people on the application erf during office hours, when most of the surrounding residential properties are sparsely populated, act as deterrent to burglars and vagrants.
- After hours the pre-school facility is protected by burglar alarms, increasing the over-all security in the area.
- After hours on weekdays and during weekends, when the inhabitants of the surrounding dwellings are at home, the pre-school is closed, with no activities taking place which could create disturbances.

Except for the indication that the application erf fall within the “*Urban Edge*” of George, as well as within the “*Densification Zone*” the George Spatial Development Framework, 2023, contains no specific future development proposals for this area which could be used to evaluate the compatibility of a land use application with the Spatial Development Framework.

5.4.7 George CBD Local Spatial Development Framework, 2012

The following extract from the George Central Business District Spatial Development Framework, 2012, gives an indication of the town planning vision / objective for George South:

“This area already forms a business node in the George-South residential area with the historical Watson’s Butchery as its core and further potential exists to densify this area. A mixture of business and higher density residential development will be allowed with a maximum of two storeys to protect the surrounding single residential area.”

The proposal is clearly in keeping with the town planning vision / objective for George South as per the George Central Business District Spatial Development Plan, 2012 and there is as such no reason why the application cannot be supported from this point of view.

5.4.8 George Integrated Zoning Scheme By-Law, 2023

The Remainder of Erf 2385 George is zoned Single Residential Zone I. In terms of this zoning, the erf may be used primarily for the purposes of a dwelling house. A crèche could be developed

as a consent use. A “crèche” is described as follows in the George Integrated Zoning Scheme By-Law, 2023:

“crèche” means the use of a portion of a dwelling house or outbuildings by the occupant to provide day care, nursery, play group or after school care services for toddlers.”

The following development parameters are applicable in respect of a “crèche” in Single Residential Zone I:

- (a) *“The service provided must primarily be day care and educational and not medical services.*
- (b) *The services may not operate outside the hours 6:00 to 18:00.*
- (c) *The dominant use of the dwelling house must remain for the living accommodation of a single family.*
- (d) *Not more than 20 toddlers may be registered at a time, or on the property at any time.*
- (e) *Parking and access must be provided in accordance with this by-law.”*

The erf is not used for living accommodation and as the pre-school facility will accommodate more than 20 toddlers the erf will have to be rezoned to Community Zone I.

The objective of the “Community Zone I” use zone is described as follows in the Land Use Table in Schedule 1 of the George Integrated Zoning Scheme By-Law, 2023:

“The objective of this zone is to provide for educational facilities of all kinds, but controlled provision is made for other compatible community uses.”

The primary land use allowed on a Community Zone I erf is “*Place of instruction*”. The land use description of a “*Place of instruction*” in the George Integrated Zoning Scheme By-Law, 2023, is as follows:

“Place of instruction” means-

- (a) *a place for education or training at nursery, school or post-school levels, including-*

- (i) *crèche;*
- (ii) *nursery school;*
- (iii) *primary school;*
- (iv) *secondary school;*
- (v) *college;*
- (vi) *university; or*
- (vii) *research institute; and*
- (viii) *place of instruction in physical exercise and sport where the main objective is instruction rather than participation of the public as competitors or spectators;*
- (ix) *and the following ancillary uses-*

- (aa) *a boarding hostel;*
- (bb) *administrative offices;*
- (cc) *cafeteria;*
- (dd) *convenience shop limited to a total floor space of 100m²;*
- (ee) *laboratories;*
- (ff) *occasional use for religious gatherings, craft markets and events;*
- (gg) *place of assembly;*
- (hh) *place of worship;*
- (ii) *private road;*
- (jj) *private open space;*
- (kk) *sports and recreation centre; and*
- (ll) *staff accommodation.*

- (b) *a civic facility for the promotion of knowledge to the community, including-*

- (i) *a public library;*
- (ii) *public art gallery; and*
- (iii) *museum;*

- (c) *but does not include a reformatory or conference facility."*

The proposed land use (pre-school) will therefore be in line with the proposed zoning (Community Zone I).

The site plan attached hereto as **Annexure "A"** indicates the design and layout of the pre-school facility (place of instruction). The following table indicates the development parameters applicable to a place of instruction in terms of Schedule II of the mentioned By-Law as well as the compliance of the proposal with the different parameters:

Development parameter	Description	Adherence
(a) Floor factor	Maximum: 1,2	Adhered to
(b) Coverage	Maximum: 60%	Adhered to
(c) Height	Top of the roof: 12 meters	Adhered to
(d) Building lines	All boundaries: 5 meters	Cradock Street boundary: adhered to. Northern and southern side boundaries: adhered to. Eastern rear boundary: relaxation applied for.
(e) Parking access	1 parking bay / 10 scholars plus "stop and drop" facility	160 scholars / 16 parking bays and "stop and drop" facility provided. Adhered to
(f) Loading bays	Must be provided (if required)	Not required
(g) Screening	May be required	Not required
(h) Noise mitigation	May be required	Not required
(i) Refuse room	Must be provided	Not required

5.4.9 Title Deed

Although the title deed of a property is not a planning document, it sometimes still contains conditions which may have an essential impact on the development potential of a property.

The title deed of the Remainder of Erf 2385 George was scrutinized, and it was found that Condition B of Title Deed T35845/2026 is prohibiting the rezoning as proposed. The restrictive condition reads as follows:

“B. **ONDERHEWIG AAN DIE VOLGENDE VOORWAARDE SOOS VERVAT IN DIE ENDOSSEMENT** gedateer 27 Julie 1954 in Akte van Transport Nommer T6610/1951, wat as volg lees:

“Registrasie van serwituut.

Kragtens Transportakte No 11713/1954 is Gedeeltes 1 en 2 en Transportakte No 11714/1954 is Gedeelte 3 daardeur getranspoteer onderhewig aan sekere voorwaardes en dat die gemelde erwe slegs vir woondoeleindes gebruik mag word, watter voorwaardes opgelê is ten gunste van die Restant van Gedeelte 2 van Perseel Z C groot 52395 vk.vt. en gehou hieronder (Para 6) soos meer volledig sal blyk met verwysing na gesegde transportaktes.”

As indicated in the Conveyancer Certificate attached hereto as **Annexure “J”**, Clause 6 on page 7 of the historical Title Deed T6610/1951 of Erf 2385 George is registered in favour of “DIE KERKRAAD VAN DIE NEDERDUITSE GEREFORMEERDE KERK IN SUID-AFRIKA, GEMEENTE TE GEORGE SUID”. A copy of the historical Title Deed of the Erf 2385 George, Title Deed T6610/1951, is attached hereto as **Annexure “K”**.

A letter confirming that the “DIE KERKRAAD VAN DIE NEDERDUITSE GEREFORMEERDE KERK IN SUID-AFRIKA, GEMEENTE TE GEORGE SUID” has no objection to the removal of this restrictive condition from the title deed of the Remainder of Erf 2385 George is attached hereto as **Annexure “L”**.

The conditions were intended to regulate the form and intensity of development at a time when comprehensive land use planning legislation and zoning schemes were less developed than they

are today. Since then, these controls have largely been incorporated into the George Integrated Zoning Scheme By-law, 2023 and the George Municipality Land Use Planning By-law, 2023. The proposed removal of the relevant restrictive condition is therefore motivated as follows:

Section 33 (4) – When the Municipality considers the removal, suspension or amendment of a restrictive condition, the Municipality must have regard to the following:		
(a)	<i>the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement;</i>	Condition B restricts the use of land for residential purposes. This aspect is now controlled by virtue of zoning schemes and municipal approval processes. The removal will not materially prejudice the rights of neighbouring owners.
(b)	<i>the personal benefits which accrue to the holder of rights in terms of the restrictive condition;</i>	The benefits historically afforded by restrictive title deed conditions are now provided through the George Integrated Zoning Scheme By-law, 2023, building plan approvals and other statutory planning controls.
(c)	<i>the personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is amended, suspended or removed;</i>	The removal of the restrictive condition will enable the appropriate development of the property in accordance with the current planning legislation.
(d)	<i>the social benefit of the restrictive condition remaining in place in its existing form;</i>	Retaining the restrictive condition provides limited social benefit as the matter it regulates is already addressed through the George Integrated Zoning Scheme By-law, 2023 and the George Municipality Land Use Planning By-law, 2023.
(e)	<i>the social benefit of the removal,</i>	The removal of the restrictive condition will

	<i>suspension or amendment of the restrictive condition; and</i>	facilitate the development of a much-needed pre-school facility, contributing to more efficient land use.
(f)	<i>whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.</i>	Only the restrictive condition that impede the proposed development is to be removed. Neighbouring owners will continue to enjoy protection through the George Integrated Zoning Scheme By-law, 2023, the George Municipality Land Use Planning By-law, 2023 and other applicable legislation.

The restrictive title deed condition was appropriate when originally imposed but have become outdated, as the matters these conditions regulate are now comprehensively addressed through the George Integrated Zoning Scheme By-law, 2023 and the George Municipality Land Use Planning By-law, 2023.

Their removal will not prejudice the rights of neighbouring owners or the public interest and will enable the appropriate development of the property in accordance with the Municipality's current planning framework.

There is as such no reason from a town planning point of view why the application for removal of the restrictive conditions cannot be approved.

5.4.10 Conclusion

From the above information it is clear that the application for rezoning complies with the mentioned Planning Policies and Planning Guidelines and can be considered desirable.

5.5 Compatibility of the proposal with the character of the area

The application erf is situated in an area identified in the George Spatial Development Framework, 2023, for “*densification*”. As indicated on the following aerial photo, the area is currently surrounded by a mix of land uses including George South Primary School, aftercare

facilities, single residential and general residential developments (including Watsons retirement facility), place of worship and historic business uses including Watsons.



The pre-school is therefore well situated to provide education and care facilities for toddlers of parents living or working in the nearby CBD of George. The rezoning as proposed in this application will, therefore, be supportive of land uses in the area, whilst being compatible with the existing, as well as the future character of the surrounding area.

5.6 Compatibility of the proposal with the natural environment

The application erf is situated within the Urban Edge of George. The Remainder of Erf 2385 George is developed with gardens covered with lawn, trees, shrubs and paved driveways. The existing buildings on the application erf have been converted for pre-school purposes, and a new building is proposed in the south-eastern corner of the property. Although it was endeavored to

retain as much as possible of the existing vegetation on the application erf, some of the lawn and shrubs on the western street side will have to be removed to accommodate the stop & drop facility and parking area. The grass area to the north will be used as a play area.

The proposed development will thus not have a negative impact on the natural environment.

5.7 Potential of the erf

The Remainder of Erf 2385 George is zoned Single Residential Zone I and may be used for a dwelling house including a second dwelling unit and due to the size of the property a third dwelling unit may be considered.

The application erf is situated within an area of mixed land uses, predominantly low density residential and associated uses. The area surrounding the application erf is however, identified for “*densification*”. Due to the locality, the erf has the potential to be developed at a higher intensity than currently allowed by the zoning.

The rezoning of the application erf, as proposed in this application, will therefore result in the application erf attaining a higher development potential.

5.8 Access to the erf

The application erf is situated in Cradock Street, to the east of York Street, in close proximity to the CBD of George. The erf is easily accessible from the surrounding areas. The accessibility of the erf is enhanced by the fact that it is situated close to the “Go George” public transport routes in Nelson Mandela Boulevard and Mitchell Streets.

As indicated on the proposed site plan, attached hereto as **Annexure “A”**, a separate entrance and exit to the proposed stop & drop facility and parking area on the application erf is provided from Cradock Street. There is good visibility in both directions into the street from the proposed access points.

5.9 Provision of parking

The parking requirements applicable to different land uses are set out in table format in Section 42 of the George Integrated Zoning Scheme, 2023. In respect of a pre-school's, 1 parking bay must be provided for every toddler plus 1 "stop and drop" facility. The proposed pre-school on the Remainder of Erf 2385 George will accommodate 160 toddlers. In terms of the parking requirements 16 parking bays and a "stop and drop" facility must be provided on the erf.

Ample space is, furthermore, available on the erf if the number of toddlers is to be increased. This will however depend solely on the demand for the enrollment of additional pre-school toddlers.

As far as the present proposal is concerned it will be possible to comply with the parking requirements applicable to the development.

As indicated on the proposed site plan attached hereto as **Annexure "A"**, 16 parking bays and a "stop and drop" facility will be provided which is in line with the mentioned requirement.

5.10 Provision of services

Existing municipal services are available to the application erf. Should any upgrade or extension of services be required as a result of this application, this will be at the cost of the developer and to the satisfaction of the municipality.

The proposed rezoning of the Remainder of Erf 2385 George will, therefore, not have a negative impact on the provision of services to the surrounding area. The proposal will result in more effective utilization of existing municipal services, which is one of the objectives of the Western Cape Provincial Spatial Development Framework.

6. DESIRABILITY OF THE APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF BUILDING LINES) IN RESPECT OF ERF 2385 GEORGE

6.1 Introduction

Specific issues which must be addressed in the motivation of applications are highlighted in the Land Use Planning By-Law for George Municipality, 2023. These issues are, however, aimed at more complex applications and are not applicable to lesser applications, such as permanent departures in respect of building line relaxations.

This application will therefore be motivated with reference to the following aspects:

- *Compatibility of the proposal with the existing planning and land uses of the surrounding area.*
- *The impact that the proposal will have on the environment.*
- *The impact that the proposal will have on traffic and parking in the surrounding area.*
- *The impact that the proposal will have on surrounding facilities such as schools, open spaces and other community facilities, should the application result in an increase in the population of the area concerned.*
- *The impact that the proposal will have on the existing character of the surrounding area and the right of the inhabitants of the area in respect of property values, privacy, view, sunlight, et cetera.*
- *Provision of essential services.*

6.2 Existing planning in the area

The Remainder of Erf 2385 George is situated in Cradock Street, approximately 580 metres east of York Street and 300 metres south of Nelson Mandela Boulevard and are therefore situated in the “Densification Zone” as indicated in the George Spatial Development Framework, 2023. The portion of Cradock Street where the application erf is located between Fichat Street and Laing Street is regarded as higher density residential and business hub of George South due to the historic Watsons Butchery located on the corner of Cradock and Fichat Street. It can therefore be expected that more land use changes will take place in the vicinity of the application erf in the future. Due to the variation in building lines between different land uses, further land use changes in the area concerned will therefore also result in changes in buildings lines.

The building line relaxations as proposed in this application are required to accommodate the change in land use from single residential use to a place of instruction. The existing dwelling

house to be converted into a pre-school complies with the 5-metre building line as well as the proposed loose-standing classrooms. The building line relaxation is only required for the existing outbuilding to be utilized as a classroom.

The existing buildings have formed part of the ambience of the area for a considerable period of time, and the proposed additions will comply with the prescribed 5 metre building line. The proposed relaxation for the existing outbuilding to become a pre-school classroom will not have a negative effect on the surrounding neighbours rights.

The relaxation of the building lines, as proposed in this application, will therefore not establish an undesirable precedent and can be accommodated within the existing planning of the area concerned.

6.3 Impact on schools, open spaces and other community facilities

This application entails the relaxation of the eastern rear boundary building lines on the Remainder of Erf 2385 George to accommodate the existing outbuilding used as a pre-school.

The proposed permanent departure for the relaxation of the building lines will not result in an increase in the number of toddlers accommodated in this nursery school, nor will it result in an increase in the population of the area concerned. The pre-school relieves the pressure on other, similar facilities in the area.

Due to the proximity of the application erf to the community facilities in the CBD and public transportation in Mitchell Street and Nelson Mandela Boulevard, these facilities are easily accessible from the application erf. As such, the relaxation of the building lines as applied for will not have a negative impact on schools, open spaces and other community facilities in the area.

This aspect is therefore not relevant to this application.

6.4 Impact on sunlight, view and privacy

This application entails the relaxation of the eastern rear boundary building lines on the Remainder of Erf 2385 George to accommodate the existing outbuilding used as a pre-school.

The only neighbouring properties that could be affected are Erven 7394 and 7395 George.

Erf 7394 George has an outbuilding adjacent to the outbuilding on the subject property. The dwelling house of Erf 7394 George is located adjacent to the proposed playground of the pre-school and if effected it will only be during playtime. The dwelling house on Erf 7395 George is located towards the eastern street (Watson Street) and approximately 6 metres away from the outbuilding to become a preschool. It is important to note that the erf is currently being utilized as a preschool by a different preschool and to our knowledge no complaints have been received.



The relaxation of the building lines, as proposed in this application, will therefore not negatively impact on the neighbouring properties right to sunlight, view and privacy.

6.5 Impact on streetscape

The following photo indicates the present Cradock Street elevations and adjacent properties. The existing structures have been retained and were converted internally, without external additions, to accommodate the proposed pre-school. The additional loose-standing classrooms will be added behind the existing double-storey building and will not be visible from the street. The outbuilding, the requires building line relaxation is also not visible from the street.



The building in respect of which the proposed relaxation of the eastern rear boundary building lines is required, is an existing outbuilding which has formed part of the development on the application erf for a considerable time and thus form part of the existing built fabric. The relaxation of the building lines as proposed in this application will thus not have a negative or changing impact on the streetscape.

6.6 Impact on property values

As indicated in the previous points, the building in respect of which the building line relaxations are required, has been in existence for a considerable time and does not have a negative impact on any of the surrounding properties. Their architectural design is sound, and the finishes are of good quality. The mentioned building adds value to the utilization of the erf.

The value of surrounding properties can, therefore, not be negatively impacted upon by the relaxation of the building lines as proposed in this application.

6.7 Impact on the provision of parking

The parking requirements and the provision of parking are discussed in detail in point 5.9 of this report. As indicated on the proposed site plan attached hereto as **Annexure “A”**, 16 parking bays, as well as a “stop and drop” facility will be provided in respect of the proposed development.

The building line relaxations as proposed in this application are required to accommodate the conversion of the existing outbuilding for pre-school purposes and have no impact on the availability of space for the required parking areas. As such, the proposals have no negative impact on the provision of parking on the Remainder of Erf 2385 George.

6.8 Impact on traffic circulation

The building in respect of which the proposed relaxation of the rear boundary building lines is required is situated a substantial distance away from the street boundary (Cradock Street), which gives access to the pre-school development. Sufficient parking and a stop & drop facility are provided on site. The sight distances in both directions at the access and exit points from Cradock Street are adequate.

The street frontage of the Remainder of Erf 2385 George is approximately 58 metres wide, which is more than the minimum length of 30 metres required. Two access points can therefore be allowed. The distance between the entrance and exit to Cradock Street is 12 metres apart. This distance is acceptable, as it complies with the minimum width of 12.0 metres, stipulated in Section 45(4) “Site Access and Exits” of the George Integrated Zoning Scheme, 2023.

The relaxation of the building lines as proposed in this application will thus not have a negative impact on traffic circulation in Cradock Street.

6.9 Provision of services

Municipal services are available to the application erf. The building line relaxations as proposed in this application will not have any negative impact on the existing services or the provision of services. Should any extension of the existing municipal infrastructure be required as a result of

this application for building line relaxation, all costs as a result of such extension will be for the account of the applicant, subject to the conditions of the municipality.

6.10 Fire fighting

The fire-fighting requirements stipulated in the fire-regulations will not be negatively impacted upon as the consolidated application erf will still be fully accessible for fire-fighting purposes.

7. CONCLUSION

Application is made in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Remainder of Erf 2385 George from Single Residential Zone I and to Community Zone I.

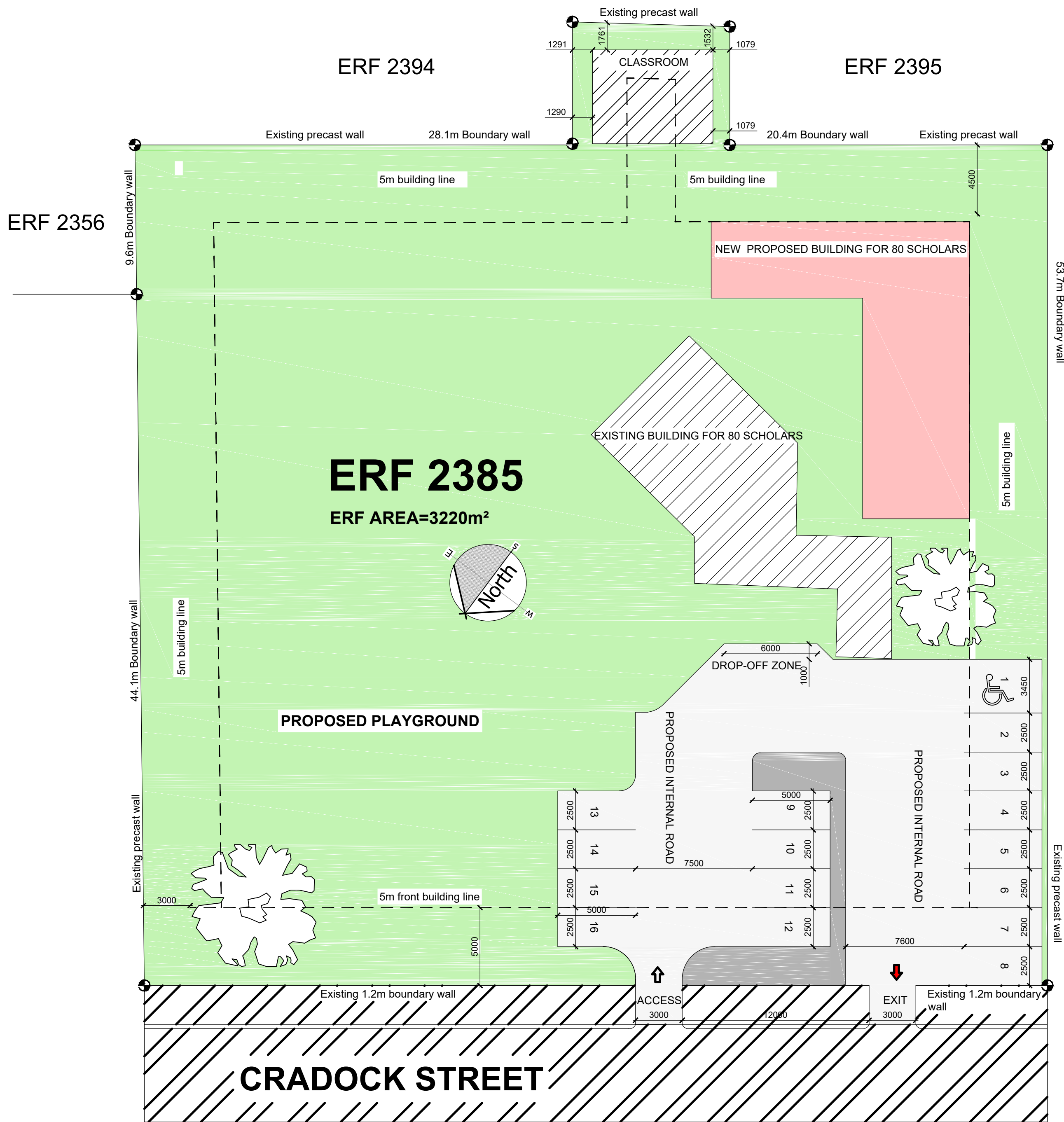
Application is also made in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2015 for a permanent departure for the relaxation for certain building lines on the Remainder of Erf 2385 George.

As indicated in this report the proposed applications for rezoning and permanent departure (building lines) in respect of the application erf are compatible with all existing planning documents, spatial plans, legislation and policy documents applicable to the application.

The proposal will not have a negative impact on the environment, development, public facilities, traffic circulation or Municipal services in the surrounding area.

The applications can therefore be considered desirable and are submitted for consideration in terms of the relevant stipulations of the Land Use Planning By-Law for the George Municipality, 2023.

ANNEXURE "A": PROPOSED SITE PLAN



SITE DEVELOPMENT PLAN
1:200

SITE STATISTICS	
DESCRIPTION	AREA
Erf Area	3220m²
Existing Building	
Proposed Building	
Total Building Coverage	
Impervious Area	
Landscape Area	
Parking Bays	16

PARKING SCHEDULE	
Required Parking 1bay / 10 Scholars	
Required	16
Provided	15
Accessible Bays	1
BAY SIZE: 2.5m (W) x 5.0m (L)	

LEGEND	
	PROPOSED BUILDING
	EXISTING BUILDING
	PAVING DRIVEWAY
	PARKING BAYS
	LANDSCAPED AREA
	EXISTING TREE TO REMAIN
	NEW TREE PROPOSED
	BUILDING LINE
	BOUNDARY WALL
	VEHICLE ENTRY
	VEHICLE EXIT
	STORMWATER FLOW
	WATER CONNECTION
	SEWER CONNECTION
	ELECTRICAL CONNECTION

LANDSCAPING SCHEDULE	
DESCRIPTION	
Existing Trees to Remain	As indicated
New Trees Proposed	As indicated
Shrubs / Planting	As indicated
Lawn / Grass Area	As indicated

REVISIONS:



GENERAL NOTES:
All dimensions are given in millimeters, unless otherwise specified.
All dimensions to be checked on site before construction commences. Contractors to adhere to all local authority's regulations and requirements. Contractors to be a suitably qualified and registered participant in the construction industry as required by Construction Regulation 2014. Drawings to be read in conjunction with the clients OHS (Occupational Health and Safety) file.
All work to be done in accordance with the National Building Regulations SANS 10400. Before this drawing is priced it is the contractor's responsibility to ensure he is familiar with the site. All trade names quoted may only be substituted by similar, subject to architect's approval. All materials to be installed in strict accordance with manufacturer's specifications. All consult work to be SABS approved quality. All light fittings is to be fitted to comply with the relevant code of practice as specified in SANS 10400: Part O. All new work to be made good with existing. This drawing is not to be scaled. All dimensions not to be scaled from drawings and heights to be checked on site. Any discrepancies shall be reported to the designer immediately. Top of foundations to be a minimum of 150mm below finished ground level. Minimum 100mm thick concrete surface bed as per Engineers drawings to be on "gumfles" uba green damp proof membrane on 50mm sand blinding layer on well compacted fill. SABS Approved "gundie" 375 mic. dpc under all walls, window cills and at changes in floor level. These architectural drawings to be read in conjunction with engineers and consultants drawings where applicable. All building work to be carried out in accordance with the national building regulations. The contractor is responsible for all site visits by local inspectors and pay all fees in connection therewith. All drainage work to be carried out in accordance with the national building regulations. All roof measurements to be taken on site by roof specialist prior to roof construction. All tile layouts to be confirmed with architect prior to commencement of tiling. Any discrepancies must be clarified by the architect prior to commencement of work. Levels shown are relative to a benchmark at 100.00 msl of new floor level. Msl is not the actual level but a benchmark to base other heights of the building shown on the drawings. Contractor to keep a full set of latest issued drawings on site. Contractor is responsible for the correct setting out of the building on site with reference to the building line and boundaries. Contractor to take responsibility for all health and safety measures on site.

PROJECT TITLE:

CLIENT SIGNATURE

DRAWING TITLE:

SITE PLAN

PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST
Reg no. PSAT 40497895



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MUNICIPAL INFORMATION:

ERF NO:	ERF 2385
ERF AREA	3220 sqm
EXISTING AREA:	
NEW AREA:	
TOTAL AREA:	
EX. COVERAGE	
NEW COVERAGE	
TOTAL COVERAGE	
NEW GARAGES	
NEW BATHROOMS:	
POOL	No
BOUNDARY WALLS:	Yes
AGE OF BUILDING	

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PRINT DATE: 27 JUNE 2026	SHEET SIZE A1
DRAWN BY: Veronica Barnard	SHEET NO.
CHECKED BY: Veronica Barnard	
PROJECT NO. 20260727_48 CRADOCK STREET_SDP	001
REVISION NO. 000	

ANNEXURE "B": 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

First name(s)	Johannes George		
Surname	Vrolijk		
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Tel	044 873 3011	Fax	086 510 4383
		Cell	082 464 7871

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

Registered owner	Cradock Holdings Proprietary Limited		
Address	48 Cradock Street		
	George	Postal code	6529
E-mail	ockert@empireequities.co.uk		
Tel	N/a	Fax	N/a
		Cell	079 995 8983

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Remainder of Erf 2385 George
--	-------------------------------------

Physical Address	48 Cradock Street										
GPS Coordinates					Town/City		George				
Current Zoning	Single Residential Zone I			Extent	3249m²			Are there existing buildings?	Y	N	
Current Land Use	Dwelling house and outbuilding used for a pre-school										
Title Deed number & date	T36845/2026										
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).			Condition B. in Title Deed T36845/2026					
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).								
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?								
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?								
Any existing unauthorized buildings and/or land use on the subject property(ies)?					Y	N	If yes, is this application to legalize the building / land use?			Y	N
Are there any pending court case / order relating to the subject property(ies)?					Y	N	Are there any land claim(s) registered on the subject property(ies)?			Y	N
PART D: PRE-APPLICATION CONSULTATION											
Has there been any pre-application consultation?			Y	N	If Yes, please complete the information below and attach the minutes.						
Official's name	F Vava & I Huyser		Reference number	N/a		Date of consultation	17 June 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 2270 and 20240, George

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

- **An application in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023 for the removal of restrictive condition B. from Title Deed T36845/2026, the title deed of the Remainder of Erf 2385 George.**
- **An application in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Remainder of Erf 2385 George from Single Residential Zone I to Community Zone I.**
- **An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on the Remainder of Erf 2385 George:**
 - **the north-eastern rear boundary building line from 5.0 metres to 1,290 metres varying to 1,291 metres to accommodate the existing outbuilding to be converted into a class room;**
 - **the eastern rear boundary building line from 5.0 metres to 1,761 metres varying to 1,532 metres to accommodate the existing outbuilding to be converted into a class room; and**
 - **the south-eastern rear boundary building line from 5.0 metres to 1,079 metres to accommodate the existing outbuilding to be converted into a class room.**

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	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
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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
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) (strikethrough irrelevant)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.			

Y	N	<i>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?</i>
---	----------	--

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:

14 August 2026

Full name:

Johannes George Vrolijk

Professional capacity:

Professionele Stadsbeplanner

SACPLAN Reg. Nr:

A/1386/2010

ANNEXURE "C": SIGNED PRE-APPLICATION

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: **#4323903**

Purpose of consultation: **To consider a proposal for the rezoning of Erf 2385 George**

Brief proposal: **Rezoning of Erf 2385 George from Single Residential Zone I to Community Zone I (Place of instruction).**

Property(ies) description: **Erf 2385 George**

Date: **17 June 2026**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Muni.	044 801 9477	ihuyser@george.gov.za
Official	Fakazile Vava	George Muni.	044 801 9477	fvava@george.gov.za
Pre-applicant	Jan Vrolijk	JV Town Planner	044 873 3011	janvrolijk@jvtownplanner.co.za

Documentation provided for discussion:

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

Locality plan

S G Diagram

Title Deed

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)

Development proposal

It is the intention of the owner to convert the existing dwelling house on Erf 2385 George into a place of instruction for 80 pre-school children. It is the intention, as the number of children increases, to extent the place of instruction by virtue of loose standing classrooms that will be erected adjacent to the north and south of the existing dwelling house.

The area between the dwelling house and the Cradock Street street boundary will be developed as a drop of zone and the required parking bays required for the development will also be provided within this space. Ample space is available on this portion of the erf to provide the drop of zone and required parking bays.

The proposed place of instruction will comply with all land use development parameters applicable to a place of instruction and no departures will be required to allow for the proposed developments.

As no portion of the property is going to be used for residential purposes a consent use application for a place of instruction is regarded to be inappropriate, hence the proposal to rezone the erf to Community Zone I.

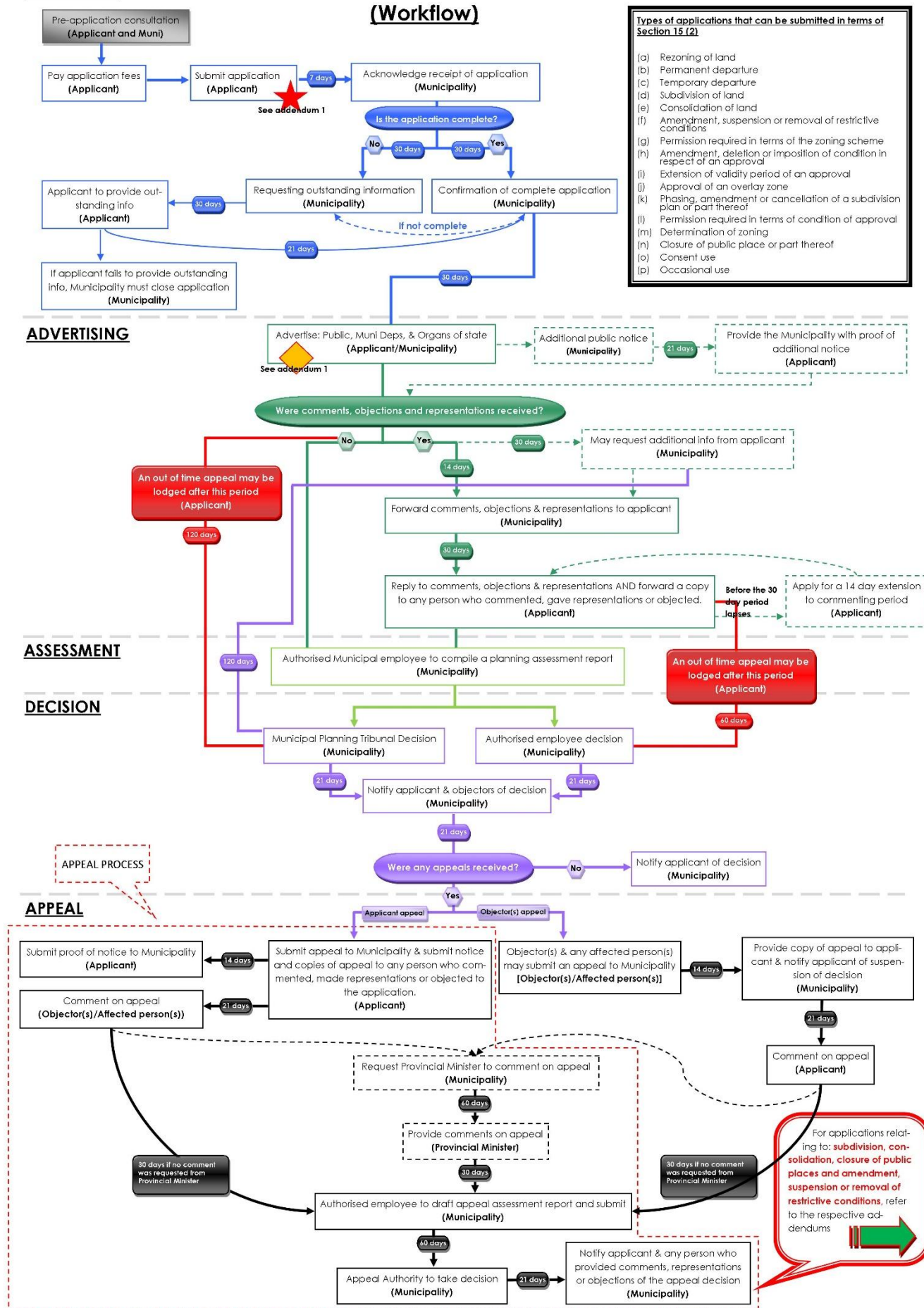
Proposed applications

An application will have to be lodged with the George Municipality in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 for the rezoning of Erf 2385 George from Single Residential Zone I to Community Zone I.

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

Draft By-Law on Municipal Land Use Planning

Types of applications that can be submitted in terms of Section 15 (2)



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
x	2(a)	a rezoning of land;	To be confirmed
	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
	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
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			To be confirmed

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		George Spatial Development Framework, 2023	To be determined
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	Conveyance Attorney to confirm
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? George Integrated Zoning Scheme By-law, 2023 What is the current zoning of the property? Single Residential Zone I What is the proposed zoning of the property? Community Zone I Does the proposal fall within the provisions/parameters of the zoning scheme? Yes Are additional applications required to deviate from the zoning scheme? (if yes, specify) No				

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		N/a	N/a
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		X	N/a	N/a

SECTION C:
CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / 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)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
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)
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 waste water:	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.			N/a	

Development charges:

X

PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION**COMPULSORY INFORMATION REQUIRED:**

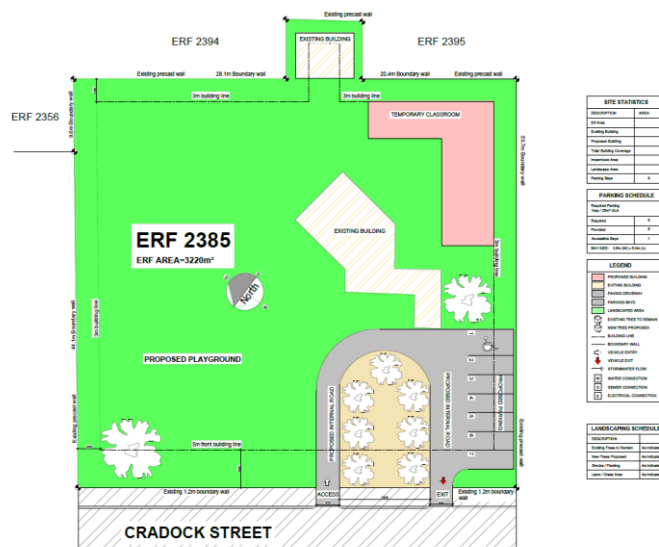
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent

MINIMUM AND ADDITIONAL REQUIREMENTS:

Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
Y	N	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	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)	Y	N	Required number of documentation copies

PART E: DISCUSSION

Pre-application as discussed on 17 June 2026 for the proposed rezoning of Erf 2358, George from Single Residential Zone I to Community Zone I to allow for a place of instruction (creche) accommodating up to 80 children the following site layout plan was provided for discussion.



Town Planning comments:

- Conveyance Attorney to confirm if there are any restrictive title conditions, servitudes etc to be considered or be removed.
- More detail to be provided with the site layout plan, including all uses on site (i.e. number of classrooms, offices, play areas and related facilities, parking, drop-off facility etc) which included all measurements.
- Applicant to confirm heritage status of buildings and submit an NID should it be required (records show building plans from 1967).
- Access, parking and manoeuvring space to be indicated. A TIA may be required for the development (to confirm with CES).
- Applicant to motivate in terms of the MSDF, LSDF and Zoning Scheme compliance.

CES comments:

- Access restricted to Cradock Street.
- Access width is restricted in terms of the applicable in accordance with the GIZS 2023.
- All parking must be provided in accordance with the GIZS 2023.
- No parking is allowed within the road reserve, and the owner/developer shall be responsible, at their own cost, for implementing and maintaining all necessary measures to prevent any unapproved parking within the road reserve.
- The developer may be required to submit a TIA, which should address "Drop & Go" and other MNT aspects.
- Water & sewer services are available, subject to capacity confirmation
- Development charge will be applicable.
- The developer must adhere to Nasional Building Regulation R1 and applicable Municipal stormwater by law and policies.
- **The developer is also requested to implement SUDS principals when address stormwater. The use of stormwater pipes should be limited. (the latter should be investigated and incorporated on the sit layout plan form the start)**

ETS comments:

- ETS DC's applicable in line with the policy.

PART F: SUMMARY / WAY FORWARD

- Refer to comments above.
- *Furthermore, these 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.*

OFFICIAL:  _____

Fakazile Vava (Town Planner)

PRE-APPLICANT: **Johannes George Vrolijk**

(FULL NAME)

SIGNED:  _____

Ilané Huyser (Senior Town Planner)

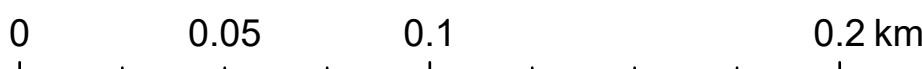
SIGNED: 

DATE: 2026.06.26

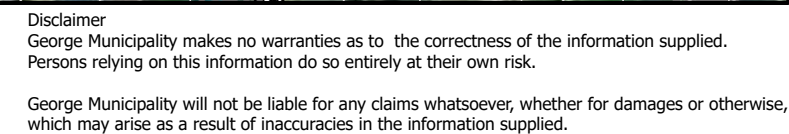
DATE: **12 June 2026**

**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.*

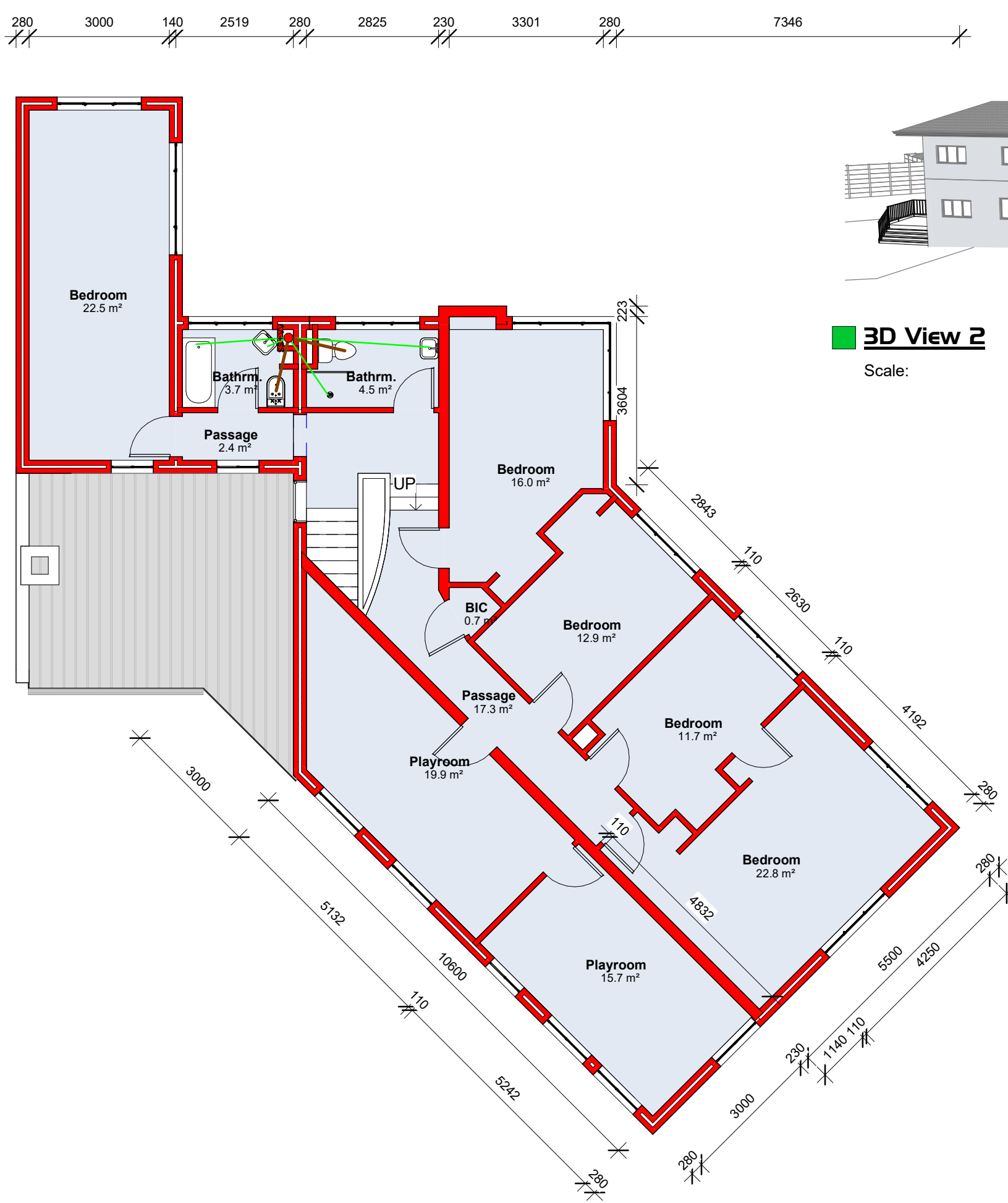
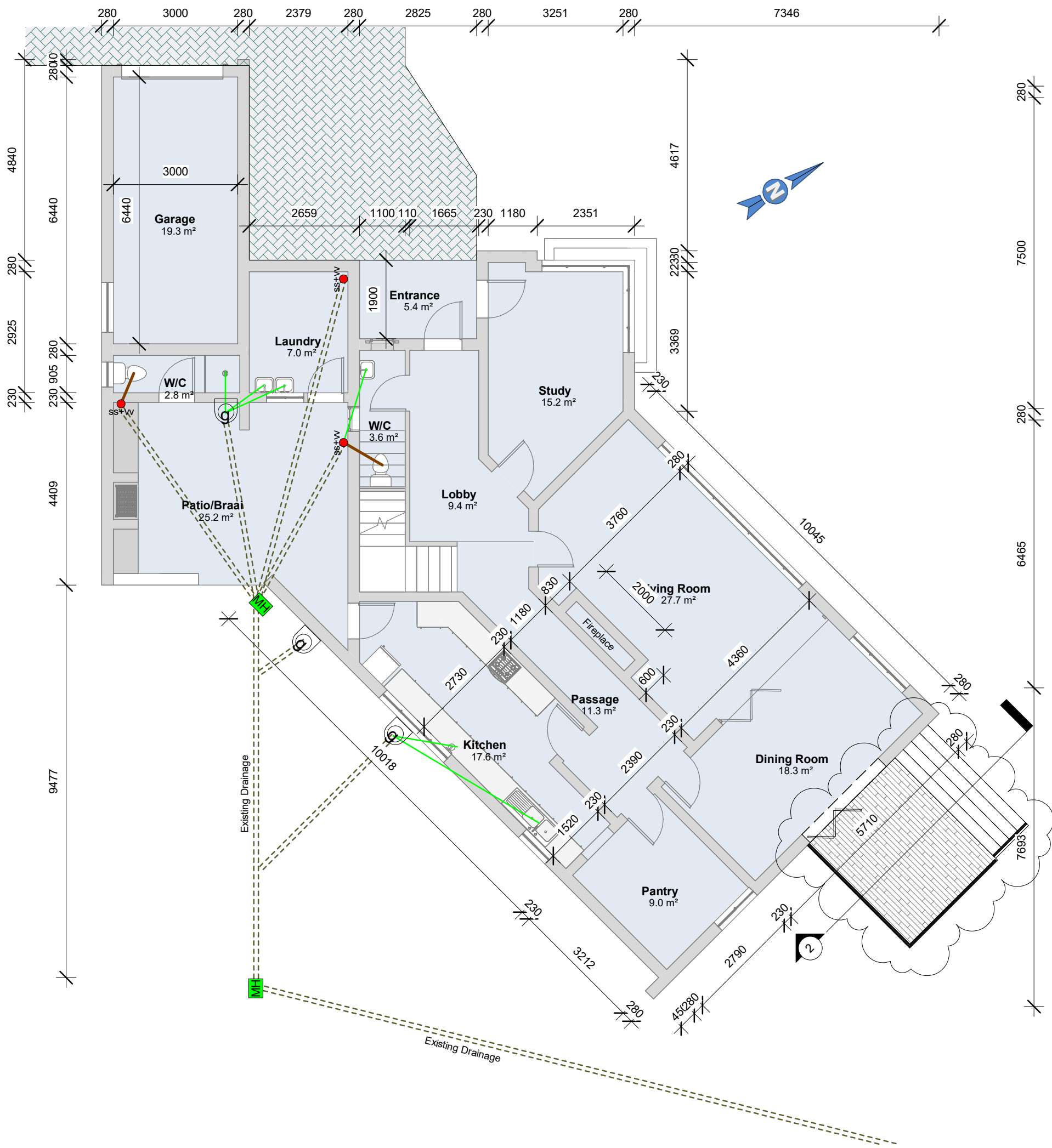
ANNEXURE "D": LOCALITY PLAN



Scale: 1:1,844



ANNEXURE "E": AS-BUILT PLANS FOR EXISTING DWELLING HOUSE



3D View 2

Scale:

1)General Notes:

- a) Patios, stoep to remain open as per building plan
b) All Garage walls to be fire walls
c) Garage door to comply with SANS 10400T, section 9.4.3(b)

2) Drainage Notes

- a) Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
b) Drainage installation to comply with SANS 10400 Part P.
c) Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
d) Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).
e) Gulleys to be min 150mm above NGL

Remarks

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Revision		
No.	Description	Date
1	Revision 1	Date 1

NG Church George South

Additions on Erf 2385, George

JDS Design Studio

johan@jdsdesign.co.za
www.jdsdesign.co.za Cell: 084 400 5666

Municipal Submission

Date 2025/12/09 09:58:00
Drawn: JJP Jacobs SACAP REG NO D 0560

Layout and Info

2385-OI

Sheet Size A2

Owner signature

Ground Floor

Scale: 1 : 100

First Floor

Scale: 1 : 100

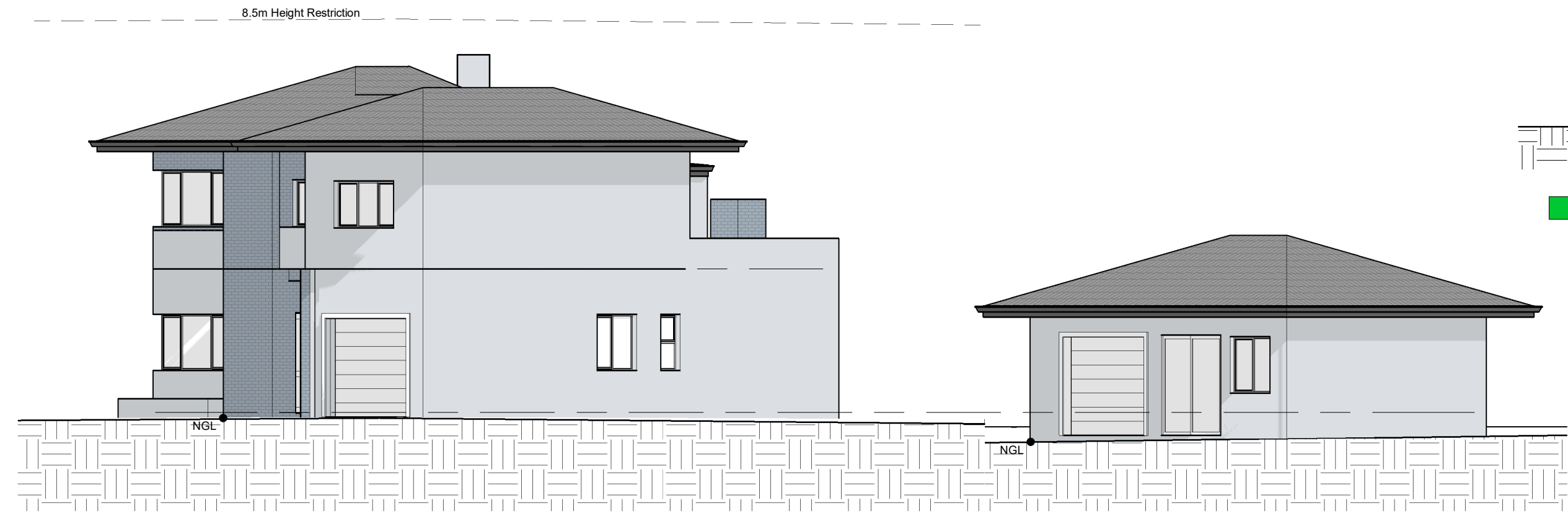
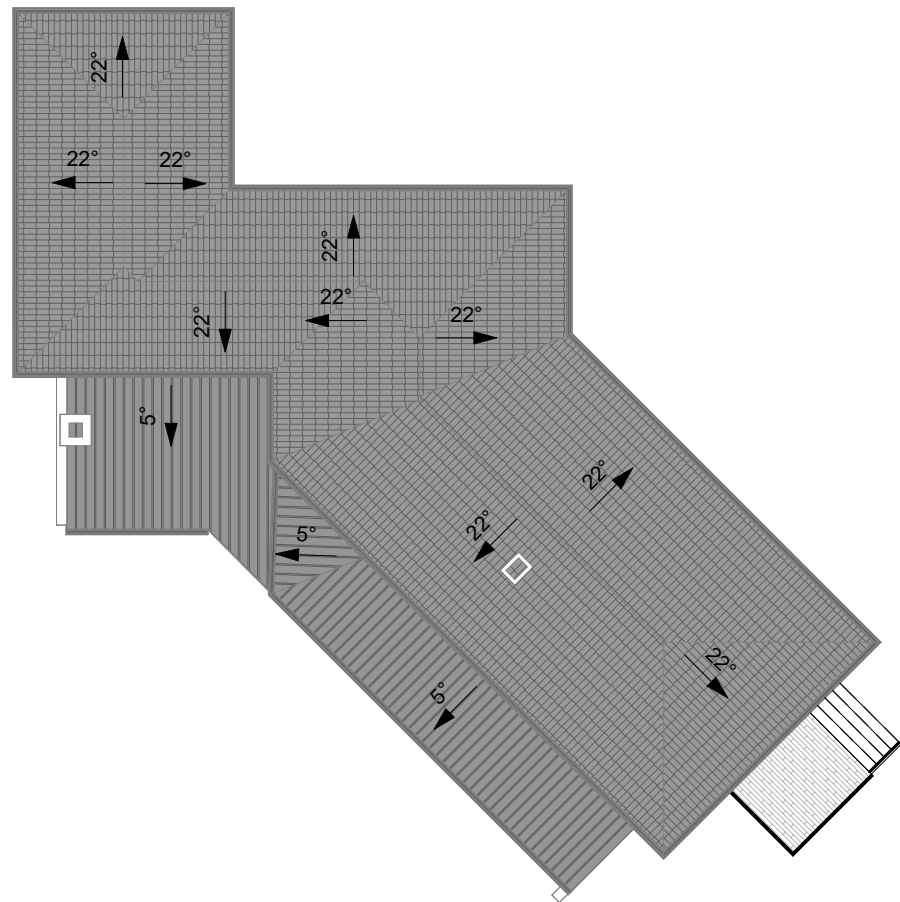
Area Schedule

Name	Area
Garage	46.6 m²
Ground Floor	205.5 m²
Area	0.8 m²
First Floor	182.2 m²
Grand total	435.1 m²
Site	3219 m²
Footprint	257,45 m²
Coverage%	



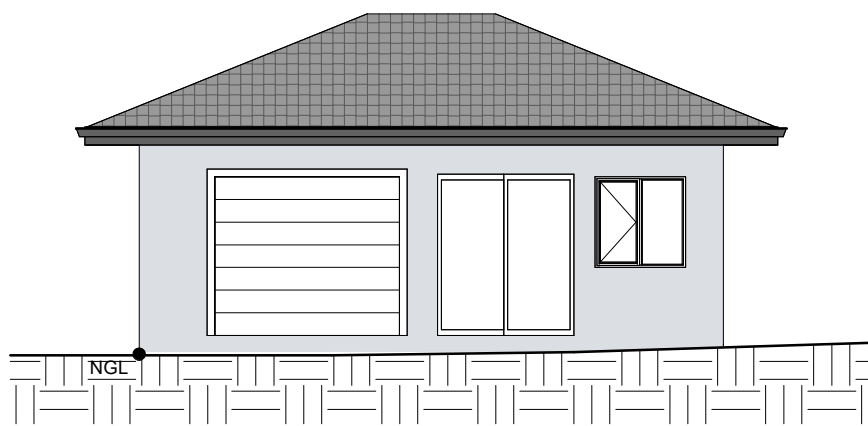
North Elevation

Scale: 1 : 100



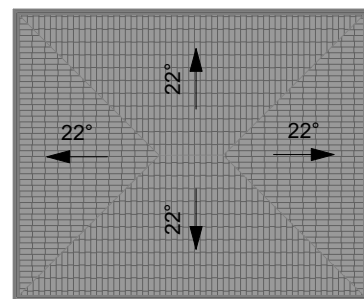
West Elevation

Scale: 1 : 100



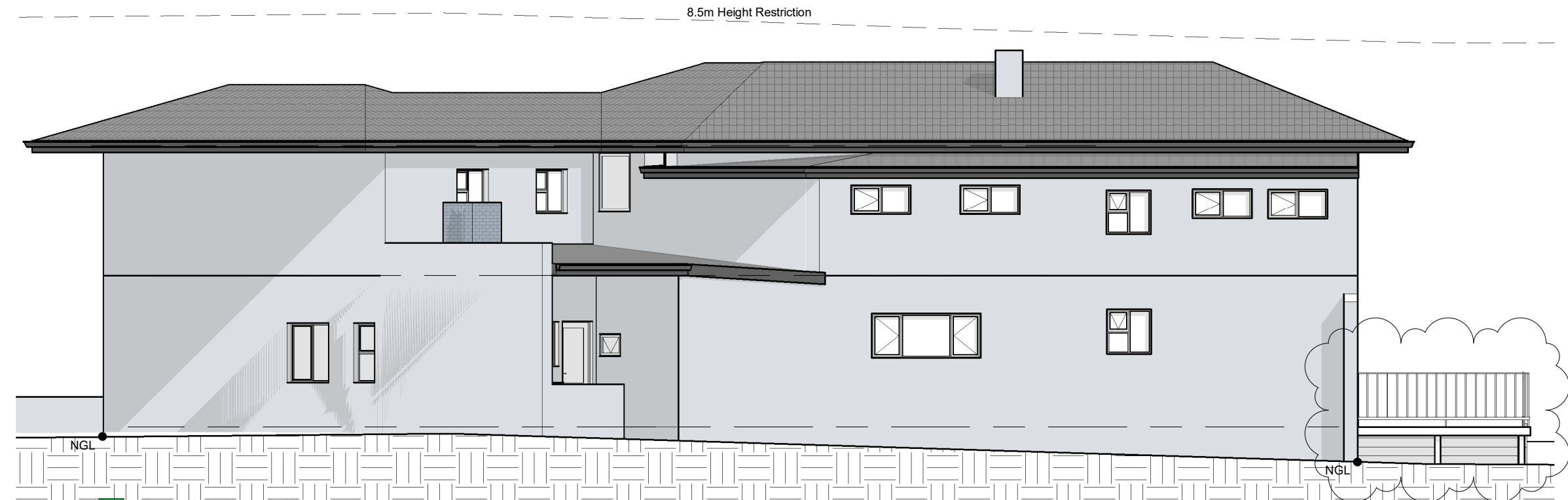
Elevation Garage

Scale: 1 : 100



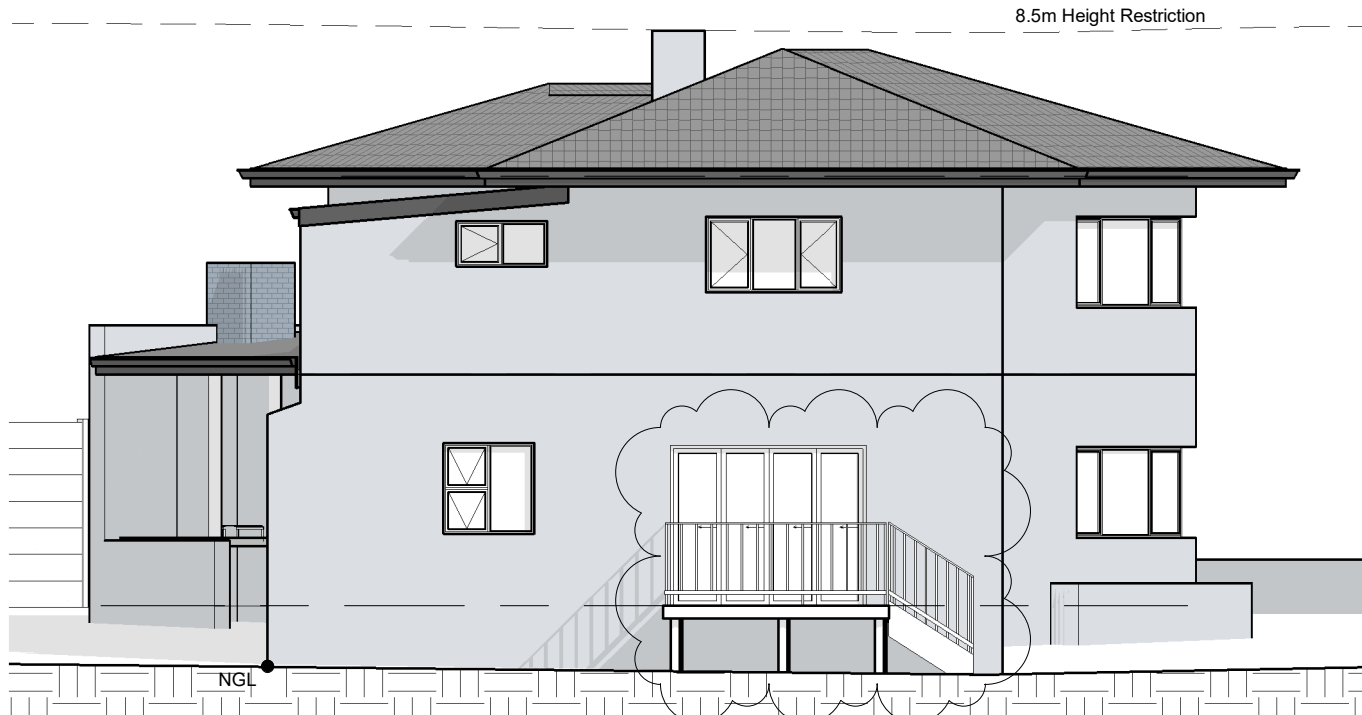
Roof Plan

Scale: 1 : 200



South Elevation

Scale: 1 : 100



East Elevation

Scale: 1 : 100

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Revision		
No.	Description	Date
1	Revision 1	Date 1

NG Church George South

Additions on Erf 2385, George

JDS Design Studio

johan@jdsdesign.co.za
www.jdsdesign.co.za Cell: 084 400 5666

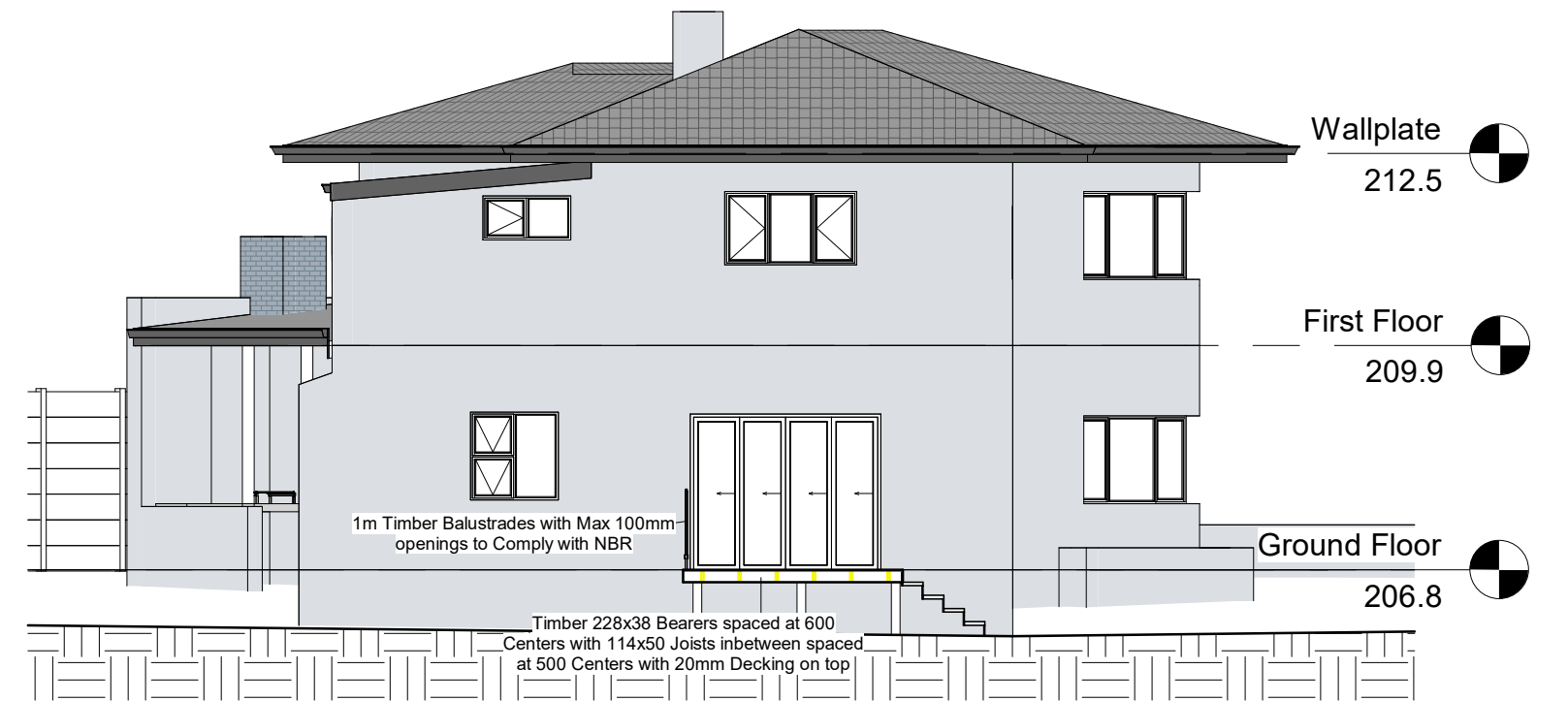
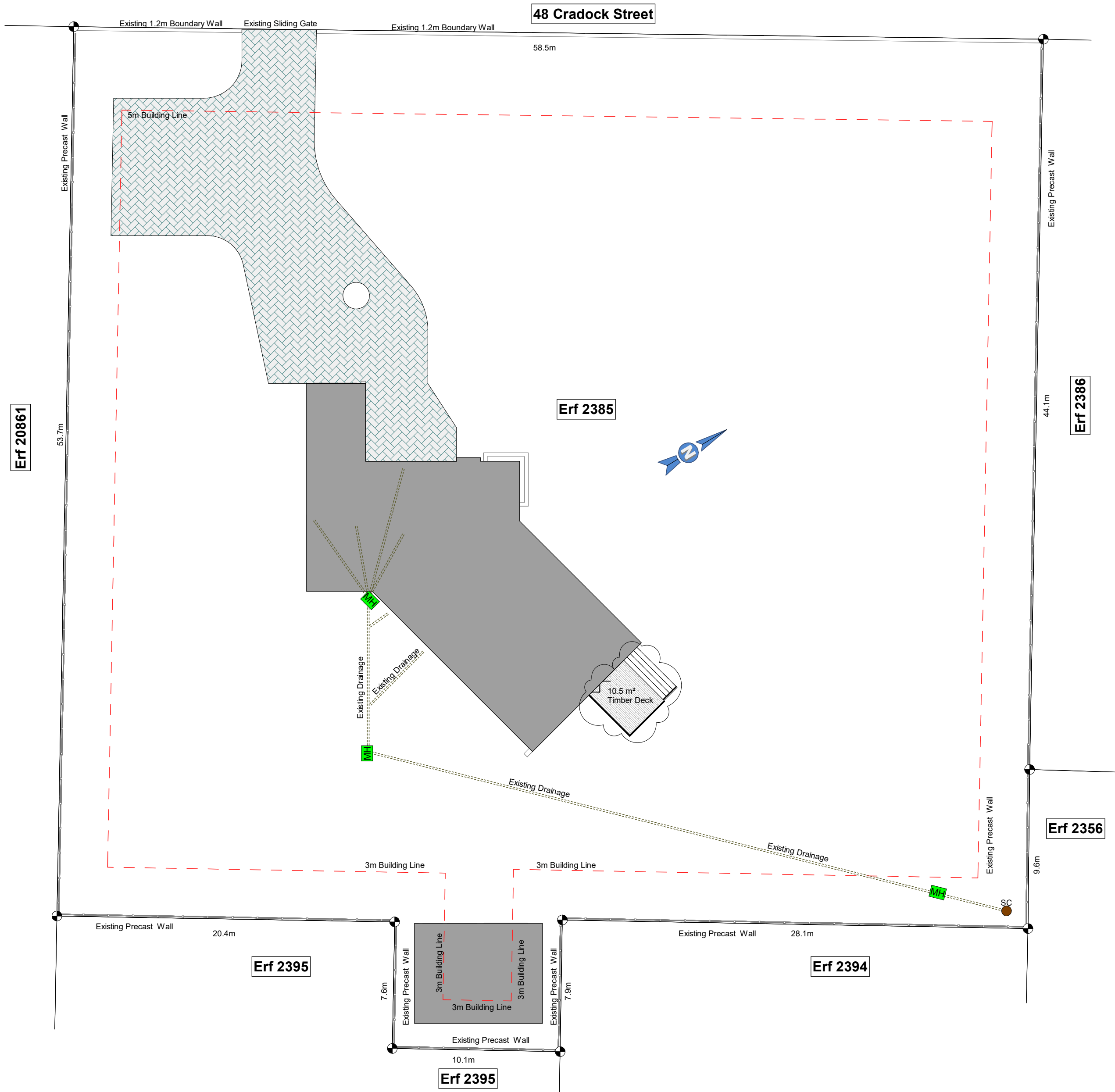
Municipal Submission
Date 2025/12/09 09:58:04
Drawn: JJP Jacobs SACAP REG NO D 0560

Elevations

2385-02

Sheet Size A2

Owner signature



Section I
Scale: 1 : 100

- Construction Notes:**
- Foundations**
- 1) All strip footings for 280mm and 230mm load bearing walls as per specification
 - 2) Internal 110mm walls to be built on 200x600mm thickening in surface bed
 - 3) Brickforce:
minimum diameter of brickforce = 2,8mm
yield strength = 485mpa
minimum lap length = 400mm
 - 4) Brickforce to be placed in the first five layers of brickwork on strip footings, there after in every fifth layer in all load bearing brick walls. Place brickforce in the first five layers above all window and door openings.
- Surface bed**
- 1) Surface bed to be 85mm thick with mesh ref #193 in center of slab.
 - 2) All pipework and conduit to be placed under mesh
 - 3) All dpc and waterproofing details according to nhbrc
- Walls**
- 1) Exterior walls to be 280mm cavity walls, Clay Bricks, Finished as indicated
 - 2) Build in 2 x 100mm wide pre-stressed concrete lintels over all door and window openings unless otherwise indicated.
- Drainage**
- 1) All Drainage to comply with SANS 10400-P
 - 2) Gulleys to be min 150mm above FGL
 - 3) 110mm Sewer lines Min 450mm below FGL, with min 1:60 fall to connection

Remarks
This drawing is copyrighted and belongs to JDS.
No parts hereof may be copied, or used for purposes other than indicated on this drawing without written approval of JDS

Revision		
No.	Description	Date
1	Revision 1	Date 1

NG Church George South

Additions on Erf 2385, George



johan@jdsdesign.co.za
www.jdsdesign.co.za Cell: 084 400 5666

Municipal Submission	
Date	2025/12/09 09:58:05
Drawn:	SACAP REG NO
JJP Jacobs	D 0560

Site, Section

2385-03	0 Revision
Sheet Size	A2

Owner signature

Site Plan
Scale: 1 : 200

ANNEXURE "F": SURVEYOR GENERAL DIAGRAM

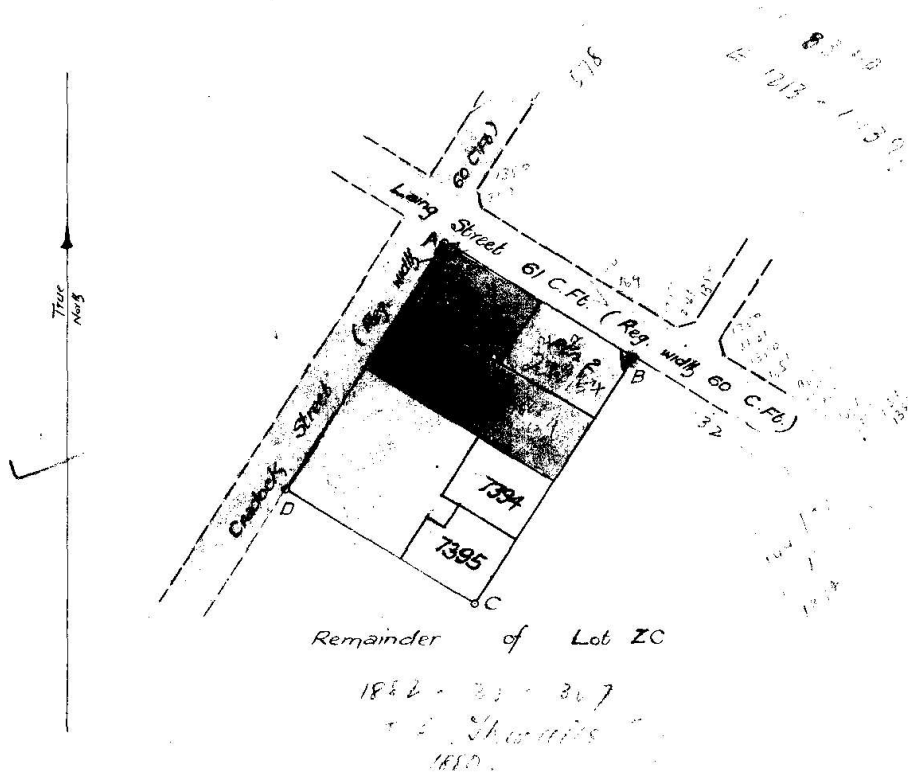
SUB-DIVISION OF LAND
Sect. 24 (27), Act 10 of 1927.

SIDES Cape Feet		ANGLES	
AB	280	A	90° 0' 0"
BC	376.20	B	90° 0' 0"
CD	280	C	90° 0' 0"
DA	376.20	D	90° 0' 0"

S. G. No. 6387/45

Approved

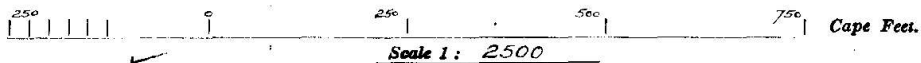
Ken. C. Lomikeng
Surveyor-General.



A.B. C. & D. are pieces of iron fencing standard each 2' long.

*Now Erf 2385

GEORGE



The figure ABCD

represents 1.2192 Morgen ~~Square Feet~~ of land being

Portion 2 of Lot ZC

situate in the Municipality and

Division of George Province of Cape of Good Hope.

Surveyed in Oct. 1945 by me

H. L. Lomikeng

Land Surveyor.

This diagram is annexed to D/T 116
5922 dated 25-4-46 11-0.
Lekhaad en Gemeente de
George van N. L. Kerk
in Suid Afrika.
Registrar of Deeds.

The original diagram is
No. 1157, 1882 annexed to
D/T. 1882-25-307

S. G. File No.
S.R. No. E. 1022/45 S
George St. 2
NTB. B1-700 B C
K41
DECK N 100

ANNEXURE "G": TITLE DEED

Stadler & Swart Ingelyf
Donerailestraat 1
GEORGE
6529

Opgestel deur my



TRANSPORTBESORGER
JESSICA DU PREEZ (43408)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 5500.00,00	R. 2922,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T 000036845 / 2026

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

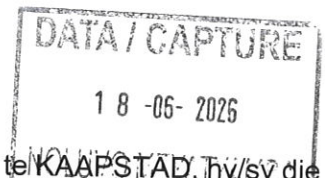
FLORIS ALBERTUS HANEKOM

LPCM No: 90928

voor my verskyn het, REGISTRATEUR VAN AKTES: WES KAAP te KAAPSTAD, hy/sy die genoemde komparant synde behoorlik daartoe gemagtig kragtens 'n Volmag aan hom/haar verleen deur

**DIE NEDERDUITSE GEREFORMEERDE KERK IN SUID-AFRIKA
GEMEENTE GEORGE-SUID**

wat Volmag geteken te GEORGE op 14 APRIL 2026.



En genoemde Komparant het verklaar dat sy/haar prinsipaal, op 21 November 2025, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy/sy, in sy/haar voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

CRADOCK HOLDINGS (PTY) LTD
Registrasie Nommer 2025 / 911399 / 07

diese Opvolgers in titel of Regverkrygendes, in volkome en vrye eiendom

RESTANT ERF 2385 GEORGE
IN DIE MUNISIPALITEIT EN AFDELING GEORGE
PROVINSIE WES-KAAP

GROOT 3249 (DRIE DUISEND TWEE HONDERD NEGE EN VEERTIG) Vierkante meter

AANVANKLIK oorgedra kragtens Akte van Transport Nommer T5929/1946 met Kaart Nommer 6387 / 1945 wat daarop betrekking het en nou gehou kragtens Akte van Transport Nommer T6610/1951

A. **ONDERWORPE** aan die voorwaardes waarna verwys word in Transportakte No. 4196 dateer 5 Junie 1912.

B. **ONDERHEWIG AAN DIE VOLGENDE VOORWAARDE SOOS VERVAT IN DIE ENDOSSEMENT** gedateer 27 Julie 1954 in Akte van Transport Nommer T6610/1951, wat as volg lees:

"Registrasie van serwituut.

Kragtens Transportakte No 11713/1954 is Gedeeltes 1 en 2 en Transportakte No 11714/1954 is Gedeelte 3 daardeur getranspoteer onderhewig aan sekere voorwaardes en dat die gemelde erwe slegs vir woondoeleindes gebruik mag word, watter voorwaardes opgelê is ten gunste van die Restant van Gedeelte 2 van Perseel Z C groot 52395 vk.vt. en gehou hieronder (Para 6) soos meer volledig sal blyk met verwysing na gesegde transportaktes."

C. **ONDERHEWIG VERDER** aan die volgende voorwaarde soos vervat in Akte van Transport Nommer T6610/1951 opgelê deur die Administrateur van die Kaapprovinsie in terme van Artikel 9 van Ordonnansie 33 van 1934 by goedkeuring van die onderverdeling van erf 2385 George:

1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat hoofgasleidings-, elektrisiteits-, telefoon- en televisie- kabels en/of drade, hoof- en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg of toegang te alle

redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.

2. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word weens die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.

WESHALWE die komparant afstand doen van al die regte en titel wat

**DIE NEDERDUITSE GEREFORMEERDE KERK IN SUID-AFRIKA
GEMEENTE GEORGE-SUID**

voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat dit geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

CRADOCK HOLDINGS (PTY) LTD Registrasie Nommer 2025 / 911399 / 07

diese Opvolgers in titel of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken dit dat die verkoopprijs die bedrag van R5 500 000,00 (VYF MILJOEN VYF HONDERD DUISEND RAND) beloop.

TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die Ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES: WES
KAAP te KAAPSTAD op hede die 12 JUN 2026



q.q.

In my teenwoordigheid



REGISTRATEUR VAN AKTES

ANNEXURE "H": POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

Ockert Van Den Berg

the only Director of

Cradock Holdings Proprietary Limited Registration Number 2023/618724/07

the registered owner of

Erf 2775 George

do hereby appoint Jan Vrolijk Town Planner/Stadsbeplanner to prepare, sign and submit the following applications to the George Municipality

- An application in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023 for the removal of restrictive condition B. from Title Deed T36845/2026, the title deed of Erf 2385 George.
- An application in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of Erf 2385 George from Single Residential Zone I to Community Zone I.
- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on Erf 2385 George:
 - the north-eastern rear boundary building line from 5.0 metres to 1,290 metres varying to 1,291 metres to accommodate the existing outbuilding to be converted into a class room;
 - the eastern rear boundary building line from 5.0 metres to 1,761 metres varying to 1,532 metres to accommodate the existing outbuilding to be converted into a class room; and

- o the south-eastern rear boundary building line from 5.0 metres to 1,079 metres to accommodate the existing outbuilding to be converted into a class room.

Signed at George on 29 July 2026

A handwritten signature in black ink, appearing to be 'Ockert Van Den Berg', written over a horizontal line.

Ockert Van Den Berg

ANNEXURE "I": COMPANY REGISTRATION CERTIFICATE

**Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Friday, November 21, 2025 at 15:34**



COR14.3: Registration Certificate

Registration Number: 2025 / 911399 / 07
Enterprise Name: CRADOCK HOLDINGS

ENTERPRISE INFORMATION

Registration Number 2025 / 911399 / 07
Enterprise Name CRADOCK HOLDINGS
Registration Date 21/11/2025
Business Start Date 21/11/2025
Enterprise Type Private Company
Enterprise Status In Business
Financial Year End February
TAX Number 9510899223

Addresses	<u>POSTAL ADDRESS</u>	<u>ADDRESS OF REGISTERED OFFICE</u>
	UNIT 4 BLOCK C SABLE SQUARE CORNER BOSMANDAM AND RATANGA ROAD CAPE TOWN WESTERN CAPE 7441	UNIT 4 BLOCK C SABLE SQUARE CORNER BOSMANDAM AND RATANGA ROAD CAPE TOWN WESTERN CAPE 7441

ACTIVE MEMBERS / DIRECTORS

Surname and First Names	Type	ID Number / Date of Birth	Appointment Date	Addresses
VAN DEN BERG, OCKERT	Director	8505245100086	21/11/2025	Postal: 4A GENERAL JANSSENS STREET, CAPE TOWN, CAPE TOWN, WESTERN CAPE, 7441 Residential: 4A GENERAL JANSSENS STREET, CAPE TOWN, CAPE TOWN, WESTERN CAPE, 7441



ANNEXURE "J": CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

IN TERMS OF SECTION 38(1)(n) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BY LAW, 2023

REMAINDER OF ERF 2385 GEORGE

APPLICATION DETAILS

- An application in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023 for the removal of restrictive condition B. from Title Deed T36845/2026, the title deed of the Remainder of Erf 2385 George.
- An application in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Remainder of Erf 2385 George from Single Residential Zone I to Community Zone I.
- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on the Remainder of Erf 2385 George:
 - the north-eastern rear boundary building line from 5.0 metres to 1,290 metres varying to 1,291 metres to accommodate the existing outbuilding to be converted into a class room;
 - the eastern rear boundary building line from 5.0 metres to 1,761 metres varying to 1,532 metres to accommodate the existing outbuilding to be converted into a class room; and
 - the south-eastern rear boundary building line from 5.0 metres to 1,079 metres to accommodate the existing outbuilding to be converted into a class room.

APPLICATION DATE

July 2026

I, the undersigned

ANDALEEN CHIMES a duly qualified and admitted Conveyancer, practicing at A Chimes & Van Wyk Attorneys, Cathedral Street, George do hereby certify as follows:

1. I have perused the following title Deed/s and conducted a search behind the pivot of the said title deed/s at the Deeds Office, Cape Town:

T36845/2026 (current Title Deed)

in respect of:

**REMAINDER OF ERF 2385
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 3 249 (THREE TWO FOUR NINE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T36845/2026

REGISTERED in the name of

**CRADOCK HOLDINGS PROPRIETARY LIMITED REGISTRATION NUMBER
2023/618724/07**

2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The abovementioned Title Deed contains the following conditions which have an impact on the contemplated Land Use in terms of the abovementioned Land Development Application.

**B. ONDERHEWIG AAN DIE VOLGENDE VOORWAARDE SOOS VERVAT IN DIE
ENDOSSEMENT** gedateer 27 Julie 1954 in Akte van Transport Nommer T6610/1951,
wat as volg lees:

Registrasie van serwituut.

Kragtens Transportakte No 11713/1954 is Gedeeltes 1 en 2 en Transportakte No 11714/1954 is Gedeelte 3 daardeur getranspoteer onderhewig aan sekere voorwaardes en dat die gemelde erwe slegs vir woondoeleindes gebruik mag word,

watter voorwaardes opgelê is ten gunste van die Restant van Gedeelte 2 van Perseel Z C groot 52395 vk.vt. en gehou hieronder (Para 6) soos meer volledig sal blyk met verwysing na gesegde transportaktes.

In terms of Clause 6 of the historical Title Deed of Erf 2385 George this condition is registered in favour of "DIE KERKRAAD VAN DIE NEDERDUITSE GEREFORMEERDE KERK IN SUID-AFRIKA, GEMEENTE TE GEORGE SUID".

4. There is no bond registered over the property.

SIGNED at GEORGE on 28 July 2026



CONVEYANCER

ANNEXURE “K”: HISTORIC TITLE DEED OF ERF 2385 GEORGE

EN die komparant het verklaar dat sy Principaal/ale op die
dag van 19
werklik en wettig verkoop het en dat hy, die gesegde Komparant in sy
hoedanigheid voormeld hierby sedeer en transporteer in volle en vrye eiendom
aan en ten behoewé van

~~Erfgename, Ekskuteurs, Administrateurs of Gemagtigdes:~~

EN die Komparant het verklaar dat die
gesegde DIE KERKRAAD VAN DIE NEDERDUITSE
GEREFORMEERDE KERK IN SUID-AFRIKA, GEMEENTE
TE GEORGE op die 12de dag van Junie 1950 werklik
en wettig geskenk het en dat hy, die gesegde Kom-
parant in sy hoedanigheid voormeld, hierby sedeer
en transporteer in volle en vrye eiendom aan en
ten behoewe van

DIE KERKRAAD VAN DIE GEMEENTE TE GEORGE SUID
VAN DIE NEDERDUITSE GEREFORMEERDE KERK
IN SUID-AFRIKA, GEMEENTE TE GEORGE
SUID,

Hulle Regverkrygendes of Gemagtigdes:

1. SEKER stuk grond, geleë in die Afdeling
van George, synde Gedeelte 22 ('n gedeel-
te van Lot e) van die plaas SAND KRAAL:
GROOT: Een (1) Morg.

UITSTREKKENDE soos die Transportakte met Kaart S.G.
No. 11153/47 aangeheg, gemaak ten gunste van die
gesegde DIE KERKRAAD VAN DIE NEDERDUITSE GEREFOR-
MEERDE KERK IN SUID-AFRIKA, GEMEENTE TE GEORGE, No.
15798 dateer 17 Julie 1948, meer volledig sal aantoon.

ONDERHEWIG aan die voorwaardes waarna verwys word
in Sertifikaat van Gewysigde Titel No. 148 dateer

12 Januarie 1923.

2. SEKER stuk opgehefte erfpaggrond, synde
Gedeelte A van Stander's Hoop van die
plaas HANS MOES KRAAL, geleë in die
Afdeling George:

GROOT: Een (1) Morg.

UITSTREKKENDE soos die Transportakte met Kaart No.
1886/42 aangeheg, gemaak ten gunste van die gesegde
DIE KERKRAAD VAN DIE GEMEENTE TE GEORGE VAN DIE
NEDERDUITS GEREFORMEERDE KERK IN SUID-AFRIKA, No. 10498
dateer 10 September 1942, meer volledig sal aantoon.

ONDERHEWIG:

(a) Aan die voorwaardes waarna verwys word in Transport-
akte No. 11100 dateer 17 November 1925.

(b) Aan die volgende spesiale voorwaarde bevat in
gesegde Transportakte No. 11100 dateer 17 November 1925,
wat as volg lees:-

"That no owner or occupier of the land hereby
transferred shall at any time place any gate
or obstruction across any road lawfully con-
structed by the Divisional Council of George
for the purpose of giving access to the Public
Outspan on the said farm HANS MOES KRAAL with-
out the consent of the said Council, it having
been agreed between the London Missionary
Society and the Divisional Council that in
consideration of this prohibition the latter
will bear half the costs of any fence not
exceeding five strands of wire that may be
erected along any such road."

(c) Aan die voorwaardes bevat in Gewysigde Titel dateer
19 November 1909 (George Erfpagte Boekdeel 15 No. 4),
wat as volg lees:-

"That the land shall be subject to such duties
and regulations as either are already or may
in future be established in respect of land
granted on similar tenure."

✓ 3. SEKER stuk grond, geleë in die Afdeling George, in die plaaslike gebied van Herolds Baai, synde Erf No. 91 in die Dorp Herolds Baai, synde gedeelte van 'n deel van die plaas Brakfontein:

1991
1992
GROOT: Tienduisend (10.000) Vierkant-voet.

UITSTREKKENDE soos die Transportakte met Kaart No. 1640/39 aangeheg, gemaak ten gunste van die gesegde DIE KERKRAAD VAN DIE NEDERDUITSE GEREFORMEERDE KERK, GEORGE, No. 8270 dateer 3 Augustus 1939, meer volledig sal aantoon.

ONDERHEWIG:

(a) Aan die voorwaardes waarna verwys word in gesegde Transportakte No. 8270 dateer 3 Augustus 1939.

(b) Aan die volgende spesiale voorwaardes bevat in gesegde Transportakte No. 8270 dateer 3 Augustus 1939, opgelê deur die Administrateur van die Provinsie Kaap die Goeie Hoop kragtens Ordonnansie No. 13 van 1927, naamlik:-

"(a) That the lot be used for residential purposes only.

(b) That not more than one dwelling be erected on the said lot."

24.11. (c) Aan die bepalinge waarna verwys word in Transportakte No. 8270/1939 bevat in Aanhangsel A tot Transportakte No. 8873 dateer 20 September, 1905 betreffende waterregte.

✓ 4. SEKER stuk grond, geleë in die Plaaslike Gebied van Heroldsbaai, Afdeling George, synde Erf No. 93, Dorp Heroldsbaai:

991
GROOT: Tienduisend (10.000) Vierkant-voet.

UITSTREKKENDE soos die Transportakte met Kaart S.G. No. 4658/42 aangeheg, gemaak ten gunste van die gesegde

DIE /

DIE KERKRAAD VAN DIE NEDERDUITSE GEREFORMEERDE KERK

TE GEORGE, KAAP PROVINSIE, No. 2948 dateer 5 Maart, 1946, meer volledig sal aantoon.

ONDERHEWIG:

(a) Aan die voorwaardes waarna verwys word in Transportakte No. 8873 dateer 20 September 1905 en Transportakte No. 326 dateer 23 Januarie 1911.

(b) Aan die voorwaardes van 'n Notariële Akte, geheg aan gesegde twee Transportaktes Nos. 8873/1905 en 326/1911, waarna verwys word in die endossemente dateer Mei 1913 op die gesegde twee Transportaktes, wat as volg lees:-

"By a Deed of 15th March, 1913, the right to construct a certain 30' road over this property has been granted to the Divisional Council of George, and subject to conditions as will more fully appear on reference to the copy annexed hereto."

(c) Aan die terme en voorwaardes van 'n Akte van Uitspraak, gemerk "A", aan gesegde Transportakte No. 8873 geheg, wat onder andere melding maak van sekere waterregte en reg van weg.

(d) Aan die volgende spesiale voorwaardes, opgelê deur die Administrateur van die Kaap Provinsie ingevolge Artikel 26 van Ordonnansie No. 33 van 1934, soos gewysig deur Artikel 4 van Ordonnansie No. 12 van 1938, bevat in gesegde Transportakte No. 2948 dateer 5 Maart, 1946, wat as volg lees:-

- "(a) That this erf be used for Church purposes only.
- (b) That this erf be not subdivided except with the consent in writing of the Administrator."

5. SEKER stuk grond, geleë in die Munisipaliteit en Afdeling van George, synde Gedeelte C van Perseel X A:

GROOT /

Handwritten:
X
Erf 60 George

GROOT: Vyf-en-veertigduisend Seshonderd
(45,600) Vierkant-voet.

UITSTREKKENDE soos die Transportakte No. 18520 met Kaart No. 7574/47 daarby aangeheg, gemaak ten gunste van J.J. van Rooyen op 16 Augustus 1948 en daaropvolgende Transportaktes, die laaste waarvan gemaak ten gunste van die gesegde DIE KERKRAAD VAN DIE GEMEENTE TE GEORGE VAN DIE NEDERDUITSE GEREFORMEERDE KERK IN SUID-AFRIKA, No. 6178 dateer 19 April 1949, meer volledig sal aantoon.

ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte No. 109 dateer 6 September 1883.

X
Ed 61, George
6. SEKER stuk eiendomsgrond, geleë in die Munisipaliteit en Afdeling van George, synde Gedeelte 2, van Perseel ZC:

GROOT: Een desimaal twee, een, nege, twee
(1.2192) Morg.

UITSTREKKENDE soos die Transportakte met Kaart No. 6387 /45 aangeheg, gemaak ten gunste van die gesegde DIE KERKRAAD VAN DIE GEMEENTE TE GEORGE VAN DIE NEDERDUITSE GEREFORMEERDE KERK IN SUID-AFRIKA, No. 5929 dateer 25 April 1946, meer volledig sal aantoon.

ONDERWORPE aan die voorwaardes waarna verwys word in Transportakte No. 4196 dateer 5 Junie 1912.

WESHALWE die Komparant afstand doende van al die reg en titel wat die gesegde DIE KERKRAAD VAN DIE NEDERDUITSE GEREFORMEERDE KERK IN SUID-AFRIKA, GEMEENTE TE GEORGE hiertoe op gemelde onroerende eiendom gehad het, gevolglik ook erken het dat die gesegde DIE KERKRAAD VAN DIE NEDERDUITSE GEREFORMEERDE KERK IN SUID-AFRIKA, GEMEENTE TE GEORGE daarvan heeltemal onteien is,

en geen /

en geen reg of titel daarop het nie; en dat, uit krag van hierdie Akte, die gesegde

DIE KERKRAAD VAN DIE GEMEENTE TE GEORGE SUID
VAN DIE NEDERDUITSE GEREFORMEERDE KERK IN
SUID-AFRIKA.

Hulle Regverkrygendes of Gemagtigdes, tans is en voortaan op die volle titel daarvan geregtig sal wees, ooreenkomstig plaaslike gebruik; onder voorbehoud nogtans van die Regte van die Regering; en eindelik erken het dat geen hereregte betaalbaar is nie ingevolge Artikel 9(1)(c) van Wet 40 van 1949. en dat Seelreg aangeslaan is op die bedrag van Negeduisend Seshonderd Pond (£9600.0.0) synde die geswore waardasie van die hierinvermelde eiendom.

DESGELYKS het JAN DANIEL DE VILLIERS TRUTER verskyn voor my, die Registrateur van Aktes, behoorlik daartoe gemagtig deur 'n Prokurasie dateer 1 Februarie 1951, gegee deur JOHAN GEORG LOCHNER in sy hoedanigheid as Voorsitter van die KERKRAAD VAN DIE GEMEENTE TE GEORGE SUID VAN DIE NEDERDUITS GEREFORMEERDE KERK IN SUID-AFRIKA, gemagtig deur 'n Besluit dateer 18 Augustus, 1950, en die Komparant het verklaar dat hy namens die gesegde DIE KERKRAAD VAN DIE GEMEENTE TE GEORGE SUID VAN DIE NEDERDUITS GEREFORMEERDE KERK IN SUID-AFRIKA, bogemelde skénking met dank aanvaar.

Resant Parat

Registrasie van Servituut.

Kragiens Transport akte no 11913/1954 is gedeeltes 1-2 en Transportakte no 11914/1954 is gedeelte 3 daardeur getransponeer onderkenig aan sekere voorwaardes aangaande die leas ens. deur sekere perse, en dat die gemelde ewe slegs vir woon- doeleindes gebruik mag word, wille voorwaardes opgelê is ten gunste van die Resant van gedeelte 2 van Perseel IC groot 52395 vl. vt. en gchon hieronder (Kra6) Soos meer volledig sal blyk uit ver wysing na gesegde transport aktes

*Akte kantoor
Kraapstad*

27 JUL 1954

Res. Registrateur

AS GETUENIS.....

Radio 48

THE GROND WERK TEGENWEE
THE LAND DESCRIBED HEREIN *area b*
IS REGISTERED IN THE TOWN OF
IS REGISTERED S. NO. 1051 A. (1907)
SKRYWE WOLLE *21 2385*
DESCRIBED.
George
AKTEKANTOOR
DEEDS REGISTRAR
KAAPSTAD
CAPE TOWN
16.8.51 *W. J. van der Merwe*
CHIEF REGISTRATION OFFICE

~~WESHALWE die Komparant afstand doende van al die reg en titel wat sy gesegde Prinsipaal/ale hiertoe op gemelde onroerende eiendom gehad het, gevolglik ook erken het dat sy gesegde Prinsipaal/ale daarvan heeltemal onteien is, en geen reg of titel daarop het nie; en dat, uit krag van hierdie Akte, die gesegde,~~

~~Erfgename, Eksekuteurs, Administrateurs of Gemagtigdes tans is en voortaan op die volle titel daarvan geregtig sal wees, ooreenkomstig plaaslike gebruik; onder voorbehoud nogtans van die Regte van die Regering; en eindelijk erken het dat die hele Koopskat bedraende 'n som van~~

AS GETUIENIS waarvan ek, die gesegde Registrateur van Aktes, tesame met die Komparant q.q. hierdie Akte onderteken en met die Ampseël laat bekragtig het.

Aldus gedoen en verrig ten Kantore van die Registrateur van Aktes, te Kaapstad, Kaap Provinsie, op die *25.8.51* dag van die Maand *Augustus* in die jaar Neëntienhonderd *VEEN-en-VYFTIG (1951)*

W. J. van der Merwe
q.q. sy Prinsipaal/ale.

In my teenwoordigheid,

Geregistreer in die *NUWE PLANS*
Registerboek Folio *3 E 1 (2) Para 1*
Herold's Bay Township 9(2) Para 6 F 1 (1) " 2.
93(2)

Klerk-in-beheer.

George Folio 60 (2) para 5.
61 (2) para 6.

a. B. van der Merwe
Klerk in beheer.

BLADSY/PAGE

ENDOSSEMENT OP
ENDORSEMENT ON

EIENDOM/PROPERTY

6610 / 1951
Lied 22 Capd
Van Pot e vld ploeg Sabot Kraal

Para 2

27-10-1975
J. de Swart
32556 / 1975
Restant
Remainder

DIE GROND HIERIN BESKRYWE
THE LAND DESCRIBED HEREIN
IS GEREISTREER EN MOET IN DIE TOEKOMS BESKRYWE WORD AS
IS REGISTERED AS, AND MUST IN FUTURE BE DESCRIBED AS
Paras 3 & 91 Herolds Bay
Paras 4 & 93 Herolds Bay
AKTESKANTOOR,
DEEDS REGISTRY,
KAAPSTAD,
CAPE TOWN,
21-10-78
HOOF REGISTRASIEAMPTENAAR,
CHIEF REGISTRATION OFFICER.

PARAS 3 & 4
VERNIEUW
Certificate of Title No. 19778
Sertifikaat van Geregisterde Titel No. 19778
Sect. AD Act No. 47/1937 In respect of the
Art. Wet No. 47/1937 In respect of the
BINNEGEMEINDE EIENDOMME NOL BEKEND MS
LRF 381 HEROLDS BAY = 1982 M²
Remainder
Restant
DEEDS OFFICE,
AKTESKANTOOR,
CAPE TOWN/KAAPSTAD,
1-10-05-1978
ASST. REGISTRAR
ASST.-REGISTRAR

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

10

OF SEQ.

10

6610/1951.

bed-22

(ged. van lot e) van plaats

Sand Kraal, op de George
en 5 ander.

PAR-6

$$\frac{\text{PAK-6}}{\text{ERF 7395}} = 978 \text{ m}^2.$$

ERF 7394 = 967 m².

GETRANSPORTEER: 6-09-1972
 TRANSFERRED To
 No. T 25398 3249 m²
 Restant
 Remainder
 1/

THE LAND *of George*
 HEREIN DESCRIBED MUST IN THE FUTURE BE DESCRIBED AS
 RECOMMENDED AS, AND MUST IN FUTURE BE DESCRIBED AS
Lot 2460 George
Perak Gedeelte 22 (Ad van Ged T)
van alle plaas Sand Kraal
Nr 197
 AGENSANTOOR,
 DERDE REGISTRAR,
 KRASTAD
 CAPE TOWN.
 27/1/83
 HOOF REGISTRARISAMPTENAAR,
 CIVIL REGISTRATION OFFICER.

Work

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 11 SEQ.

BLADSY/PAGE.....11
ENDOSSEMENT OP
ENDORSEMENT ON T 6610/1951

EIENDOM/PROPERTY *ged-22*
(ged van lot c) van plaas
Sand Kraal, afd. George
en 5 ander.

RESTANT PAR. 6:

Kragters Transportakte nr. T 25398/1979,
heede gedateer, is die restant van die eiendom ghou
in par 6 hierbinne, groot 3249 m².

ONDERHEWIG VERDER aan die volgende voorwaarde opgelê
deur die Administrateur van die Kaapprovinsie in terme
van Artikel 9 van Ordonnansie 33 van 1934 by goedkeuring
van die onderverdeling van Erf 2385 GEORGE:

- (a) Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat hoofgas-leidings-, elektrisiteits-, telefoon- en televisie-kabels en/of drade, hoof- en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
- (b) Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word weens die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.

AKTEKANTOOR 6-09-1979

KAAPSTAD.

REG. REG. VAN AKTES.

Para. 1.

GETRANSPORTEER	1983-03-09	Aan	Oos-Kaap.
TRANSFERRED		To	Administrasie Raad.
No.	T 8412/83	Restant	
		Remainder	
Assl.-registrateur/Asst. Registrar			

T6610/1951

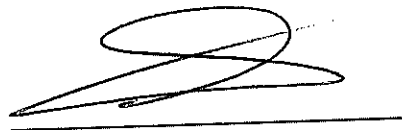
000000763 / 2022

By virtue of Notarial Deed of Parking Area Servitude Number K _____ S, dated 4 August 2022, the within mentioned property is subject to a Parking Area Servitude measuring 110 m² (square meters), depicted by the figure **A B C D** on Diagram SG 1113/2022 in favour of Erf 13818 George measuring 402 m² (square meters), held by deed of transfer number T62709/2015

Together with Ancillary Rights.

As will more fully appear from said Notarial Deed of Parking Area Servitude Number K 000000763 / 2022

2022-09-27



DEEDS OFFICE

CAPE TOWN

REGISTRAR OF DEEDS

**ANNEXURE “L”: LETTER FROM “DIE KERKRAAD VAN DIE NEDERDITSE
GEREFORMEERDE KERK IN SUID-AFRIKA, GEMEENTE TE GEORGE SUID”**



Grenslose Geur van Christus

GEORGE-SUID & HEROLDSBAAI
GEMEENTE

13 Augustus 2026

George Munisipaliteit

OPHEFFING VAN VOORWAARDE: ERF 2385 NG KERK, GEORGE-SUID

Die NG Kerk, George-Suid bevestig hiermee dat die Kerk geen beswaar het teen die opheffing van voorwaarde B, uit die Titel Akte van die restant van erf 2385, George nie.

Die voorwaarde B word as volg beskryf:

B. ONDERHEWIG AAN DIE VOLGENDE VOORWAARDE SOOS VERVAT IN DIE ENDOSSEMENT, gedateer 27 Julie 1954 in Akte van Transport nommer T6610/1951, wat as volg lees:

Registrasie van serwituut

*Kragtens Transportakte No 11713/1954 is Gedeeltes 1 en 2 en Transportakte No 11714/1954 is Gedeelte 3 daardeur getranspoteer onderhewig aan sekere voorwaardes en dat die gemelde erwe slegs vir woondoeleindes gebruik mag word, watter voorwaardes opgelê is ten gunste van die Restant van Gedeelte 2 van Perseel Z C groot 52395 vk.vt. en gehou hieronder
(Para 6) soos meer volledig sal blyk met verwysing na gesegde transportaktes."*

Johan A Dekker

Namens Die Kerkraad, George-Suid