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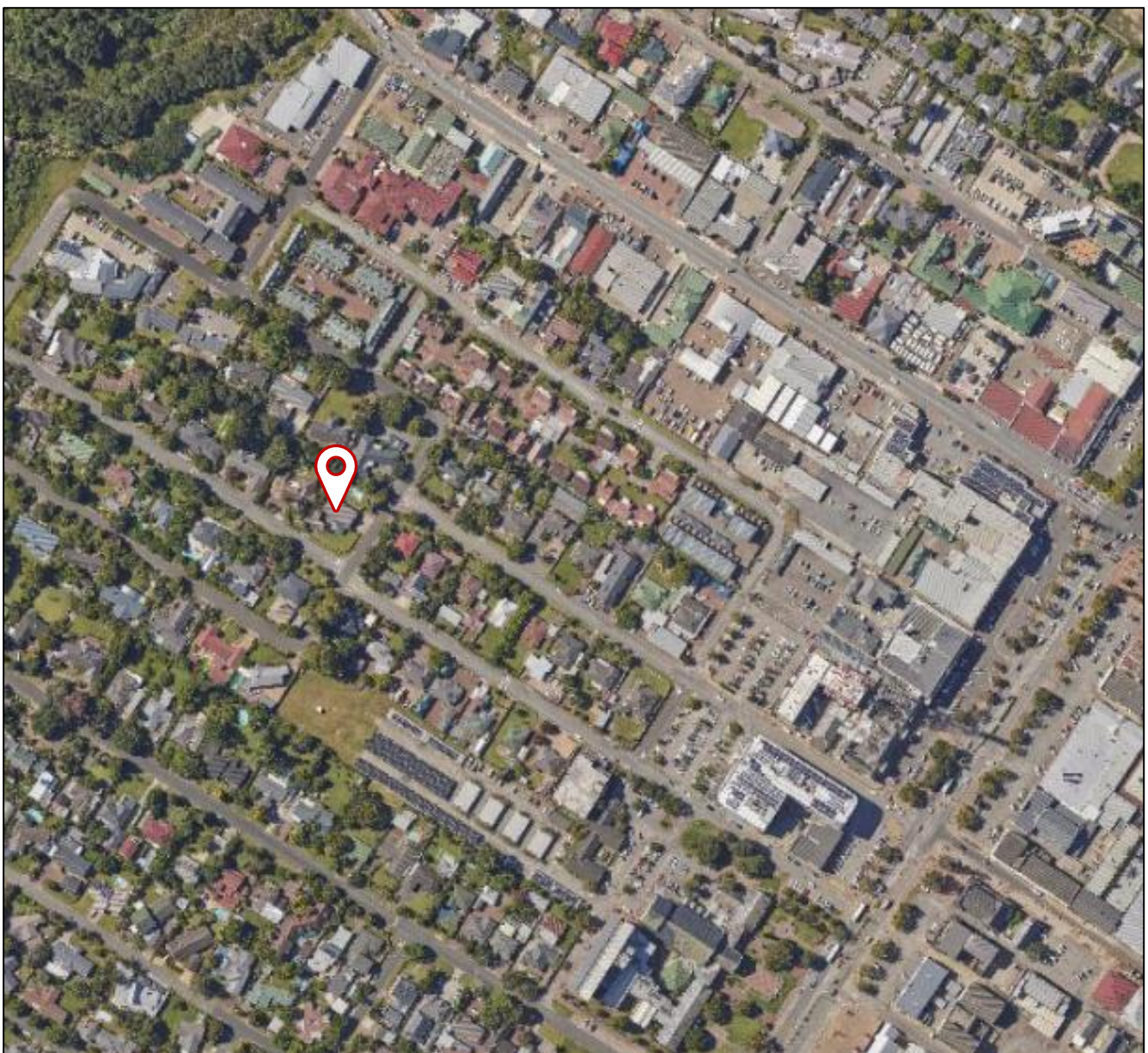
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**PROPOSED REZONING & PERMANENT DEPARTURES
FOR *EVANGELICAL LUTHERIN CONGREGATION SOUTH CAPE***

**ERF 1316, C/O PROGRESS STREET & CROSS STREET, GEORGE CBD
GEORGE MUNICIPALITY & DIVISION**



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Aerial images:

<https://gis.elsenburg.com/apps/cfm/#>

<https://gis.george.gov.za/porta/apps/webappviewer/index.html?id=0283eccf869641e0a4362cb099290fca>

<https://www.google.com/earth/>

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**PROPOSED REZONING & PERMANENT DEPARTURES:
ERF 1316 C/O PROGRESS STREET & CROSS STREET, GEORGE CBD
GEORGE MUNICIPALITY & DIVISION**

1. BACKGROUND INFORMATION

Erf 1316 George is a developed residential property located in the central business district (CBD) of George, northwest of York Street. The new owners purchased this property to relocate their congregation, which consists of approximately 30 members, due to the expiration of their lease at the current location and the property owner's plans to repurpose that site. Erf 1316 George is an ideal location for the proposed religious centre, being situated within the CBD and its functional area. To accommodate the new use, rezoning of the property is necessary, along with minor departures to adapt the existing structures for religious activities.

Marlize de Bruyn Planning was appointed to address the land use requirements for this land use application. The power of attorney attached as **Annexure 1** to this report.

1.1 APPLICATION

This land use application for Erf 1316 George entails the following:

- **Rezoning** in terms of Section 15(2)(a) of the George Municipality: Land Use Planning By-law (2023) from Single Residential Zone I (dwelling house) to Community Zone II (place of worship).
- **Permanent departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for the relaxation of the following building lines:
 - Northwestern side building line from 5.0m to 1.1m for the existing outbuilding to become religious leader's dwelling.
 - Northwestern side building line from 5.0m to 4.9m for the existing house to become religious centre.
 - Northwestern side building line from 5.0m to 2.9m for the existing braai area to become function area.

1.2 PROPERTY DETAILS

The table below includes relevant information regarding Erf 1316 George.

Property Description:	Erf 1316 George
Physical Address:	22 Progress Street & 4 Cross Street, George
Owners:	Evangelical Lutheran Congregation South Cape
Title Deed No:	T49251/2024 (Annexure 2)
Extent of the property:	1371m ²
Zoning of the property	Single Residential Zone I
SG Diagram	4200/1951 (Annexure 3)

The attached conveyancer's certificate (**Annexure 4**) confirms that the title deed no conditions that restricts the proposed land use application of Erf 1316 George. Reference is made to Par B4 of the title deed which states that no building or structure except boundary walls and fences may be closer than '20 feet to the street line'. No structure is closer than 20 feet (6.297m) to the street boundary of Erf 1316 George.

2. CONTEXTUAL INFORMANTS

2.1 LOCALITY

As stated, Erf 1316 George is a developed residential property in George CBD just 250m northwest of York Street in the central business district (CBD). The property is level and borders a business property to its northeastern side and a residential property to the northwestern side. The property is walking distance from York Street and several main public transport routes. The property is also walking distance from several businesses, places of instruction, medical consulting rooms and the main building of George Municipality.

A locality plan is attached hereto as **Annexure 5**.

2.2 ZONING & LAND USE

Erf 1316 George was zoned General Residential Zone IV after which the zoning lapsed, and the property reverted to its original zoning of Single Residential Zone I in terms of the George Integrated Zoning Scheme By-law (GIZS). The present zonings in the area include Business Zone I, Business Zone IV, Community Zone I, Single Residential Zone I, General Residential Zone II, and General Residential Zone IV.



The zoning of the property is proposed to change from SRZI to Community Zone II following this land use application and the land use is proposed to change from residential to place of worship.

2.3 CHARACTER OF THE PROPERTY & AREA

Erf 1316 George is a level property with an existing dwelling house and outbuilding thereon. The house and outbuilding are located in the mid to southwestern section of the property and the northeastern backyard has a swimming pool and covered braai area. The property is located in the George CBD and is located wholly within the CBD functional area (MSDF), wholly within the densification zone (MSDF), partly within the CBD Area (spatial planning structure) and abuts the medium-term business development edge. The following images show the character of the property. The existing shade port is to be retained and is incorporated into the site plan.





3. DEVELOPMENT PROPOSAL

The new owners purchased Erf 1316 George to relocate their Lutheran congregation due to the expiration of their lease at their current location and the property owner's plans to repurpose that site. Their congregation consists of approximately 30 members. Erf 1316 George is an ideal location for the proposed religious centre (Lutheran Hub), being situated within a mix-use area of the CBD and its functional area. To accommodate the new use, rezoning of the property is necessary, along with minor departures to adapt the existing structures for religious activities.

3.1 REZONING

It is proposed to rezone the property from SRZI to Community Zone II for a place of worship. The existing house and outbuildings will be repurposed for the place of worship and will include an integrated church and multifunctional religious centre in the main part of the house (main hall), one office for the congregation leaders, and ablution for the staff and members. The existing outbuilding (SW) is about 60m² and will become the religious leader's dwelling on the property. The existing braai room (NE) is about 30m² and will become the function area. The swimming pool is proposed to be closed and filled for safety reasons.

3.2 PERMANENT DEPARTURES

The development parameters on the property will change from SRZI to CZII following the rezoning. As the structures are existing, the building lines needs to be addressed. The building lines on all the boundaries (side and street) will be 5.0m for CZII. The existing braai area (to become function area) is situated 2.9m from the northwestern side boundary, the existing outbuilding (to become religious leader's dwelling) is situated 1.1m from the northwestern side boundary. The existing house (to become the religious centre) is situated 4.9m from the northwestern side boundary. All the other boundary building lines will be complied with following this rezoning.

The total floor space of the religious centre, religious leader’s dwelling, and the function hall will be ±275m² (25%). According to the zoning scheme bylaw 2023, for normal parking requirements, the proposed change in land use will require 8 parking bays (1 bay per 8 seats, 4 bays per 100m² offices, and 2 bays per dwelling). Ten (10) parking bays will be provided on the property of which one will be a disabled parking bay.

The disabled parking is proposed closest to the entrance of the building for accessibility. The parking area will be on the street sides of the buildings and completely within the property boundaries. The land uses and parking requirement for the Lutheran Hub religious centre are proposed to be, but not limited to:

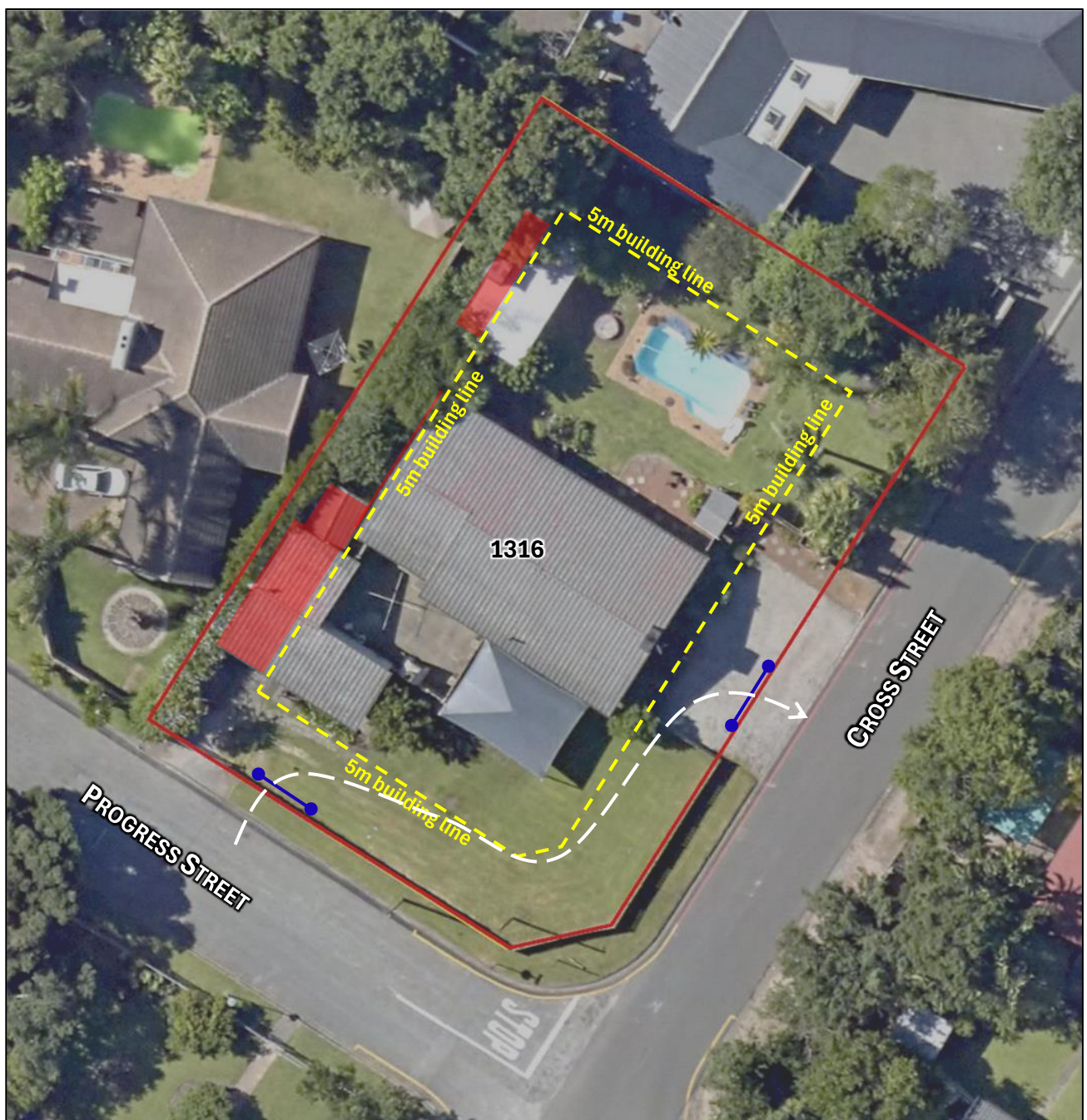
Land use	Floor area	Specified use	Feet on the property	Normal parking required
Church (Sunday only)	100m ²	Sunday church service	Maximum 30 people	5 bays
Religious centre / Place for religious instruction (weekdays) –		Weekdays after school centre	15 children	
		Weekdays bible study groups	10 people at a time	
Office	±30m ²	Lutheran Hub office	1 employee 10 - 20 persons visiting during a week	2 bays
		Advisory / consultation office (early childhood development, marriage consultations, youth development, senior citizen care)	4 employees (visitors per appointment)	
Religious leader’s dwelling	±60m ²	Residence	1 pastor	1 bay
				8 bays

Vehicular access to the property will be managed through an in-and-out system to minimize the impact on both internal and external traffic flow. Entry will be limited to Progress Street, which is less busy and has fewer staggered entrances, reducing the risk of traffic congestion. Vehicles will exit onto Cross Street, allowing them to wait for a gap in traffic before leaving the property. This system ensures that traffic on Cross Street remains unaffected, as the busier road is designated solely for exit. Both the entrance on Progress Street and the exit onto Cross Street will be 4m wide. The southeastern and southwestern property boundaries will be fenced with a 2.1m see through fence for safety and to restrict the accesses to 4m wide.

Overshadowing and overlooking of the neighbours (Erven 1359, 1361, 18085, & 18086 George) is not a concern as no new development is proposed, only minor ground floor additions and internal changes. The new owners will attend to landscaping and greening on the property and especially along common boundaries where possible to minimize potential sound/noise.

The following illustrations show the proposed land use, access, parking, and layout of the property. An as-built site plan is attached hereto as **Annexure 6** and the proposed plans are attached hereto as **Annexure 7**.





3.3 FURTHER CONSIDERATIONS

3.3.1. PUBLIC INTEREST

The public interest of this land use application is regarded as limited. The proposed development is in line with the spatial objectives of the direct area and the CBD. The proposed religious centre is not expected to have any negative effect on the neighbouring properties as it is a low impact land use form Mondays to Saturdays and will have one church service on Sundays for a maximum of 30 people. By introducing an intimate church into the community and within the business area could possibly bring more awareness for surrounding businesses. This location will ensure their service can be provided to the surrounding neighbourhoods and business district concurrently.

The northwestern side abutting property is zoned SRZI and furthest away from the proposed religious activity, and the northeastern side abutting property is zoned BZI and used for offices.

Overshadowing and overlooking are not expected to be an issue for either neighbour as the proposed additions and alterations is all on ground floor and minor. An attractive and vibrant urban space is to be created for the church members to enjoy. The public participation process will inform surrounding property owners of the proposed changes and allow a timeframe for comments.

3.3.2. MUNICIPAL ENGINEERING SERVICES & ACCESS

The municipal engineering services provided to this property will continue to be used and expanded as necessary for the provisioning of a religious centre.

The existing accesses are proposed to be retained and to be redesigned to serve as an in-and-out. It is proposed that access into the property is solely form Progress Street and exit from the property is solely onto Cross Street to reduce the potential impact on traffic flow. This was discussed with the responsible official from the Directorate: Civil Engineering Services prior to the finalisation of the site plan attached to this land use application. The access (Progress Str) and the exit (Cross Street) will each be 4.0m wide and 10 parking bays will be provided on the property as required by the zoning scheme.



Public transport services are located within walking distance from Erf 1316 George. Proximity to public transport services (see extract below) is certainly valuable and supports walkability and the use of public transport within the CBD.

3.3.3. ENVIRONMENTAL & HERITAGE CONSIDERATIONS

Erf 1316 George is already disturbed, landscaped, and located withing the urban edge within the CBD. The property is level and will not require no cutting and filling for the proposed additions and alterations. The mainly palm trees found on the property will be retained, no trees are proposed to be removed.

Regarding the National Heritage Resources Act, 1999 (NHRAAct), the existing structure is not older than 60 years and is not protected in terms of this Act. See the confirmation letter from the George Heritage Trust in this regard attached hereto as **Annexure 8**.

3.3.4. SOCIO-ECONOMIC CONSIDERATIONS

The proposed religious centre on the fringe between the business district and the residential neighbourhood of the CBD is expected to bring about various socio-economic benefits. It will serve as a hub for social interactions, foster community engagement and provide a space for people to gather and connect. The proposed religious centre will also promote a sense of place and contribute directly to the social fabric of the area.

The proximity of Erf 1316 George to public transport pickup points less than 100m away and main activity corridors (York Street and CJ Langenhoven) enhances accessibility, walkability, and will likely encourage people who live and work nearby to visit the religious centre.

Overall, the prospects of a religious centre in the CBD will positively affect social interactions, local businesses, and the overall vibrancy and economic vitality of the community.

4. CONSIDERATION OF THE APPLICATION

The criteria for the consideration of land use applications as per the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SLPUMA), the Western Cape Land Use Planning Act, (Act 3 of 2014) (LUPA) and the George Municipality: By-law on Municipal Land Use Planning (2023) builds on each other. SLPUMA introduced legislative and procedural changes to the management of land use planning in South Africa. The Western Cape Province followed with LUPA, George Municipality with the Municipal Land Use Planning By-law (2023). What is relevant to this land use application is discussed in the paragraphs to follow.

4.1. STATUTORY INFORMANTS

4.1.1. SPATIAL PLANNING & LAND USE MANAGEMENT ACT, 2013 (SPLUMA)

Section 7 of this Act sets out the five development principles that are applicable to spatial planning, land development and land use management and section 42 of SPLUMA then refers to the factors that must be considered by a municipal tribunal when considering a land use planning application, which include but are not limited to:

- Five SPLUMA development principles;
- Public interest;
- Constitutional transformation;
- Respective rights and obligations of all those affected;
- State and impact of engineering services, social infrastructure and open space requirements;
- Compliance with environmental legislation.

Relevant aspects not addressed earlier in this motivation report, are addressed below:

4.1.1.1. *Five development principles*

The five development principles of SPLUMA, namely spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration are not all directly relevant to this land use application.

Spatial justice as described in Section 7(a) of SPLUMA is not relevant to this land use application.

Spatial sustainability as described in Section 7(b) of SPLUMA is relevant to this land use application:

- As the property is already disturbed and developed no negative environmental impacts are expected.
- The effective and equitable functioning of land markets is not negatively impacted on by this land use application.
- No negative impacts are expected on surrounding properties. See paragraph 4.1.1.2.
- Urban sprawl is not affected by this land use application as the property is located in the urban edge.

Efficiency as described in Section 7(c) of SPLUMA is supported – repurposing existing structures.

Spatial resilience as described in Section 7(d) of SPLUMA is not fully relevant to this land use application.

Good Administration as described in Section 7(e) of SPLUMA indicates the responsibilities of all involved in any land use matter.

The paragraphs above show that the land use application for Erf 1316 George supports the relevant development principles of SPLUMA.

4.1.2. WESTERN CAPE LAND USE PLANNING ACT, 2014 (LUPA)

LUPA requires that local municipalities consider the following when deciding on land use applications:

- Applicable spatial development frameworks;
- Applicable structure plans;
- Land use planning principles referred to in Chapter VI (Section 59) which is an expansion of the five development principles of SPLUMA;
- Desirability of the proposed land use; and
- Guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use.

The land use planning principles expands on the five development principles of SPLUMA which is discussed in foregoing paragraphs and desirability of the proposed land use is addressed in Paragraph 4.5.

Section 19(1) and (2) of LUPA refers to **consistency** and **compliance** of a land use proposal regarding spatial development frameworks or structure plans. Considering the aim of this land use application for Erf 1316 George, no conflict was found with the George Municipal Spatial Development Framework (GMSDF).

4.1.3. GEORGE MUNICIPALITY: LAND USE PLANNING BYLAW, 2023

The general criteria for the consideration of applications in terms of this By-law are included in Section 65 which, inter alia, includes:

- Desirability of the proposed utilisation of land;
- Impact of the proposed development on municipal engineering services;
- Integrated development plan, including the municipal spatial development framework, the applicable local spatial development framework and/or local structure plans;
- Relevant municipal policies;
- Western Cape Provincial Spatial Development Framework;
- Section 42 of SPLUMA (public interest, constitutionality);
- Land use planning principles transposed from LUPA; and
- Provisions of the applicable zoning scheme.

The above is addressed elsewhere in this motivation report as relevant.

4.1.4. GEORGE MUNICIPALITY: ZONING SCHEME BY-LAW, 2023

Erf 1316 George is zoned Single Residential Zone I (Dwelling house) in terms of the George Integrated Zoning Scheme By-law (GIZS) (2023) following the lapse of a zoning approval to GRZIV. It is proposed to once again rezone the property to a more CBD-appropriate land use, Community Zone II (place of worship), and to change the land use from residential to place of worship for a religious centre. The zoning bylaw describes a *place of worship* as follows:

“place of worship”

Land use description: “*place of worship*” means a church, synagogue, mosque, temple, chapel, religious centre, or other place for practising a faith or religion, and —

- (a) Includes ancillary uses such as a religious leader’s dwelling, office, function hall, or place for religious instruction;
- (b) wall of remembrance;
- (c) rooftop base telecommunication station;
- (d) occasional use for craft markets and events; and
- (e) does not include a funeral parlour, cemetery or crematorium.

The proposed place of worship on Erf 1316 George will include:

The Main structure (dwelling house):

- The main hall to be ±107m²
 - Sunday church services (maximum 30 people)
 - Religious centre activities throughout the week (consulting, cell groups, and religious instruction)
- One office space (±21m²)
- Ablutions (±18m²)

Dwelling for the religious leader (outbuilding):

- Dwelling to be ±60m².
- Permanent resident on property.

Function hall & outdoor area (braai room & swimming pool):

- ±35m²
- For serving post-service coffee and catering for internal functions.

As discussed in Paragraph 3 of this report, 10 parking bays can be provided within the property boundaries, exceeding the minimum requirement of 8 bays. The proposed traffic arrangement includes access only from Progress Street and exit only onto Cross Street. This setup aims to minimize traffic impact, particularly on Cross Street, by preventing vehicle entry and reducing potential congestion. Since Progress Street is less busy than Cross Street, having access only from Progress Street will also support smoother traffic flow. The proposed one-way through the property will also ensure that no vehicles will have to turn around on the property to leave.

The building lines for a place of worship is 5m on all boundaries. With the change in land use on the property and the minor additions and alterations, the existing structures on the property require permanent departures from the northwestern side boundary building line. The function area will be 2.9m from the NW boundary, the main hall will be 4.9m from the NW boundary, and the religious leader’s dwelling will be 1.1m from the NW boundary. permanent departures are applied for.

The existing chimney breast of the braai in the proposed function area projects less than 500mm of the structures. It is therefore regarded as an exclusion considering Section 21(1)(f) of the zoning by-law. The proposed land use complies with all other relevant development parameters for a place of worship.

4.2. SPATIAL PLANNING INFORMANTS

4.2.1. WESTERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (PSDF) (2014)

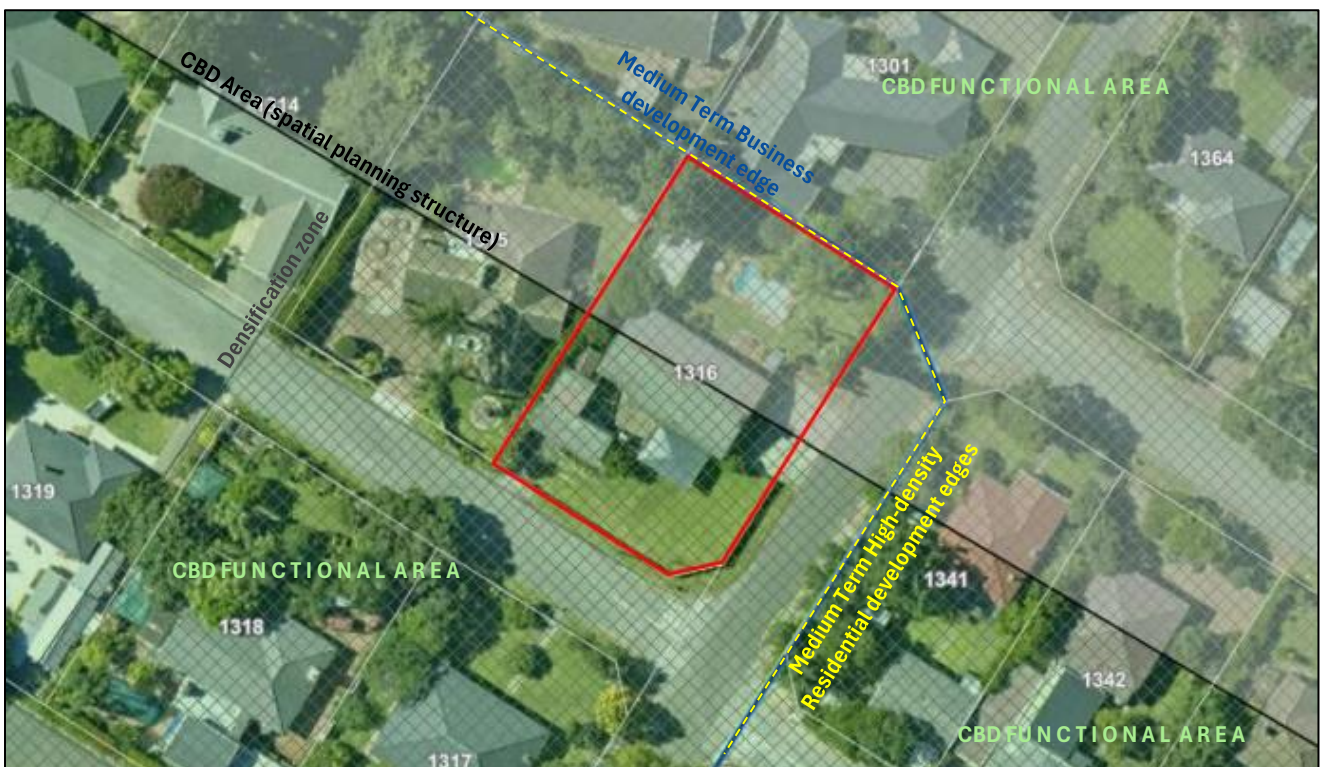
The PSDF aims to restructure the urban and rural landscape of the Western Cape to offer socio-economic opportunities for all. The proposed development on Erf 1316 George will provide a social land use in the CBD of George near public transport and urban facilities, opportunities, and amenities. The proposed religious centre will also contribute to the economy of the area.

Due to the urban location of the property, it cannot negatively affect any coastal landscapes, agricultural lands, or natural environments. Thus, this application is not in conflict with the PSDF.

4.2.2. GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (GMSDF) (2023)

Erf 1316 George is not addressed specifically in the GMSDF. The property is in a mixed-use area of the George CBD urban node and the land use on the property will be a place of worship following this land use application. The property is located wholly within the CBD functional area (GMSDF), wholly within the densification zone (GMSDF), partly within the CBD Area (spatial planning structure) and abuts the medium-term business & high-density residential development edges.

The proposed land use will contribute to revitalisation within the CBD and the design specifically focused on integrating more diversity in the social realm of the CBD. The proposed development will also optimise existing infrastructure on a property in the CBD and is walking distance from York Street and public transport. The following image shows the various spatial planning elements of Erf 1316 George as seen on the public GIS viewer for the George Municipality.



Considering the spatial vision directives of the GMSDF, the proposal for the subject property is found to support the 5 normative development principles of SPLUMA (see Paragraph 4.1.1.1). It is also our view that this land use application for a religious centre will support the spatial development vision for George, namely: *Develop George as a resilient regional development anchor of excellence for prosperity, inclusive- and smart growth.*

The relevant spatial elements supporting this development proposal, is the location of the property in a *Category A Node*, discussed in the paragraphs to follow.

The CBD is the Category A node as described in the GMSDF. It is described as a ‘high intensity mixed use area defined by a business edge applicable to the core area, including office use and high-density housing options. Revitalization in the CBD is aimed at the public realm and pedestrian linkages with improved safety. Erf 1316 George is therefore located in the *primary activity centre* of George which will add to the vibrancy of mixed land uses in this area which includes residential, community, commercial, office, and public facilities according to the GMSDF.

The GMSDF is based on 6 themes namely:

- *Theme A: Infrastructure*
- *Theme B: Economic Growth*
- *Theme C: Growth Management*
- *Theme D: Integrated Housing*
- *Theme E: Wealth of natural assets and resilience*
- *Theme F: Heritage*

As stated on the previous page, of the 6 themes that supports this vision, especially the following themes relate this land use application:

Theme A: Infrastructure

This theme is supported as an existing property, located in the CBD, with existing services, is to be re-developed with limited additional services required, if any, for a more fitting land use.

Theme B: Economic Growth

Considering the importance of the CBD for business development and densification/intensification, the proposal for Erf 1316 George will support the uses found here. The mixed-use character of the CBD is supported as well as the principles of smart growth.

Theme C: Growth Management

Re-developments such as proposed for Erf 1316 George from residential to non-residential does not negatively impact the compact and efficient urban form of the CBD.

Theme E: Wealth of natural assets and resilience

Utilising what we have within the urban edge, protects the rural environment surrounding the town.

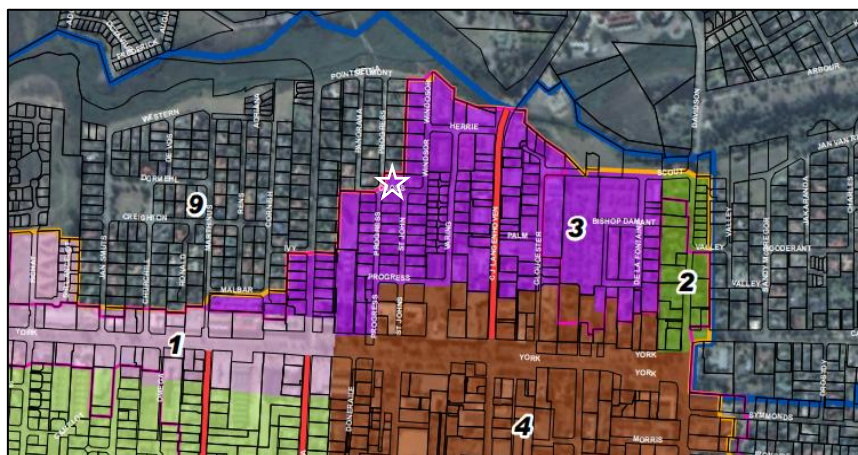
Theme F: Heritage

The existing structure located on Erf 1316 George, is not older than 60 years but estimated to have been built in the 1970’s. Retaining and re-using the structure will preserve and support the character of the area.

This land use application and the nature thereof is found to be consistent and supporting of the GMSDF as required in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA).

4.2.3. GEORGE CENTRAL AREA (INCLUDING THE CBD) LOCAL STRUCTURE PLAN, 2016

The proposed land use on Erf 1316 George will contribute to social integration and mixed land use in the CBD. The proposed application for a religious centre in the George CBD on Erf 1316 George is ideal given its location and intention. Area 3 is already an area of high intensity mixed uses, and this will provide an additional community service within walking distance from York Street’s business district and an entire neighbourhood.



This development proposal therefore supports this structure plan which is part of the implementation of the GMSDF, 2023.

4.3. NEED & DESIRABILITY

Need and desirability is the balancing of various factors from a planning perspective.

Need depends on the nature of a development proposal and is based on the principle of sustainability. This report has shown that the proposed land use for Erf 1316 George does not impact negatively on the character of the property, the environment, surrounding properties or negative visual impacts. The owners propose to relocate their religious center to Erf 1316 George in the George CBD due to its central location and proximity to York Street. With a small congregation, they intend to hold Sunday church services at the new site and conduct counselling sessions, Bible groups, and other related activities throughout the week.

Desirability from a planning perspective, is defined as the degree of acceptability of a proposed development on a property. The relevant factors include the physical characteristics of the property, existing planning in the area, character of the area, the locality and accessibility of the property as well as the provision of services.

Physical characteristics of the properties

This proposal for Erf 1316 George has no negative impact on the physical characteristics of the property or vice versa as the property is level, already developed, and grassed. The existing structures on the property will be used and upgraded to accommodate the development proposal.

Existing planning in the area

This land use application is not in conflict with the George Municipal Spatial Development Framework (GMSDF, 2023). Mixed use within the George CBD is supported through this land use application.

Character of the area

As discussed, and shown earlier in this report, the proposed development will have no negative effect on the character of the area.

Provision of services

Existing municipal engineering services is to be used and expanded if necessary.

Economic impact

The proposed development cannot have a negative economic impact. It will effectively use available space and maximise the use of available services.

Direct impact on surrounding properties

No neighbour will be overshadowed or overlooked by the development as no new development is proposed.

It is our view that the need and desirability of the land development on Erf 1316 George, showed no negative impacts.

5. PRE-APPLICATION CONSULTATION

Two pre-application consultation were conducted, one on 10 April and one on 29 April (**Annexure 8**):

5.1. PRE-APPLICATION I – 10 APRIL 2024

Town Planning:

- In principle, the proposed land uses are in line with the provision of the MSDF, 2023. A detailed plan that indicates all the land uses is required (site and building plan). Please submit another pre-application with the detailed information indicating the number of learners for learning centre, number of people to attend bible study, etc.

Noted and attached accordingly. See Annexure 9. See paragraph 3 for the table indicating the number of people expected on the property.

Civil Engineering Services (CES):

- Access will be restricted to Progress Street.

Noted. Access to the property will be solely form Progress Street and exit from the property will be solely onto Cross Street. this proposal ensures that the internal parking area's manoeuvrability is not compromised and that the proposed religious centre will have the least possible impact on traffic flow in the area. As stated earlier, this flow of vehicles through the property from Progress Street to Cross Street, was discussed with the responsible official.

5.2. PRE-APPLICATION II – 29 APRIL 2024

Town Planning:

- In principle, the proposed land uses are in line with the objectives of the George Municipal Spatial Development Framework, 2023.
- Comments/approval from Heritage Western Cape will be required.

Noted. The house on the property is not older than 60 years and no permit application form HWC is required. See the letter from the George Heritage Trust in this regard, attached to this application.

- The proposed development should comply with the applicable development parameters, if not, departure application(s) will be required.

Noted and addressed accordingly. the proposed departures are not for new development but mostly for existing structures and minor additions and alterations.

Civil Engineering Services (CES):

- Please indicate the width of carriageway crossing on the site plan. The proposed site access along Progress Street is supported.

Noted and done accordingly. The access along Progress Street and the exit onto Cross Street will be 4m wide each. The existing 12m – 14m carriageway on Cross Street will be closed and replaced by the proposed new compliant 4m exit. See the comment in paragraph 5.1 above.

- Indicate parking bay and manoeuvring space dimensions on the site plan.
- Please also indicate the closure of carriageway crossing along Cross Street.

Noted and done accordingly.

- TIA will not be required.

Noted.

6. CONCLUDING

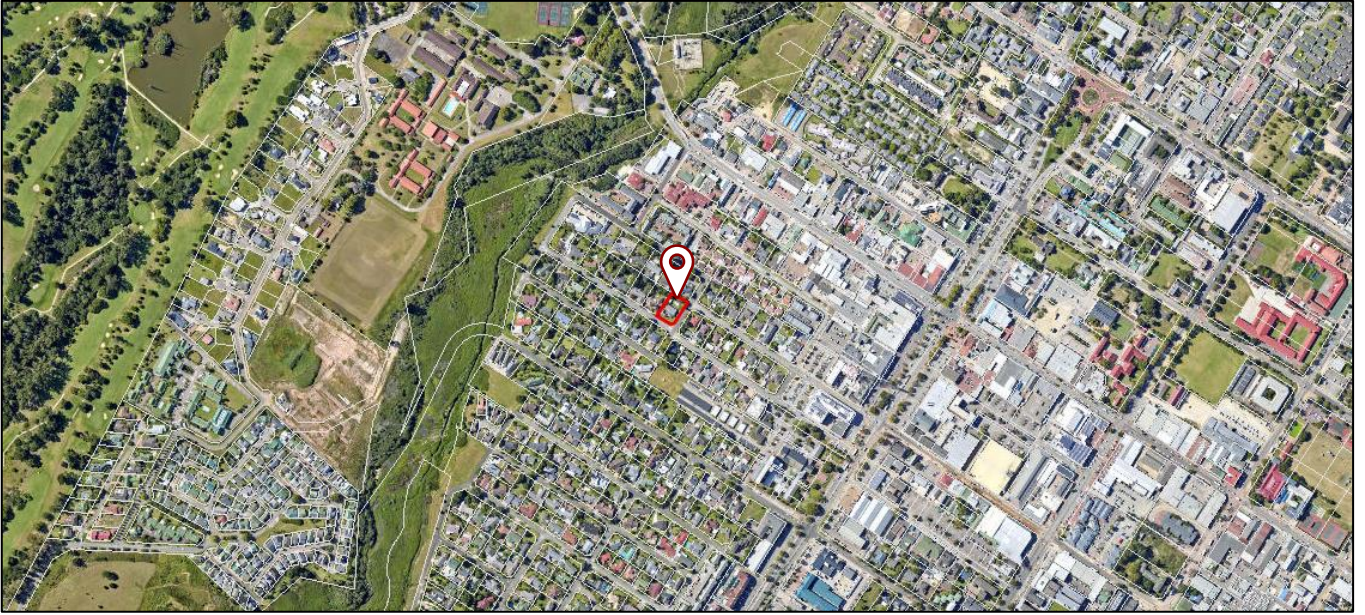
From this motivation report, it is our opinion that the proposed land use application for Erf 1316 George is consistent with all relevant considerations as prescribed by the planning legislation. It does not create conflict with the overall spatial objectives for the area. It considers the neighbouring properties and the current spatial structure of the area.

The religious centre will become an active part of the community in the area. The proposed re-development of this property within the CBD as primary node, will add to the mixed-use character of the area. The proposal supports walkability considering the nature of the proposed use and the area.



MARLIZE DE BRUYN Pr. Pln

August 2024



Copyright ©

ERF 1316
CORNER OF CROSS STREET & PROGRESS STREET, GEORGE CBD
GEORGE MUNICIPALITY & DIVISION

For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.

Resolution & Power of Attorney

I, Ronell Marie Bezuidenhout (6408240027085), the registered owner / authorised representative of Erf 1316, George Municipality & Division hereby resolves to authorise Denise Janse van Rensburg & Marelize de Bruyn from *MdB Planning* to submit the required land use application for the property in terms of Section 15(2) of the George Municipality: Land Use Planning By-law, 2023 for the property.

RMB Bezuidenhout

15/8/2024
Date

Witness

[Signature]

15/08/24
Date



**EVANGELISCH-LUTHERISCHE GEMEINDE
EVANGELICAL LUTHERAN CONGREGATION
EVANGELIES LUTHERSE GEMEENTE
Südkap – Southern Cape – Suidkaap**

NPO No.: 043/237/NPO

1 Cross Street, George, 6529, Western Cape, South Africa

www.southerncapechurch.co.za

Email: admin@southerncapechurch.co.za OR pastor@southerncapechurch.co.za

RE: Resolution 3 of 2024

Authorisation of Dr Marié Ronell Bezuidenhout as signatory for the rezoning application.

The Church Committee hereby present this resolution to authorise Dr Ronell Marié Bezuidenhout, as pastor of the Ev. Luth Congregation, Southern Cape, and chairperson of the Church Committee, to be the authorised signatory for the rezoning application by the Ev. Luth Congregation, Southern Cape for the premises at 1 Cross Street, George, Western Cape.

Adopted by the members of the Church Committee as on 7 September 2024:

Elsie Magdalena Graser

Martin Detering

Susanne Juling

Wolf von Kilian

Jutta Herrmann

Accepted and signed

by: R. Bezuidenhout Date: 11/9/2024

Dr R.M Bezuidenhout

J. Herrmann

Mrs J. Herrmann (Vice-chairperson)

52

RAUBENHEIMERS INC
60 CATHEDRAL STREET
GEORGE
6529

Prepared by me

TEL: (044) 873-2043

Ann
CONVEYANCER
ANN MARJORY COETZEE
LPC Membership No: 83392

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 3 800 000	R. 2140 00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA / VERIFY
08 AUG 2024
Nomzamo Siyoko

T 000049251 / 2024

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT
ELKE LINDI HERBST
LPCM No.94439

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney signed at GEORGE on 13 June 2024 granted to him/her by

ANTON BARKHUIZEN
IDENTITY NUMBER 600811 5029 08 1
MARRIED OUT OF COMMUNITY OF PROPERTY

DATA / CAPTURE
08 AUG 2024
Unathi Jongqo

And the appearer declared that his/her said principal had, on 15 April 2024, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**EVANGELICAL LUTHERAN CONGREGATION SOUTHERN CAPE
(a registered non-profit organisation in terms of section 15(1)(a) of Act 71
of 1997)
REGISTRATION NUMBER 043/237/NPO**

its Successors in Title or assigns, in full and free property

**ERF 1316 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

**IN EXTENT 1371 (ONE THOUSAND THREE HUNDRED AND SEVENTY
ONE) SQUARE METRES**

**FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T 3619/1953
WITH DIAGRAM SG NUMBER 4216/1951 RELATING THERETO AND HELD
BY DEED OF TRANSFER NUMBER T94752/1996**

- A. SUBJECT to the conditions referred to in Deed of Transfer, Number T3619/1953.
- B. SUBJECT FURTHER to the following conditions imposed by the Administrator of the Province of the Cape of Good Hope as being the favour of the registered owner of any erf in the Township and subject to the amendment of alteration by the Administrator under the provisions of Section 18(3) of Ordinance Number 33 of 1934, as contained in Deed of Transfer Number T3619/1953.
1. Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Administration Notice No 401 dated 17 October 1953, and in the memorandum which accompanied the said regulations.
 2. The owner of this erf shall without compensation be obliged to allow electricity and water mains and the sewage and drainage including stormwater of any other erf or erven, within or without the subdivision to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.
 3. It shall not be subdivided.
 4. No building or structure or any part thereof except boundary walls and fences shall be erected nearer than 20 feet to the street line which forms a boundary of this erf.

WHEREFORE the said Appearer, renouncing all rights and title which the said

ANTON BARKHUIZEN, Married as aforesaid


heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

EVANGELICAL LUTHERAN CONGREGATION SOUTHERN CAPE
(a registered non-profit organisation in terms of section 15(1)(a) of Act 71 of 1997)
REGISTRATION NUMBER 043/237/NPO

its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R3 800 000,00 (THREE MILLION EIGHT HUNDRED THOUSAND RAND).


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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 06 AUG 2024



q.q.

In my presence



REGISTRAR OF DEEDS



BISSET BOEHMKE MCBLAIN

ATTORNEYS NOTARIES & CONVEYANCERS

TELEPHONE: (021) 441 9800
27 21 441 9800 (International)

4th FLOOR, 45 BUITENGRACHT STREET,
CAPE TOWN 8001

P O BOX 76 CAPE TOWN 8000

DOCEX 50

TELEFAXES
(021) 441 9913 (COMMERCIAL & LITIGATION)
(021) 441 9912 (CONVEYANCING & ESTATES)

e-MAIL: hhardcastle@bissets.com

WEBSITE: www.bissets.com

REGISTRAR OF DEEDS

CAPE TOWN

BY HAND

OUR REF.

YOUR REF.
THE REGISTRAR

DATE

Deed of Substitution

I, HARRIS GEOFFREY HARDCASTLE (LPCM No.98545) (full names)

Duly appointed conveyancer and appearer in terms of the Power of Attorney signed at: George.....

On : 13 June 2024
By : Anton Barkhuizen
In respect of property : Erf 1316, George
Transaction type : transfer.....

Do hereby nominate, constitute and appoint:

Michelle Van Wyk LPCM 80385 and/or Carl Christiaan Burger LPCM 79394 and/or Robert Christopher Ferrandi LPCM 83111 and/or Leanne Kim Williams LPCM 96605 and/or Tertia Lizette Kriel LPCM 86380 and / or Harris Geoffrey Hardcastle LPCM 98545 and / or Andrea Cristine Mendonca LPCM No. 87225 and/or or Elke Lindi Herbst (LPCM No. 94439)

in terms of the power of substitution in the aforesaid Power of Attorney to sign and execute the Deed to which the said Power of Attorney pertains and to comply with the requirements of the Registrar of Deeds and of any official lawfully concerned herewith, and hereby confirm that the aforesaid agent is a duly admitted and practising Conveyancer and competent to perform all duties in accordance of Section 15 of The Deeds Registries Act, 47 of 1937.

The duly appointed appearer accepts responsibility and hereby indemnifies the department of Rural Development and/or the Registrar and its employees, from and against those liabilities, damages and costs that may arise as a result of this act of registration caused by the wilful misconduct, negligent act, error or omission of the agent.

Signed at CAPE TOWN ON 06 AUG 2024.....


Conveyancer : , HARRIS GEOFFREY HARDCASTLE (LPCM No.98545)

PARTNERS: CLINTON RYAN VAN ASWEGEN, LL.B., (MANAGING) ROALD HUBERT BESSELAAR, B.COMM. LL.B., CARL CHRISTIAAN BURGER, B.COMM. LL.B., STEPHEN JOHN KOEN, B.A. LL.B., ERLISE LOOTS, LL.B. LL.M. P.G.DIP TAX LAW, RIFQAH OMAR, B.SOC.SCI. LL.B., HENNING JONATHAN PIETERSE, B.A.(HONS) LL.B. LL.M., JACOBUS NICOLAAS JOHANNES PIETERSE, B.PROC. M.A., MICHELLE VAN WYK, B.A. LL.B., LISE JOHANNES VON GEYSO, B.COMM. LL.B., ALBIN ALOIS WAGNER, B.A. LL.B. CONSULTANTS: RONEL ELS, B.A. LL.B. LL.M., ROBERT CHRISTOPHER FERRANDI, B.A., LL.B. P.G. DIP TAX LAW, SENIOR ASSOCIATES: ELKE HERBST, LL.B., AMY LOUISE VAN DYK, LL.B., LEANNE KIM WILLIAMS, B.A. LL.B. LL.M. ASSOCIATES: CHELSEA JAYNE BANKS, B.A. LL.B., HARRIS GEOFFREY HARDCASTLE, LL.B. LL.M., SAVANNA KANZLER, LL.B., SARAH CLAIRE MARX, BSc, LL.B., UNATHI MAYEKISO, LL.B., ANDREA CRISTINE MENDONCA, B.A. LL.B., DANIEL ROY PREVOST, B.A. LL.B., ALWYN JOHANNES VAN DER MERWE, B.COMM LAW. LL.B.,

52

RAUBENHEIMERS INC
60 CATHEDRAL STREET
GEORGE
6529

TEL: 044-873 2043

1-5
[Handwritten signature]

Prepared by me

[Handwritten signature] ✓
CONVEYANCER
ANN MARJORY COETZEE
LPC Membership No: 83392 ✓

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

ANTON BARKHUIZEN ✓
IDENTITY NUMBER 600811 5029 08 1 ✓
MARRIED OUT OF COMMUNITY OF PROPERTY

do hereby nominate and appoint ANDREA CRISTINE MENDONCA (87225) and/or ANN MARJORY COETZEE (83392) and/or CARL CHRISTIAAN BURGER (LPCM No. 79394) and/or HARRIS GEOFFREY HARDCASTLE (LPCM No. 98545) and/or KARIN SMIT (59923) and/or LEANNE KIM WILLIAMS (LPCM No. 96605) and/or MICHELLE VAN WYK (LPCM No. 80385) and/or ROBERT CHRISTOPHER FERRANDI (LPCM No. 83111) and/or RONEL ELS (LPCM No. 86228) and/or TERTIA LIZETTE KRIEL (LPCM No. 86380) and/or ROALD HUBERT BESSELAAR (LPCM No. 82173) and/or DEHAN DU PLESSIS (60788)

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at CAPE TOWN or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to: ✓

EVANGELICAL LUTHERAN CONGREGATION SOUTHERN CAPE ✓
(a registered non-profit organisation in terms of section 15(1)(a) of Act 71 of 1997) ✓
REGISTRATION NUMBER 043/237/NPO ✓

the property described as:

ERF 1316 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT 1371 (ONE THOUSAND THREE HUNDRED AND SEVENTY ONE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T94752/1996

[Handwritten initials: KR, CB]




the said property having been sold by me on 15 April 2024, to the said transferee/s for the sum of R3 800 000,00 (Three Million Eight Hundred Thousand Rand)

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at GEORGE on 13 JUNE 2024

in the presence of the undersigned witnesses.

AS WITNESSES :

1.  
ANTON BARKHUIZEN
2. 

For Information

@



Transfer Duty Declaration

TDREP

Reference Details

Transfer Duty Reference Number: TDE05CE145

Details	
Details of Seller / Transferor / Time Share Company	
Surname / Registered Name	BARKHUIZEN ✓
ID Number	6008115029081
Passport Country	ZA
Company / CC / Trust Reg No.	
Marital Notes if applicable	South Africa
Full Name	ANTON
Date of Birth (CCYYMMDD)	1960-08-11
Passport Number	
Marital Status	M.O.C OF PROPERTY
Spouse Initials	
Details of Purchaser / Transferee	
Full Name	EVANGELICAL LUTHERAN CONGREGATION SOUTHERN
Company / CC / Trust Reg No.	043237NPO ✓
Surname / Registered Name	registered non-profit organisation in
Marital Notes if applicable	
Details of the Property	
Date of Transaction/Acquisition (CCYYMMDD)	2024-04-15 ✓
Total Fair Value	R 3800000.00 ✓
Total Consideration	R 3800000.00 ✓
Calculation of Duty and Penalty / Interest	
Transfer Duty Payable on Natural Person	R 0.00
Property Description	
1 ERF 1316 GEORGE IN THE MUNICIPALITY AND DIVISION OF GEORGE WESTERN CAPE PROVINCE IN EXTENT 1371 (ONE THOUSAND THREE HUNDRED AND SEVENTY ONE) SQUARE METRES ✓	

Exemption Certificate	
Exemption Certificate Details	
Transfer Duty Reference No.	TDE05CE145
Exempt in terms of Section 9 of the Transfer Duty Act	section 9(1)(c)
Exemptions allowed by another Act	

Declaration by Conveyancer / Attorney	
<p>I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.</p>	<p>XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXX ANN MARJORY COETZEE Please ensure you sign over the 2 lines of 'X's above</p>
Date (CCYYMMDD)	20240726
For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)	



GEORGE LOCAL MUNICIPALITY

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY GEORGE LOCAL MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to George Local Municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY (see definition of property in section 1 of Act 32 of 2000)

21 Digit Code (or Municipal Reference Number): PATIENCE

Erven: 1316 ✓

Portion: 0

Extension: GEORGE ✓

Zoning:

Registration division / Administrative District:

Suburb:

Town:

Sectional Title unit number:

Exclusive use area and number as referred to on the registered plan:

Real right:

Scheme registration number:

Sectional Title Scheme Name:

Registered owner: ANTON BARKHUIZEN (6008115029081)

Name and Identity/ Registration Number of all purchaser/s: EVANGELICAL LUTHERAN CONGREGATION SOUTHERN CAPE
(A REGISTERED NON-PROFIT ORGANISATION IN TERMS OF S (043/237/NPO) ✓

This Certificate is valid until:

10/08/2024

Given under my hand at

GEORGE

on

11/06/2024

Digitally signed by George Municipality
 Signee: Rene Starbuck
 Sign date: 13/06/2024 08:43:27.325 AM
 Expiration date: 14/06/2025 01:29:08 PM



MUNICIPAL MANAGER
George Local Municipality

Date issued: 11/06/2024

Authorised Officer: Rene Starbuck

Certificate By Conveyancer:

I ANN MARJORY COETZEE (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the George Local Municipality.

11 JUN 2024

Conveyancer

Date

4

TRACK NUMBER : 8088521627

BLACK-BOOKING ENQUIRY ON NAME - BARKHUIZEN-ANTON
ID NUMBER - 6088115029081
BIRTH DATE - 19600811
MARITAL STATUS - MARRIED OUT
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID

CONTRACTS/INTERDICTS

NOTED ON SCAN/MICRO REF

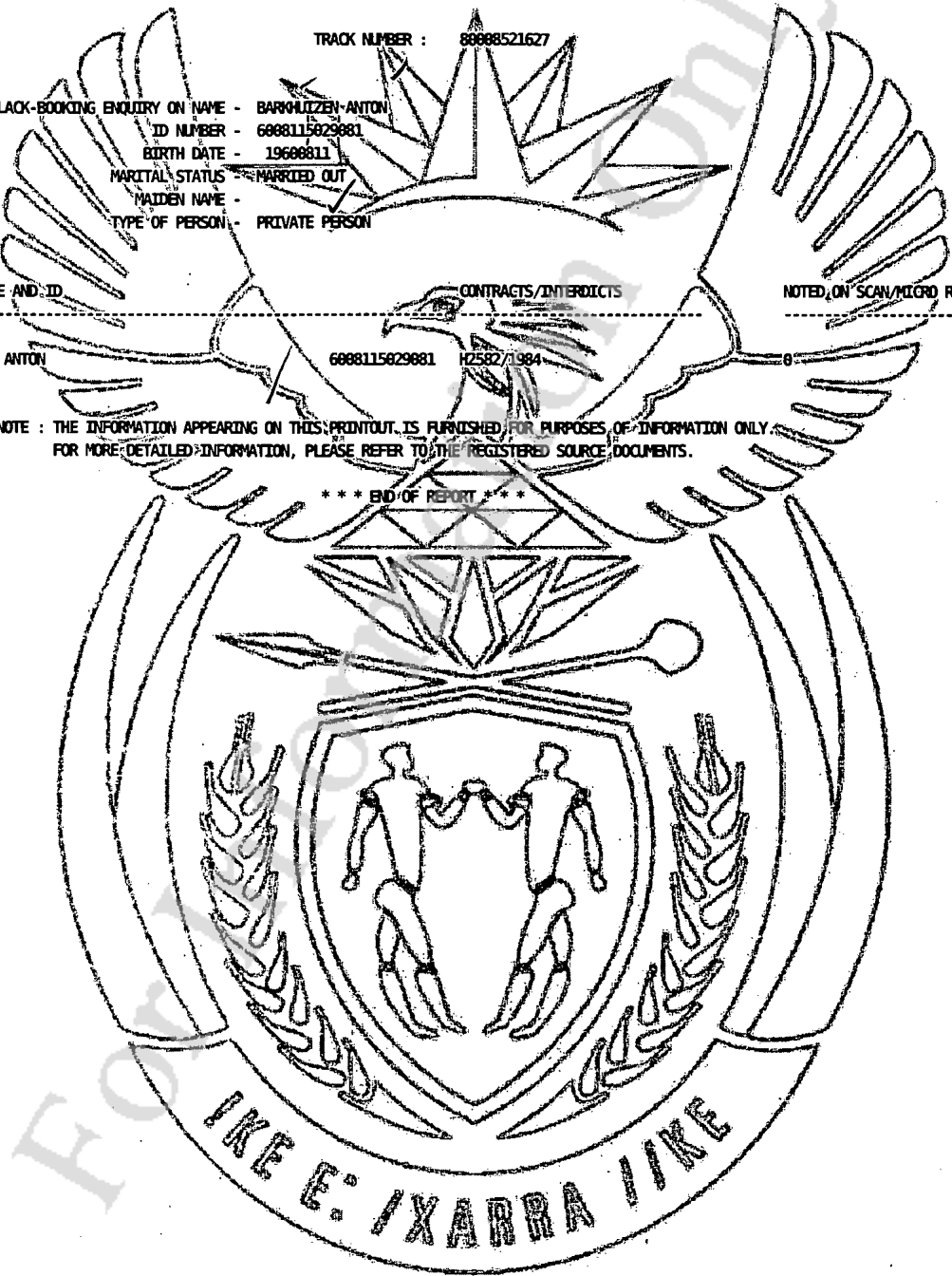
BARKHUIZEN ANTON

6088115029081

12552/1984

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***



5

TRACK NUMBER : 88888521627

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 1316
TOWNSHIP GEORGE
REG DIV GEORGE RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION
DIAGRAM DEED NO T3619/1953
EXTENT 1371 SQM
CLEARANCE GEORGE MUN

NO INTERDIRTS

DOCUMENTS
B46957/2004
B4861/2007

HOLDER & SHARE
A B'S A BANK LTD
A B S A BANK LTD

AMOUNT
R400000.00
R300000.00

O/P/A SCAN/MICRO/REF MDD
2004 0634 5826 0622
2007/0522161019 0124

OWNER DETAILS

FULL NAME & SHARE
BARKHUIZEN ANTON

PURCH DATE AMOUNT/REASON O/P/A IDENTITY
19960402 R160000.00 6088115629881

TITLE DEED MDD MICROFILM REF
T94752/1996 1202 20070522161019

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

IKHE E: IXARRA IKHE

A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:

(a) Gelyktydiges met ander registrasiekantore/deeltitels: Simuls with other registries/sectional titles:

Kode	Firma/Firm	Eiendom/Property	Kantoor/Office
1			
2			
3			
4			

(b) Kliënt afskrifte van aktes permanent in Aktekantoor geliasseer: Client copies of deed filed permanently in Deeds Office:

Aard en nommer van akte Nature and number of deed	Omslag Nr Cover no	Parawe van ondersoekers Initials of examiners

(c) Notas / Notes:

B. VIR AKTEKANTOOR SE GEBRUIK / FOR DEEDS OFFICE USE:

Interdikte nagesien deur Interdicts checked by	Datum Date	Opmerkings Remarks	Paraaf Initials
(1)Dorp goedgekeur (geproklameer) Township approved (proclaimed)			
(2)Begiftigingsakke Endowment deeds			
(3)Begiftiging Endowment			
(4)Voorwaardes Conditions			
(5)Mikro Micro			
(6)Algemene plan General plan			
(7)Titelakte Title deed			
(8)Verbande teen dorpsitel Bonds against township title			
(9)Datum nagesien Date checked			

Kantoor instruksies / Office instructions:
Seksie / Section:

DeedsReg A/CNo.
CTN
52
Akte Kant Rek.Nr.

**BISSET
BOEHMKE
McBLAIN**
TELEPHONE (021) 441 9800 TELEFOON

UITVOERING / EXECUTION

Ref.No./Verw. Nr. **MX1640**

Datum van Indiening / Date of lodgement

LODGED
30 JUL 2024
INGEDIEN

2024-08-05

RL 1082a

	Ondersoekers / Examiners	Kamers/ Rooms	Skakeling / Linking	Verwerp/Reject	Passeer/Pass
1.	Senior Exam A. LEE T. Mitebeni 1175	1175			
2.			31		<i>d</i>
3.					

VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE.

Aard van Akte / Nature of Deed: **Transfer**
A. Barkhuizen
t.g.v./i.f.o.
Evangelical Lutheran Congregation
SHAMILA CREIGHTON

T000049251 / 2024

Skakeling / Linking: **3 1**

Titelaktes, ens. binne / Title deeds, etc. within: **T94752/1996**

GELYKTYDIGES / SIMILS

No. in stel/batch	Kode	Name van Party / Name of Parties	Naam van Firma / Name of Firm	Firma / Firm No.
1.	T	BARKHUIZEN / EVANGELICAL LUTHERAN CONGREGATION	BISSETS	52
2.	BC	BARKHUIZEN / ABSA	BISSETS	52
3.	BC	BARKHUIZEN / ABSA	BISSETS	52
5.				
6.				
7.				
8.				
9.				
10.				

Elke herbst

HANDELSKOP VOOR EXECUTION

080008521627

Registrasie versoek deur: **ELKE LINDI HERBST**
Registration requested by: **LPCM No.94439**

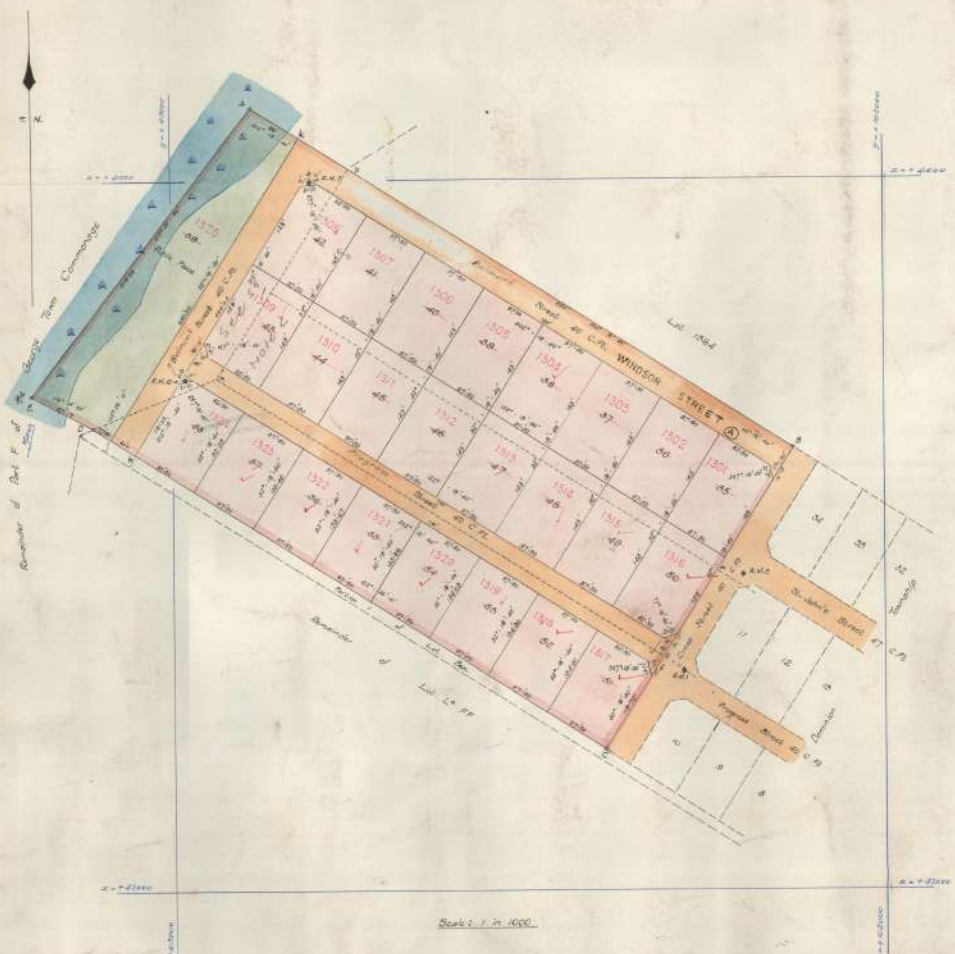
Datum: **06 AUG 2024**
Date:

(Kort beskrywing van eiendom (slegs para 1 in Akte) Brief description of property (merely para 1 in Deed)

Erf 1216 George

Bev. No. 021 701 4949

Approved: [Signature]
A. Burrows, Engineer
26.4.22



S.G. OFFICE NOTES
A) Street Name Changed S 8775/14 P.640
B) Eriev 1307 and 1308 included in canal. vide sgm 1458/2017, v127722
C) Eri 1307 situated in canal. vide sgm 2614/2022, Eri 29722

LIST OF DEDUCTIONS.

Data of Main Faces				Erf.	Area	Diagram #	Sample Point
Sides	Length of	Coordinates	Cross				
A.B	300.00	882.16-46	+ 40000.00 + 40000.00	1301	39	4321/21	
B.C	300.32	881.19-40	+ 40000.00 + 40000.00	1302	43	4322/21	
C.D	417.31	107.08-10	+ 40000.00 + 40000.00	1303	2.0	4323/21	1287-1294
D.E	377.00	118.4-00	+ 40000.00 + 40000.00	1304	2.0	4324/21	
E.A	308.64	27.21-40	+ 40000.00 + 40000.00	1305	8.0	4325/21	

Coordinates of Block Corners			
1	+ 2948.57	+ 309.49	+ 2938.81
2	+ 2147.56	+ 1418.17	+ 2027.88
3	+ 2930.25	+ 1832.09	+ 2087.75
4	+ 2359.42	+ 329.60	+ 2819.91
5	+ 452.159	+ 489.908	

Coordinates of Reference Marks			
R.M.1	+ 1884.24	+ 1632.44	+ 2412 + 2804.81
R.M.2	+ 1929.22	+ 1853.14	+ 4414 + 2373.02

Erf.	Area	Diagram #	Sample Point
1301	39	4321/21	
1302	43	4322/21	
1303	2.0	4323/21	1287-1294
1304	2.0	4324/21	
1305	8.0	4325/21	
1306	9.0	4326/21	
1307	4.1	4327/21	
1308	2.2	4328/21	
1309	4.2	4329/21	
1310	4.2	4330/21	
1311	4.2	4331/21	
1312	4.6	4332/21	
1313	4.7	4333/21	
1314	4.8	4334/21	
1315	4.9	4335/21	
1316	5.0	4336/21	
1317	5.1	4337/21	
1318	5.2	4338/21	
1319	5.3	4339/21	
1320	5.4	4340/21	
1321	5.5	4341/21	
1322	5.6	4342/21	
1323	5.7	4343/21	
1324	5.8	4344/21	
1325	5.9	4345/21	
1326	6.0	4346/21	
1327	6.1	4347/21	
1328	6.2	4348/21	
1329	6.3	4349/21	
1330	6.4	4350/21	
1331	6.5	4351/21	
1332	6.6	4352/21	
1333	6.7	4353/21	
1334	6.8	4354/21	
1335	6.9	4355/21	
1336	7.0	4356/21	

FOR TRANSFER REFERENDUM
PAGE O.G. REGISTER

Description of Matters:
A) concrete beam 28" long & 7" x 6"
B) C.C. bases of two facing standard 4" x 6"
C) etc.
All the houses of Dominion are on page 14 and 17 of this plan.
Note: All gully distances are .45 C. Feet.

C.D.R.

GENERAL PLAN No 917
OF
DOMINION TOWNSHIP Extension No 1

comprising 24 Eriev numbers 85 to 108, Public Place No 30 and 36 thoroughfares, situated in the Remainder of Lot 28 in the Municipality and Division of George, Province of Cape of Good Hope; via Diagram No 438/1951 annexed to Certificate of Consolidated Title No 21029/1952

To the owners of each Erf represented on this plan are in accordance with regulation and have been placed under my supervision. Signed in April 1951 by me [Signature]

GEORGE ALLOTMENT AREA

Numbered under the provisions of the Townships Act No 42/1952. Noting Plan 65-700 N-12

Original Diagram 438/1951
As No 437/1951
Survey Records No 10196
Compilation George 644
Page No
No Manuscript 326

65-700 N-12
NOTED GEORGE 5/11/52
DATE 10 May 1952

Eri 85 to 108 of Sect 50 (S4) of Division 51 524 have been put vide file S 8775/14 page 57

1335/198
30-1-1951

1335/198
2007-22-1-1986

ERF	REGISTERED	DATE	AMOUNT	INTEREST	REMARKS
1333	22.8.1953	2007	22.8.1986		

Allotment Area file 8775/14
Main file 8775
Noting Plan 65-700 N-12
Degree Sheet 65-700
George Erf Schedule



C.D.R.
917

CONVEYANCER'S CERTIFICATE

in terms of Section 38(1)(n) of the George Municipality: Land Use Planning By-law (2023)

I, the undersigned, ANN MARJORY COETZEE, a duly qualified and admitted conveyancer, practicing at Raubenheimers Inc., 60 Cathedral Street, George, Western Cape Province, do hereby certify that:

1. I have perused the conditions of title in respect of:

ERF 1316 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT: 1 371 (ONE THOUSAND THREE HUNDRED AND SEVENTY ONE) SQUARE METRES

HELD BY DEED OF TRANSFER T49251/2024

registered in the name of

EVANGELICAL LUTHERAN CONGREGATION SOUTHERN CAPE
(a registered non-profit organisation in terms of section 15(1)(a) of Act 71 of 1997)
REGISTRATION NUMBER 043/237/NPO

2. I have been advised that application will be made for the following:

2.1 **Rezoning**: Application in terms of Section 15(2)(a) of the George Municipality: Land Use Planning By-law (2023) from Single Residential Zone I (dwelling house) to Community Zone II (place of worship);

2.2 **Permanent departure**: Application in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for the relaxation of the following building lines:

- Northwestern side building line form 5.0m to 1.1m for the existing outbuilding to become religious leader's dwelling;
- Northwestern side building line form 5.0m to 4.9m for the existing house to become religious centre;
- Northwestern side building line form 5.0m to 2.9m for the existing braai area to become function area.



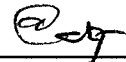
3. There are no conditions contained in the abovementioned title deed which restrict the contemplated applications in terms of the proposed application, with the exception of condition B4 contained in the Deed of Transfer which regulates the positioning of the building and structures on the erf.

Condition B4 reads as follows:

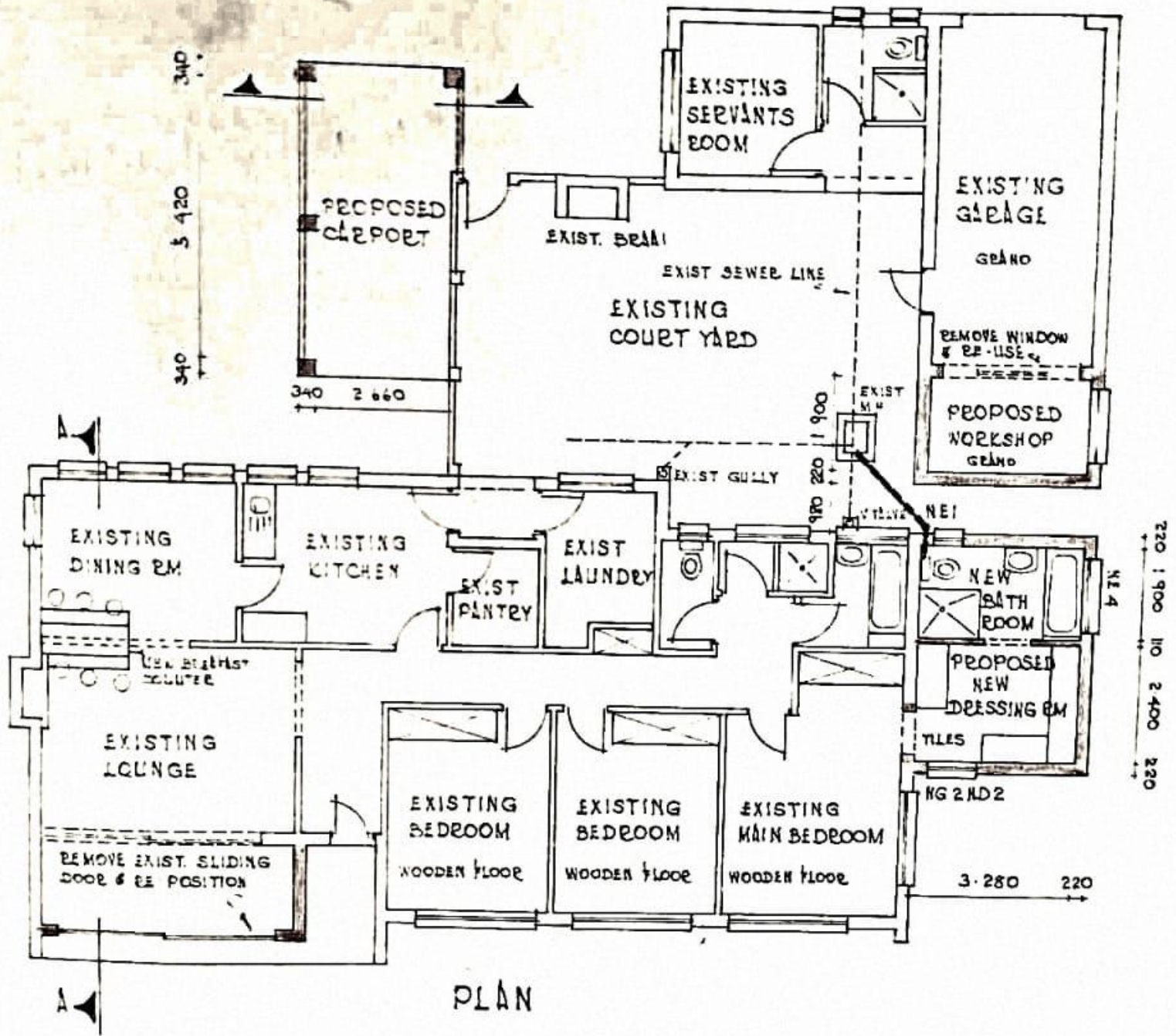
“No building or structure or any part thereof except boundary walls and fences shall be erected nearer than 20 feet to the street line which forms a boundary of this erf.”

4. There are no mortgage bonds registered over the property.

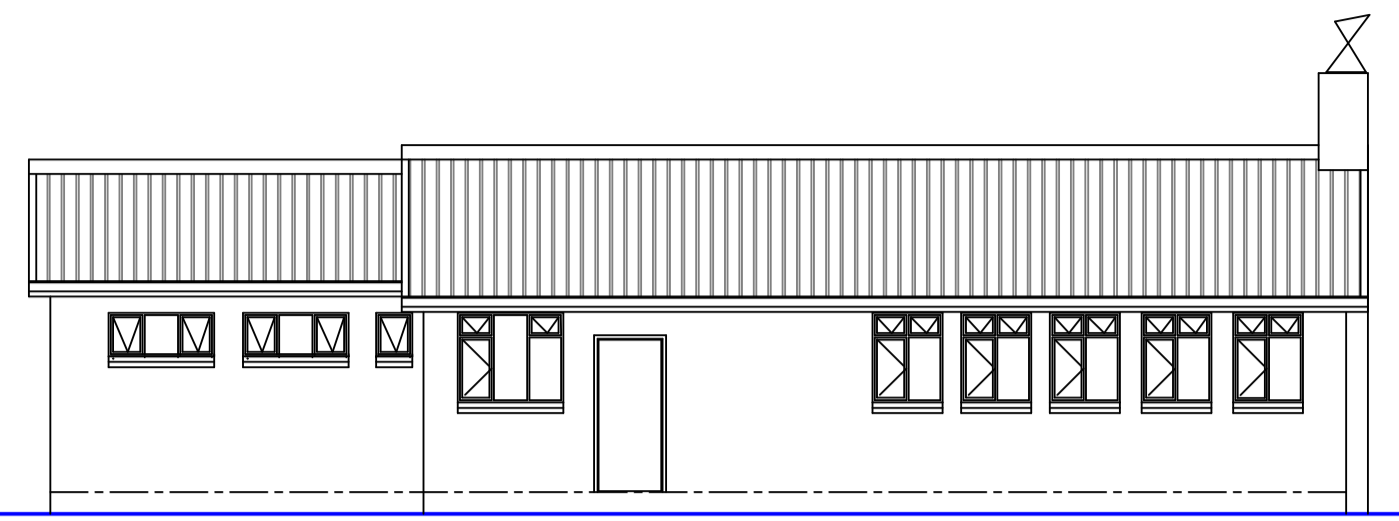
Dated at GEORGE on 30 AUGUST 2024.



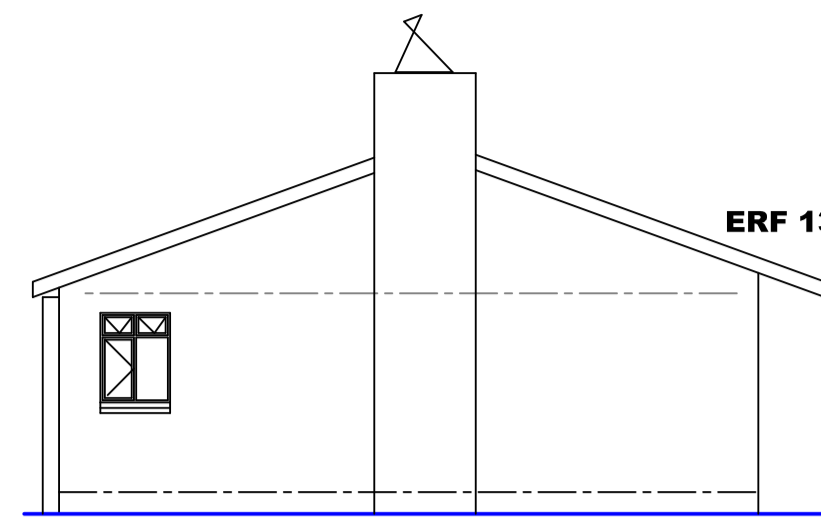
A M COETZEE
CONVEYANCER - LPC no. 83392



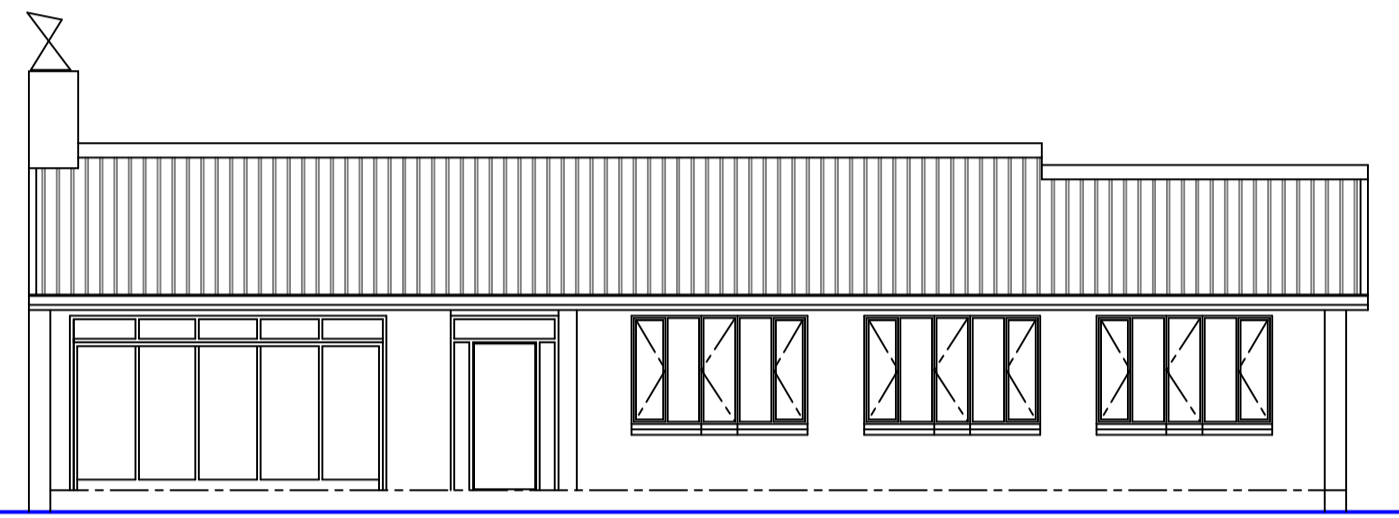
PROPOSED ADDITIONS & ALTERATIONS TO DWELLING ON ERF 1316
 FOR: MR & MRS ANTON BARKHUIZEN



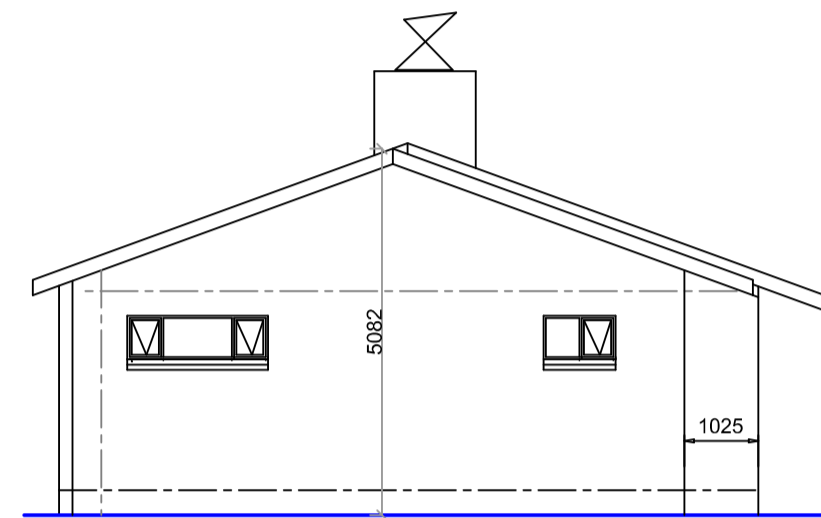
SOUTH WEST ELEVATION: Scale 1:100



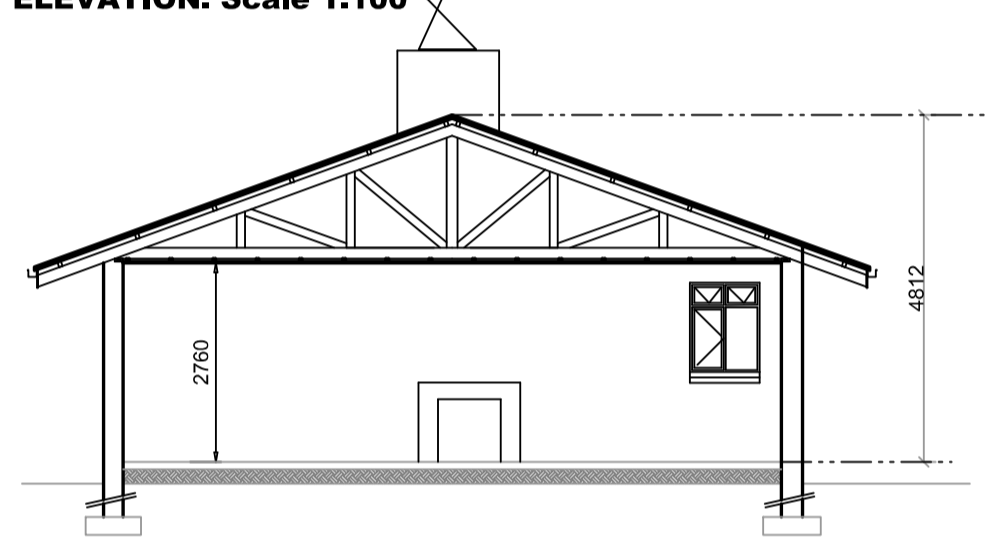
SOUTH EAST ELEVATION: Scale 1:100



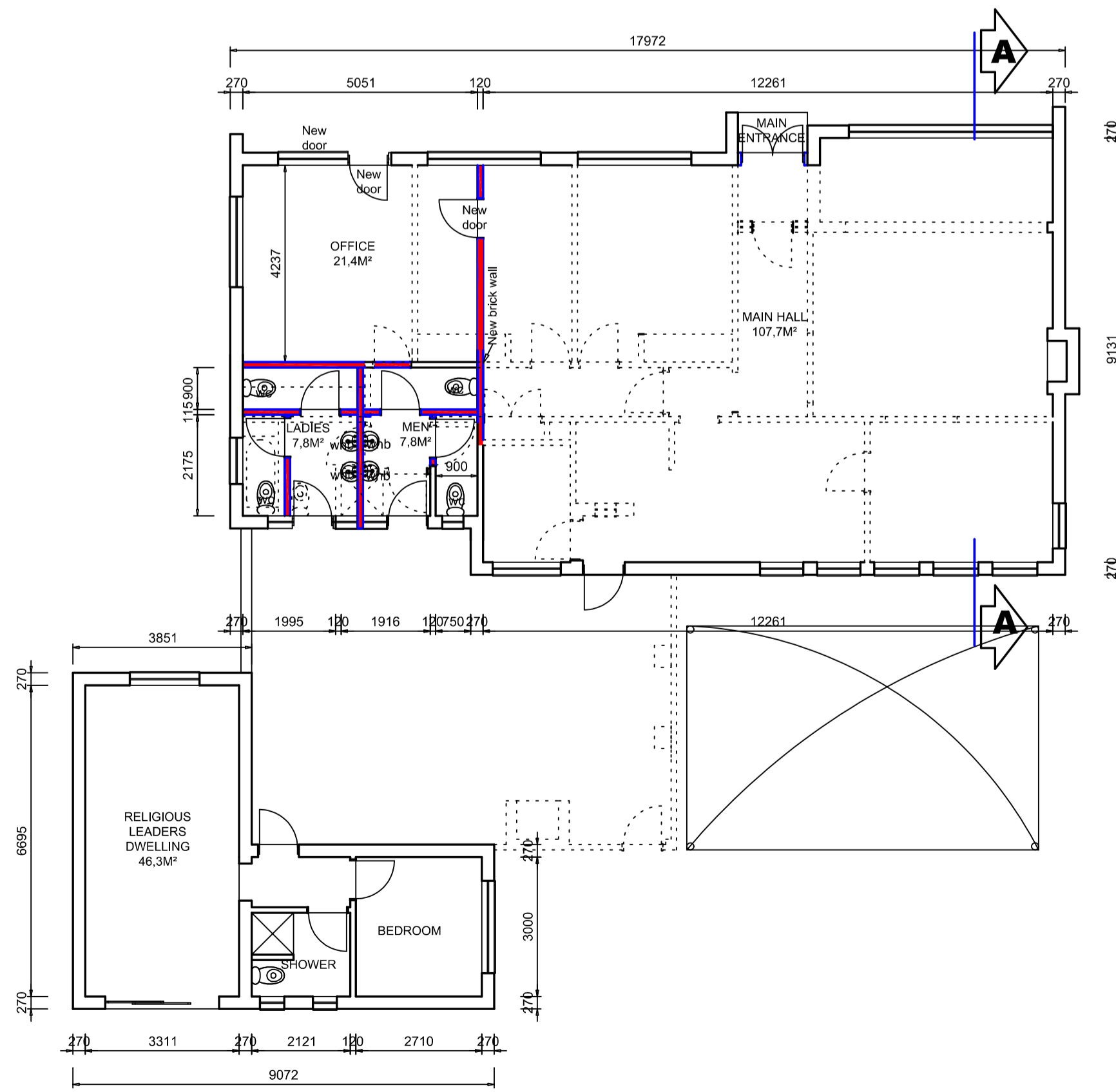
NORTH EAST ELEVATION: Scale 1:100



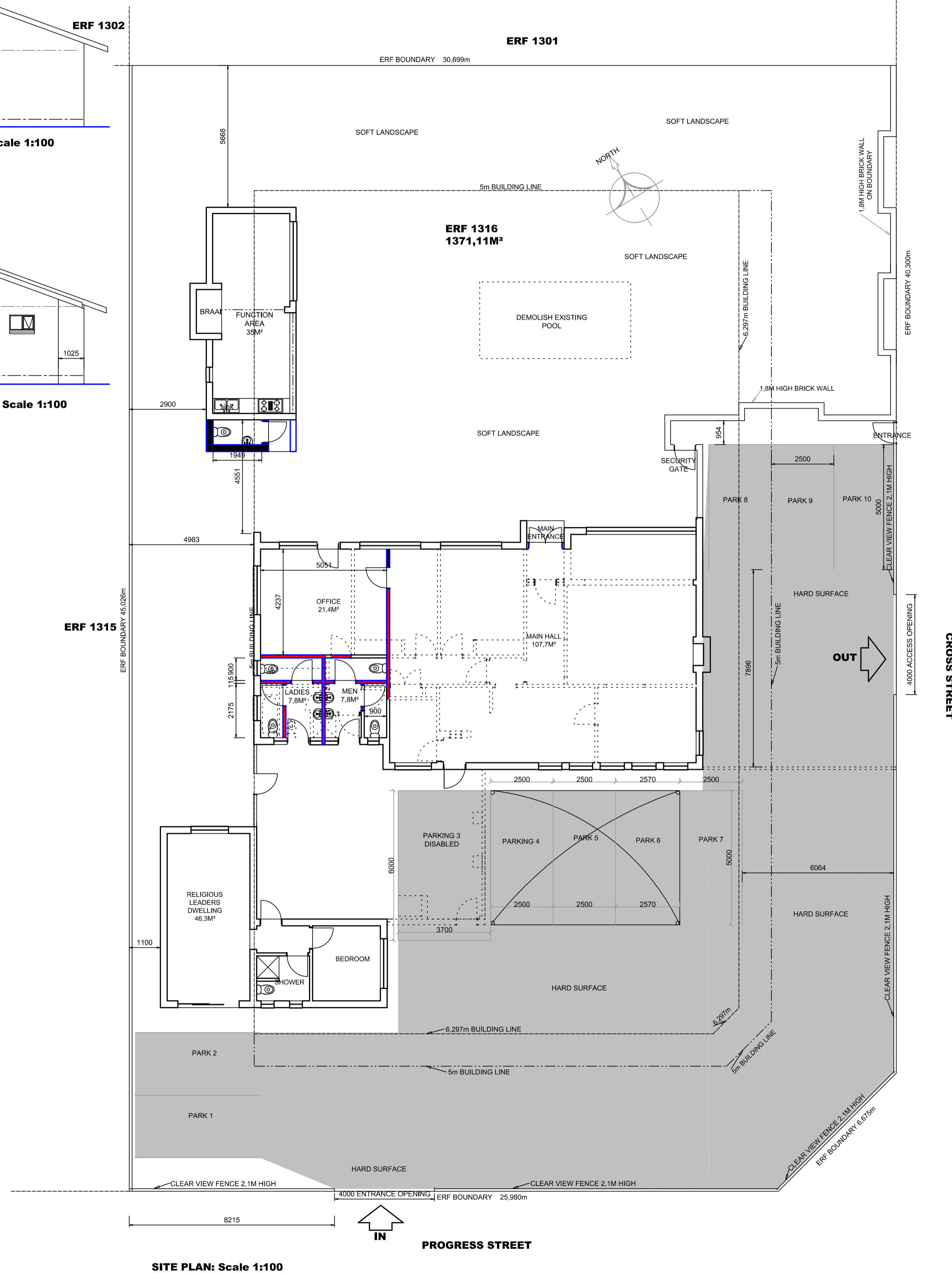
NORTH WEST ELEVATION: Scale 1:100



SECTION A-A: Scale 1:100



GROUND FLOOR PLAN: Scale 1:100



SITE PLAN: Scale 1:100

AREA MAIN BUILDING = 162,3M²
 AREA RELIGIOUS DWELLING = 46,3M²
 AREA FUNCTION = 35M²
 HARD SURFACE = 468M²

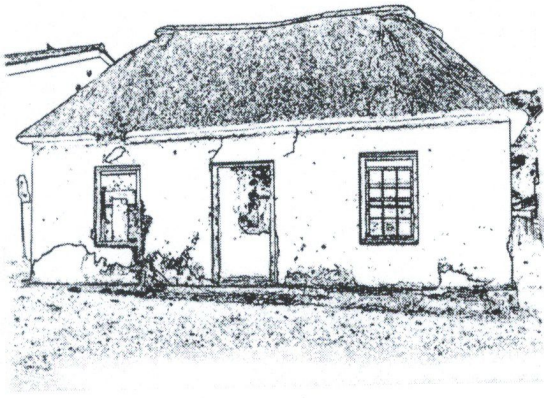
ANY DISCREPANCIES OR CONTRADICTIONS MUST IMMEDIATELY BE
 POINTED OUT TO THE CLIENT FOR CORRECTIONS OR
 EXPLANATIONS BEFORE ANY CONSTRUCTION PROCEEDS.

Tertius Conradie
Argitek'uur
 Pr.SArchT
 15 PROGRESS STREET
 DORMEHLSDRIFT
 GEORGE
 6558
 TEL: 083 7227 283
 E: POS tertiusconradie@telkom.net
 in association with

Inge Conradie
 Pr.Arch.
 Member of SACAP
 078 225 9154
 083 7227 283
 inge.architect@gmail.com

PROPOSED DEVELOPMENT
 ON ERF 1316
 PROGRESS STREET
 DORMEHLSDRIFT
 GEORGE

MUNICIPAL DRAWINGS	
DATUM	3-06-2024
SKAAL	1/100
EENSAAR	W01 rev 1



George Heritage Trust

GARDEN ROUTE, SOUTH AFRICA

Erf 1316 George, St John Street, George CBD

2 July 2024

ATTENTION: Ms D Janse van Rensburg

I acknowledge your email on 02 July 2024 and based on the information available at the time during our monthly meeting (29 June 2024) we can confirm that the above Erf 1316 George is not older than 60 years and does not need heritage approval .

Kind regards

Willie-John van Niekerk

Chairman

George Heritage Trust | George Erfenis Trust



Planning and Development
E-mail: town.planning.application@george.gov.za
Tel: +27 (0)44 801 9477

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: **Collab Ref. No.: 3119667**

Purpose of consultation: **To consult municipal Town Planner on the proposed land use application**

Brief proposal: **Rezoning**

Property(ies) description: **Erf 1316, George**

Date: **08 April 2024**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Khuliso Mukhovha	George Municipality	044 801 9447	kjmukhovha@george.gov.za
	Jeanne Muller	George Municipality	044 8011290	jmuller@george.gov.za
Pre-applicant	Denise JvR	MdB Planning	0766340150	denise@mdbplanning.co.za marlize@mdbplanning.co.za

Documentation provided for discussion:

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

- **Copy of title deed**
- **Locality**
- **Site plan**
- **Perspective, building plans of current structure**

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

YES	NO
-----	----

Comprehensive overview of proposal:

Erf 1316, George is a residential property on the corner of Progress Street and Cross Street in George CBD and is 1368m². Prospective buyers intend to establish the opportunities for the property. They propose to develop a Lutheran 'Hub' on the property which would include an intimate church service on Sundays (max. 30 persons) accompanied by several religion related amenities during the week for example, offices, bible study groups, one-on-one meetings, functions, learning centre, etc. The existing structures are to be re-used.

The property is located wholly within the CBD functional area (MSDF), wholly within the densification zone (MSDF), partly within the CBD Area (spatial planning structure) and abuts the medium-term business development edge. It is proposed to rezone the property to CZII (place of worship) to operate a multipurpose religious centre on the property.



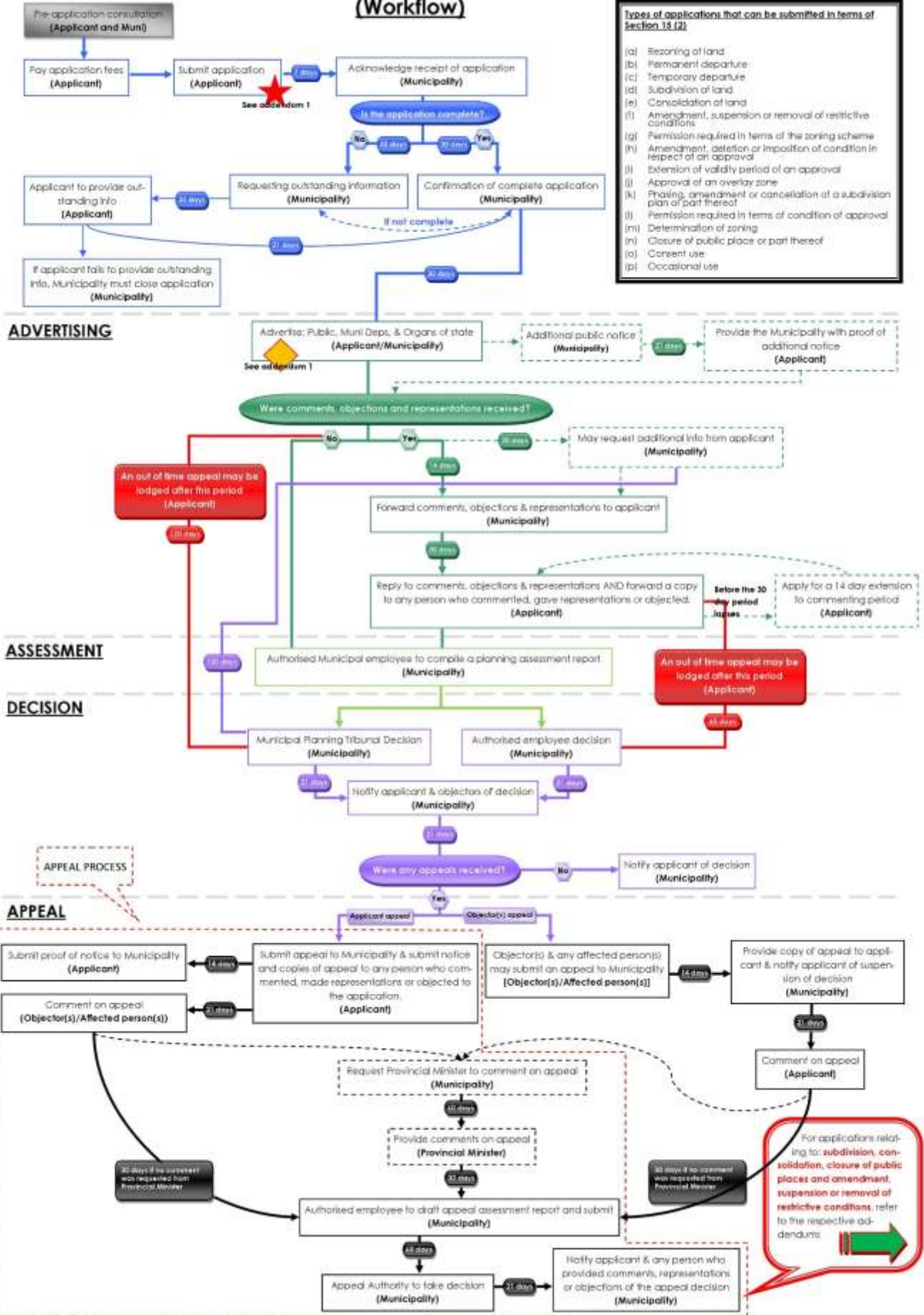
There is ample space on the property for off-street parking provision. The title deed does not restrict the proposed change in land use.

PART B: APPLICATION PROCESS (WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)

SUBMISSION

Draft By-Law on Municipal Land Use Planning (Workflow)

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



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;	R 10 200,00
	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 7 150,00
	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):			R 17 750,00 Excluding VAT

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			<ul style="list-style-type: none"> - GMSDF, 2023 - George CBD LSDF, 2012
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	Conveyancer certificate required 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? <u> GIZSB 2023 </u> What is the current zoning of the property? <u> SRZI </u> What is the proposed zoning of the property? <u> CZII with Consent Use for Place of Instruction </u> Does the proposal fall within the provisions/parameters of the zoning scheme? <u> To be determined </u> Are additional applications required to deviate from the zoning scheme? (if yes, specify) <u> To be determined </u>				

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

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

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

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 DFFE?		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.			X	
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

- The pre-application was submitted with a locality plan as indicated below.



Town Planning

- In principle, the proposed land uses are in line with the provision of the MSDF, 2023. A detailed plan that indicate all the land uses is required (site and building plan). Please submit another pre-application with the detailed information indicating the number of learners for learning centre, number of people to attend bible study, etc.

CES

- Access will be restricted to Progress Street.
- Further comments will be provided once the detailed information is submitted.

PART F: SUMMARY / WAY FORWARD

- Re-submit the pre-application with detailed information.

OFFICIAL: KHULISO MUKHOVHA
(FULL NAME)

A handwritten signature in black ink, appearing to read 'Mkjavha'.

SIGNED:

DATE: 11 APRIL 2024

PRE-APPLICANT:

DENISE JANSE VAN RENSBURG
(FULL NAME)

SIGNED:

DATE:

10 April 2024

OFFICIAL: JEANNE MULLER

SIGNED: 

DATE: 12 April 2024

**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.*



Planning and Development
E-mail: town.planning.application@george.gov.za
Tel: +27 (0)44 801 9477

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: **Collab Ref. No.: 3134665**

Purpose of consultation: **To discuss proposed land use application.**

Brief proposal: **Rezoning**

Property(ies) description: **Erf 1316, George**

Date: **24 April 2024**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Khuliso Mukhovha	George Municipality	044 801 9447	kjmukhovha@george.gov.za
	Jeanne Muller	George Municipality	044 801 1290	jmuller@george.gov.za
Pre-applicant	Denise JvR	MdB Planning	0766340150	denise@mdbplanning.co.za marlize@mdbplanning.co.za

Documentation provided for discussion:

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

- **Copy of title deed**
- **Locality**
- **Site plan, perspective, building plans of current structure.**

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

YES	NO
-----	----

Comprehensive overview of proposal:

This is a follow up pre-application. Erf 1316 George is a residential property on the corner of Progress Street and Cross Street in George CBD and is 1368m². Prospective buyers intend to develop a Lutheran ‘Hub’ on the property which would include an intimate church service on Sundays (max. 30 persons) accompanied by several religion related amenities during the week for example, offices, bible study groups, one-on-one meetings, functions, learning centre, etc. The existing structures are to be re-used and the swimming pool will be closed. The land uses included in the Lutheran Hub are proposed to be, but not limited to:

Land use	Approx. floor area	Specified use	Feet on the property	Normal parking	PT1 parking
Church (Sunday only) & Place for religious instruction (weekdays) – Religious centre	100m ²	Sunday worship service	30 people Sundays only	4 bays	3 bays
		After school centre	15 children		
		Weekly bible study groups	10 people per evening		
Offices x2	±20m ²	Lutheran Hub office	1 employee 10 - 20 persons visiting during a week	4 bays	3 bays
	±60m ²	Advisory / consultation offices (early childhood development, marriage consultations, youth development and senior citizen care)	4 employees (visitors per appointment)		
Religious leader’s dwelling		Granny flat	1 visiting pastor	1 bay	1 bay
				9 bays	7 bays

The property is located wholly within the CBD functional area (MSDF), wholly within the densification zone (MSDF), partly within the CBD Area (spatial planning structure) and abuts the medium-term business development edge. It is proposed to rezone the property to CZII (place of worship) to operate a multipurpose religious centre on the property.

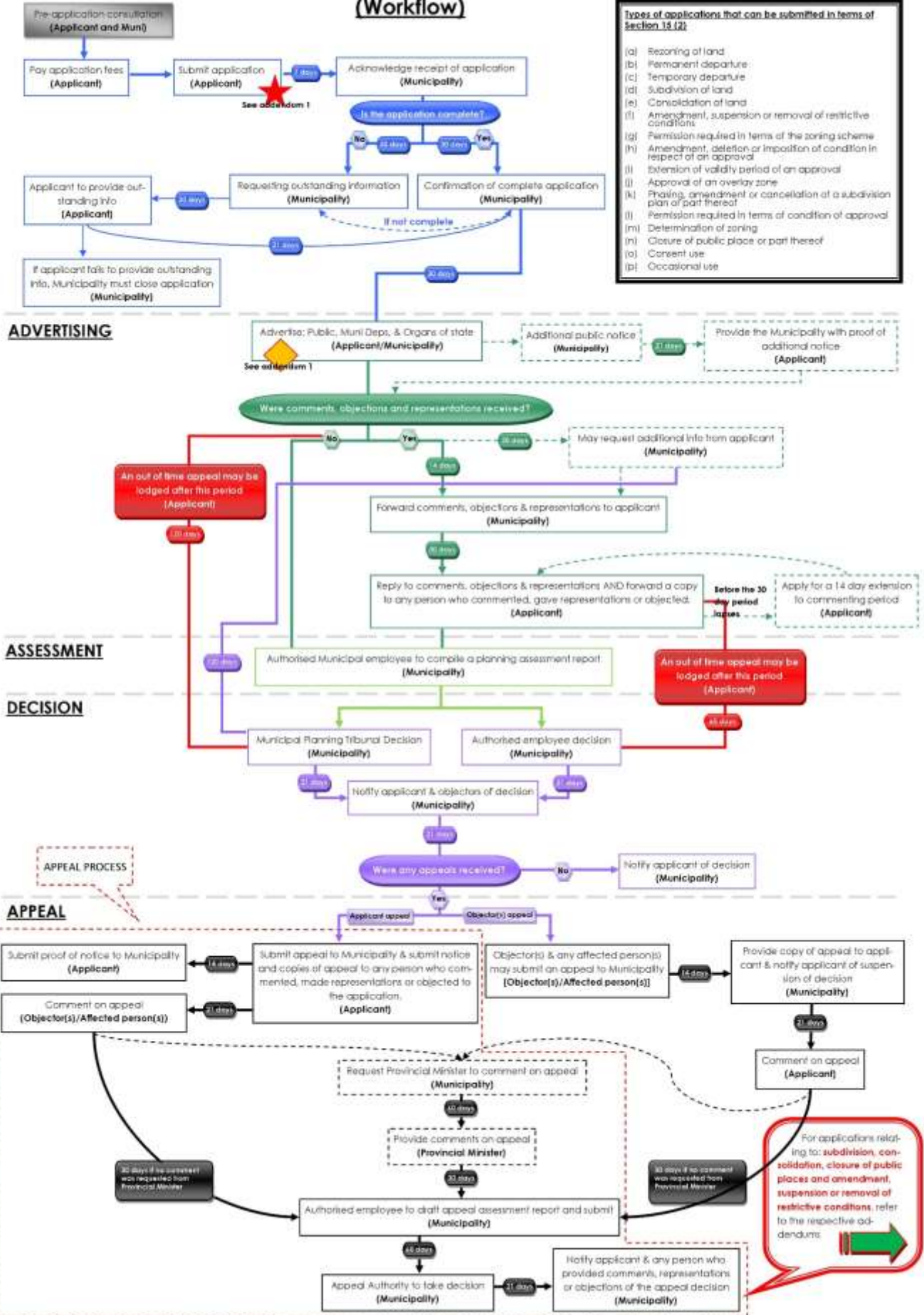
The title deed does not restrict the proposed change in land use.

PART B: APPLICATION PROCESS (WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)

SUBMISSION

Draft By-Law on Municipal Land Use Planning (Workflow)

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



For applications relating to: subdivision, consolidation, closure of public places and amendment, suspension or removal of restrictive conditions, refer to the respective addendums

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;	R 10 200
	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):		TBC

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			<ul style="list-style-type: none"> - George MSDF, 2023 - George CBD LSDF, 2012
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	Conveyancer certificate required 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? <u> GIZSB 2023 </u> What is the current zoning of the property? <u> SRZI </u> What is the proposed zoning of the property? <u> CZII </u> Does the proposal fall within the provisions/parameters of the zoning scheme? <u> To be determined </u> Are additional applications required to deviate from the zoning scheme? (if yes, specify) <u> To be determined </u>				

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

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

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

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 DFFE?		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

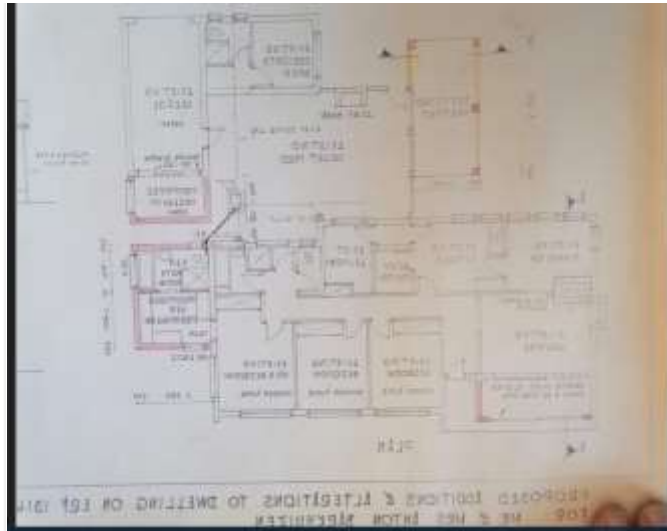
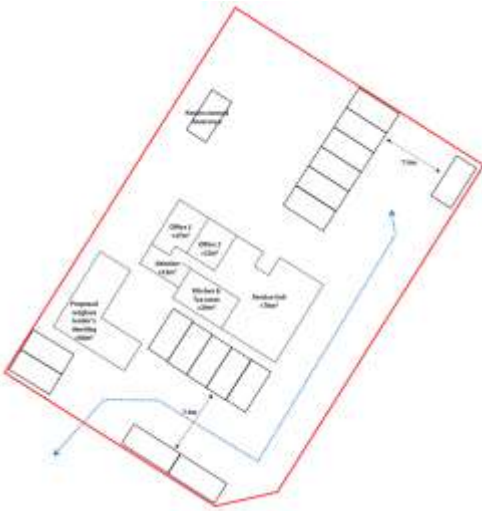
Telecommunication services:			X	
Other services required? Please specify.			X	
Development charges:			X	

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

- The pre-application was submitted with the proposed site plan and approved building plans as indicated below.



Town planning

- In principle, the proposed land uses are in line with the objectives of the George Municipal Spatial Development Framework, 2023.
- Comments/approval from Heritage Western Cape will be required.
- The proposed development should comply with the applicable development parameters, if not, departure application(s) will be required.

Civil Engineering Services

- Please indicate the width of carriageway crossing on the site plan. The proposed site access along Progress Street is supported.
- Indicate parking bay and manoeuvring space dimensions on the site plan.
- Please also indicate the closure of carriageway crossing along Cross Street.
- TIA will not be required.

PART F: SUMMARY / WAY FORWARD

- See part E above.

OFFICIAL: KHULISO MUKHOVHA

(FULL NAME)



SIGNED:

DATE: 26 APRIL 2024

PRE-APPLICANT: DENISE JANSE VAN RENSBURG

(FULL NAME)

SIGNED:

DATE: 24 APRIL 2024

OFFICIAL: JEANNE MULLER



SIGNED:

DATE: 29 APRIL 2024

**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.*