



TOWN PLANNING

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DEVELOPMENT MANAGEMENT CONSULTING

PROPOSED REMOVAL OF RESTRICTIVE CONDITIONS & REZONING FOR WOOLLTEX CURTAINS & LINENS PTY LTD

ERF 1364

54 ST. JOHN STREET, GEORGE CBD
GEORGE MUNICIPALITY & DIVISION



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Aerial images:

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

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

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**PROPOSED REMOVAL OF RESTRICTIVE CONDITIONS & REZONING:
ERF 1364, 54 ST. JOHN STREET, GEORGE CBD
GEORGE MUNICIPALITY & DIVISION**

1. BACKGROUND INFORMATION & PROPERTY DETAILS

Erf 1364 George is a residential property located on St. John Street in the George CBD, within walking distance of several public amenities in and around York Street. The direct area is specifically characterised by a combination of dwelling houses (SRZI) and various offices (BZIV). The greater area is characterised by dwelling houses, group housing, offices, business’ offices, and even community land uses. The new property owner views Erf 1364 George as an ideal and strategic opportunity for their business offices which also aligns with the spatial objectives for the area and the broader George CBD.

DMC Town Planning has been appointed to address the necessary land use requirements to enable the proposed business use of Erf 1364 George. The power of attorney attached as **Annexure 1** to this report. The table below includes relevant information regarding Erf 1364 George.

Property Description:	Erf 1364 George
Title Deed Nr	T83165/2024 (Annexure 2)
Size of the property:	1078m ²
Bond:	Yes (Annexure 3)
Physical Address:	C/o St. John Street & Cross Street, George CBD, George
Owner:	Woolltex Curtains & Linens Pty Ltd
GP & SG Diagram	1455/1939 (Annexure 4)
Zoning	Single Residential Zone I (dwelling house)

The conveyancer certificate confirms that there are restrictive conditions in the title deed which forms part of this land use application. The conveyancer’s certificate is attached hereto as **Annexure 5**.

Regarding the title deed Paragraph B(a) and (c) are of importance. This paragraph was imposed by the Administrator when the *Township of Dominion* was approved around 1939.

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

Paragraph B(a): this paragraph must be removed to make a rezoning of the property possible as the property will no longer be used for residential purposes.

(c) That not more dwelling than one dwelling together with the necessary outbuilding and appurtenances be erected on a residential erf or a business or industrial erf used for residential purposes, and that not more than half the area of the erf be build upon.

Paragraph B(c): No dwellings or residential use are proposed for the property following the rezoning, but in accordance with the proposed zoning, residential uses are possible as consent uses. Residential uses are also not in conflict with the spatial planning for the area. By removing this restriction now, it will not be necessary to follow the process of removal of restrictive conditions in future, if a multiple residential component might be added.

Lastly, it should be noted that Paragraph B(d) of the title deed imposes a building line of 3.15m (10 feet) from the street boundary. This property has two street boundaries. This however has no impact on this land use application as the zoning determines a street building line of 5.0m which will be complied with. This building line is also indicated on the General Plan (*Annexure 4*) for the area.

2. APPLICATION

This land use application in terms of the George Municipality: Land Use Planning By-law (2023) for Erf 1364 George entails the following:

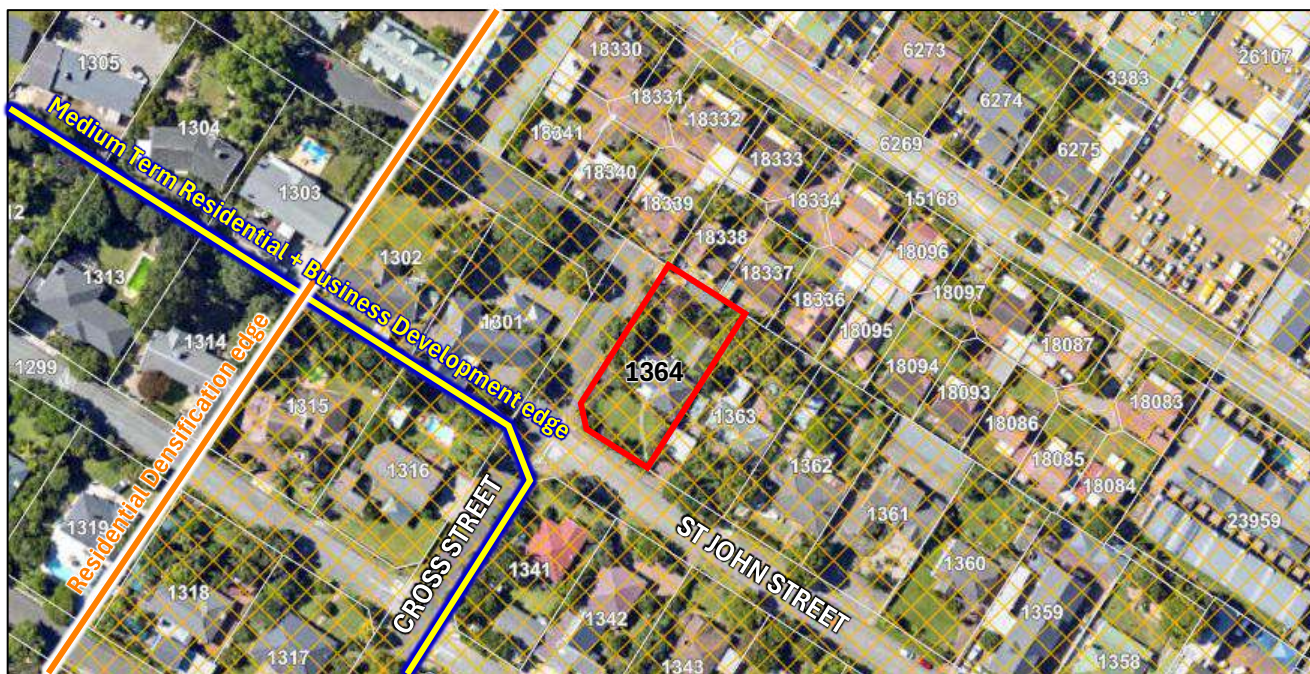
- **Removal of Restrictive Conditions** in terms of Section 15(2)(f) of the said by-law namely Paragraph B(a) & (c) in T T83165/2024.
- **Rezoning** in terms of Section 15(2)(a) of the said by-law from Single Residential Zone I (dwelling house) to Business Zone IV (offices).
- **Permanent departure** in terms of Section 15(2)(b) of the said by-law for the relaxation of the following building lines due to change in use of existing structures:
 - Eastern side building line from 3.0m to 1.6m for change in use of the dwelling house to offices.
 - Eastern side building line from 3.0m to 2.5m for the change in use of the outbuilding to a shared workspace, new storage space and an extension of a new office.
 - Northern side building line from 3.0m for 1.646m for the expansion of the existing garage & storage.

3. CONTEXTUAL INFORMANTS

3.1 LOCALITY

Erf 1364 George is a residential property in St. John Street in the George CBD. This section of the CBD is a neighbourhood spanning west from York Street and features mixed land uses. The property is about 300m from York Street to the east and about 350m from CJ Langenhoven Street to the north. The property falls within the CBD Functional area, the Medium-Term Business Development Edge (MTBDE), the Medium-Term Residential Densification Edge (MTRDE), and the densification zone.

A locality map is attached hereto as *Annexure 6*.



3.2 ZONING

Erf 1364 George is zoned Single Residential Zone I (SRZI). It is developed accordingly with a dwelling house, a single garage, and two non-interleading rooms. The surrounding properties are a combination of offices and residential zonings (BZIV, SRZI, & GRZII). The property is abutted by a group housing development on its rear boundary, a single residential property on its eastern side boundary, St John Street to its south and Cross Street to its west. The zoning of the subject property is proposed to change following this land use application. As the area is demarcated as part of the CBD functional area and for medium term business and residential densification, a change in land use to a Business Zone IV is in line with the spatial objectives for the area.



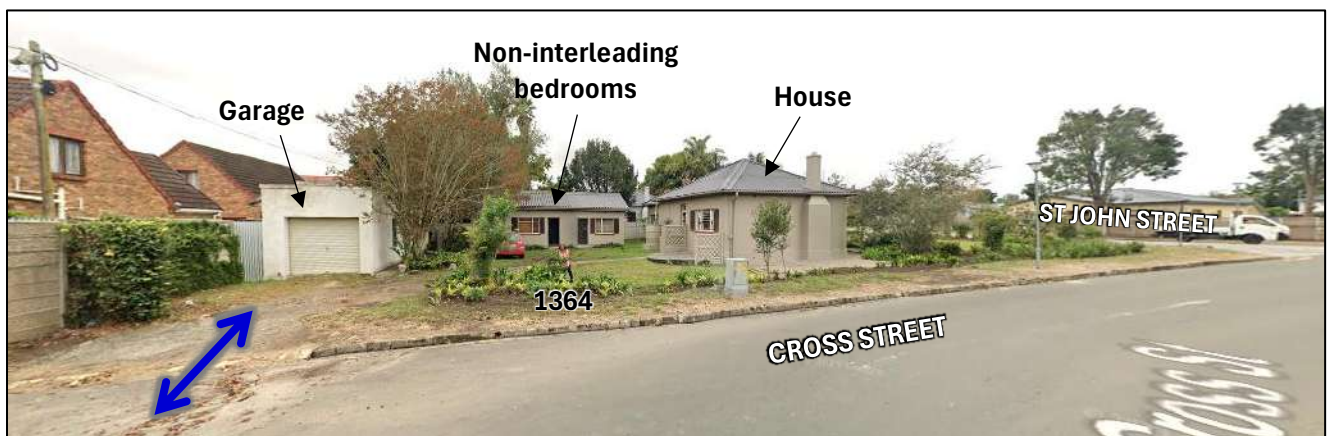
3.3 CHARACTER OF THE PROPERTY

Erf 1364 George is a level residential property located on the corner of St. John Street and Cross Street in the George CBD. The property is just over 1000m² and currently has 5.0m street building lines and 3.0m side and rear building lines. The dwelling house on the property is about 123m², the garage is about 30m², and the non-interleading rooms are about 43m².

The dwelling house and garage were built more than 68 years ago, and the non-interleading rooms were presumably built about 45 years ago. A drainage plan approved by George Municipality in 1957 is attached to this report as (**Annexure 8**). With this plan an undated building plan (with no approval stamps) with the floor plans and elevations are included. Changes were made to the entrance / front door of the property. It is still the same today.



Access to the property is currently from Cross Street in the northern corner of the property where the garage is located. There is also a pedestrian access form St John Street. The images to follow show the character of the property.



A new access from St Jonn Street is proposed as indicated on the site plan (**Annexure 7**). This access will comply with the relevant provision of the zoning by-law. It ensures that ample parking is available within the boundaries of the property.

Here follows 4 photos of the property as seen from different directions:





4. PRE-APPLICATION CONSULTATION

The pre-application was conducted on 14 October 2024. The pre-application feedback is attached hereto as **Annexure 9**. The comments from the George Municipality are as follows with our comment included in bold:

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- Business Zone IV is more appropriate for this area. Please refer to the objective indicated for the zoning, i.e. “The objective of this zone is to provide an intermediate zone, which can, if required, act as a buffer or interface between high- and medium-intensity business zones, and residential zones. Retail activities are limited to those which are ancillary to the dominant permitted uses, namely offices. In order to protect the amenity of adjacent residential areas, appropriate levels of landscaping and environmental management are required”.

This land use application is addressed accordingly as it corresponds with the property owners’ vision for the property.

- Motivate the proposal in terms of the relevant spatial policies (MSDF, SPLUMA, etc).

See the relevant paragraphs of this land use application.

- Existing trees must be retained on the property, and a landscaping plan will be required.

Only one yellow wood tree was identified and will be retained (see site plan). A few trees will be removed so that the existing single garage can be extended with another garage. More indigenous trees will be planted – see the site plan for the landscaping proposals. When considering aerial photography, the previous owner removed many trees from the property.

- Please note that the business zoning, if granted, will be limited to small offices to keep the residential character in the area.

Noted. This is the aim of the property owner.

- Motivate the preservation of the character of the property, streetscape and surrounding area as a result of the proposed change in use.

The area consists of mixed land uses, primarily residential, office, and business’ offices. The proposed internal conversion of the existing house and outbuildings to accommodate a low-impact offices and showroom aligns with the character of the property while maintaining its residential feel and aesthetic within the streetscape. The streetscape will remain similar as the present – except with an improvement due to maintenance, more landscaping and the provision of parking.

- Applicant to clearly indicate the type of showroom applied for, and whether it can fit into the land use description of “office”.

Noted. The showroom will be ancillary to the offices and will merely be an exhibition of the product they as interior decorators deliver. Customers would be able to walk in and look at the stagings and exhibitions by the interior decorator.

- The subject property is identified as a heritage resource in terms of the Preliminary Municipal Heritage Resources Inventory. A Notice of Intent to Develop (NID) and / or an application in terms of Section 34 of the NHRA (whichever is applicable) must be submitted to Heritage Western Cape for approval / comments prior to submitting a formal application.

Noted. A permit application for the proposed minor alterations, in terms of Section 34 of the NHRA (1999), is being addressed by the architectural professional of the property owner.

CIVIL ENGINEERING SERVICES

- Access will be restricted to Cross / Saint John’s Street.

This was discussed with the relevant official who indicated that access from Cross Street and access from St John Street as proposed, is acceptable.

- All parking to be provided on site and in terms of the GIZS 2023 parking tables.

See the site plan attached to this report.

- No parking will be allowed within the road reserve and the owner may be held liable for all cost to ensure that the road reserve is not utilised for parking.

Noted. No parking is to be provided outside the boundaries of the property.

- A delivery bay will also be required and must be indicated on plan.

A delivery bay/loading bay is not a requirement in terms of Section 49 of the zoning by-law for offices smaller than 5000m². There will however be ample space for a loading bay if imposed as condition of approval.

- The proposal must be discussed with the municipal traffic engineer prior to submission of a formal application.

This was done as indicated earlier in this section of this report.

- Normal DC's, as per the DC policy and Town planning By-law, would be applicable.
- Developer to adhere to the applicable Stormwater By-law.

Noted.

- Water and sewer are available, subject to capacity confirmation through a service capacity study.

Noted. This was discussed with the relevant official.

ELECTROTECHNICAL SERVICES

- DC's applicable.
- SSEG proposed should be registered with ETS prior to construction.

Noted.

5. DEVELOPMENT PROPOSAL

The new owner of Erf 1364 George proposes to convert the existing dwelling house and outbuildings on the property in order to run their personal business on the property. The connection of the three structures located on this property is proposed as shown on the site plan (*Annexure 7*) attached to this report.

The offices of this success family business, operating in George for many decades, will be located here with a showroom, where clients can view a selection of products (samples) and discuss the project implementation. A shared workspace is to be provided with storage space for a limited number of products. Two garages are also to be provided which will accommodate the vehicles needed for this business. Ample parking can be provided within the boundaries of the property as indicated on the site plan and as discussed later in the relevant paragraphs of this report. The access provision complies with the provisions of the zoning by-law.

The site plan also shows the trees to be retained on the tree and new landscaping to follow. This is also discussed in more detail later in this report in the relevant paragraphs. The general appearance of the property will be improved by the new owner. The previous owner cleared quite a lot of vegetation from the old garden. It was not attended to sufficiently and became overgrown, detracting from the appearance of this prominent location.

A removal of restrictive conditions from the title deed (Paragraph B(a) & (c) in T T83165/2024) is required in order to allow the rezoning of the property to its desired zoning (BZIV). This is discussed in more detail later in this report.

Relaxation of the eastern and northern side building lines also forms part of this land use application due to the change in use proposed for the dwelling house and outbuildings.

The locality of the property within the George CBD and MTBDE makes it ideal for the offices of this longstanding business. The current location is not conducive for the nature of their business.

The site and floor plans are attached hereto as *Annexure 7*. The image to follow shows the land use, access, and parking as proposed for the property. Each element of this application is discussed in further detail in the ensuing paragraphs.



5.1 REMOVAL OF RESTRICTIVE CONDITIONS

The title deed for Erf 1364 George impedes some outdated restrictive conditions on the property which has to be addressed for this proposed rezoning. Also see the discussion in paragraph 1 of this report regarding Paragraph B(a) and (c) of the title deed.

As stated earlier, the property will no longer be used only for residential purposes. Therefore, Paragraph B(a) from the title deed is the most important paragraph to be removed.

Paragraph B(c) states that only one dwelling with the required outbuildings are permitted for the property. It also states that on a business or industrial erf one dwelling unit is also permitted.

B. SUBJECT FURTHER to the special conditions mentioned in Deed of Transfer No. T718/1944, imposed by the Administrator or the Cape Province when approving of the establishment of the aforesaid township under the provisions of Ordinance No. 13 of 1927, which conditions shall be binding upon the Transferee and his successors in title and may be enforced by the said erf hereby transferred, namely:-

- “(a) That the erf be used for residential purposes only.
- (b) That the erf not be subdivided.
- (c) That not more dwelling than one dwelling together with the necessary outbuilding and appurtenances be erected on a residential erf or a business or industrial erf used for residential purposes, and that not more than half the area of the erf be build upon.
- (d) That no building shall be erected within 10 feet of any street line which forms a boundary of the erf.
- (e) That the owner of each erf, whether the applicant for the establishment of the township or any future owner, shall be obliged to allow drainage sewerage of any other erf or even to be conveyed over such erf if deemed necessary by the Town Council and in such a manner and in such position as may from time to time be reasonably required by the Council.
- (f) That the above conditions may be enforced by the registered owner of any erf forming part of this township in respect of any other erf.

It also states that only have the area can be build upon. It is proposed to remove this paragraph as relevant to the *Township of Dominion*. This will prevent confusion and ensure that the provisions of the zoning by-law apply. The latter assist in the implementation of the spatial direction for this area as per the GMSDF.

The remainder of the conditions in Paragraph B of the title deed does not impact on the proposal for Erf 1364 George. We did mention in paragraph 1 of this report, that the street building line imposed in Paragraph (B)(d) are being complied with.

These restrictive conditions to be removed, prohibit the property to be used for any other land use than a single dwelling house and is directly in conflict with the zoning scheme and the Municipal Spatial Development Framework. It is outdated and does not support the spatial objectives for the area.

Section 33(4) of the George Municipality: Land Use Planning By-law (2023) must be considered when the removal of title conditions is requested:

(4) When the Municipality considers the removal, suspension or amendment of a restrictive condition, the Municipality must have regard to the following:

(a) 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;

(b) the personal benefits which accrue to the holder of rights in terms of the restrictive condition;

(c) 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;

(d) the social benefit of the restrictive condition remaining in place in its existing form;

(e) the social benefit of the removal, suspension or amendment of the restrictive condition; and

(f) 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.

Considering this land use application for Erf 1364 George the removal of the restrictive conditions has value for the property owners as it will make the re-use of the property possible in this important location within the greater CBD of George. It will also have value for the Municipality from a rates perspective. For neighbours in the area, it should add value to their properties and strengthen the amenities for the area. The area is already characterized by a mix of land uses as described earlier in this report.

These conditions were imposed by the Administrator, which is now the Municipality. It does not have 'personal' benefits for the Municipality, but the removal therefore ensures that property can be re-developed to the benefit to all involved and in accordance with the MSDF as put forward by the Municipality.

Personal benefits for the property owner will then be making the re-development of the property possible to realise a return on their investment in the CBD of George.

Socially, not removing these conditions, will not hold any real benefit. The zoning by-law now determines the parameters regarding the development of property within the municipal area of George.

Not removing the conditions will prevent the improvement of the CBD in this location and prevent economic activity.

Lastly, it can be stated that removing the restrictive conditions as discussed for Erf 1364 George will not remove any rights presently enjoyed. Restricting the use of a property and not being able to develop as should be possible considering its location, does not hold any benefit for the Municipality, other property owners in the area of the owners of this property.

Removing the conditions as proposed for Erf 1364 George as proposed through this land use application, has more benefits than disadvantages.

5.2 REZONING

At the same time, it is proposed to rezone Erf 1364 George from Single Residential Zone I (dwelling house) to Business Zone IV (offices) in order for the owners to operate their small family business (interior decorator) from the property as the primary land use. The building lines for the property will still be 5.0m on the street boundaries and 3.0m on the side boundaries in line with the parameters for offices which will be the primary land use.

The existing dwelling house will be converted into a business space comprising of office space, reception, showroom, (existing) kitchen and shared workspace totalling $\pm 175.9\text{m}^2$. The storage space is proposed to be $\pm 31.5\text{m}^2$ and the two garages will be $\pm 35\text{m}^2$. This equates to a total floor area of $\pm 242.4\text{m}^2$. This represents 22.48% of the property. This is significantly less than what is expected for a Single Residential Zone I-property (on average 50%) and also the maximum 60% coverage possible for Business Zone IV-erven. This ensures that the development proposal for Erf 1364 George protects the character of this transition area.

5.3 PERMANENT DEPARTURES

As mentioned earlier in this report, the dwelling house and outbuildings encroach on the eastern side building line. The additions to the outbuilding along the northern boundary also will encroach on this 3.0m building line. It will also link the outbuildings, following the line of the existing structure and also considering the tree in the northern corner of the property. None of the existing structures encroach on the street building lines. However, due to the changes in use of the non-interleading rooms into a workshop and the dwelling house into offices, the necessary building line relaxations are required for the existing structures and the linkages to be created through additions. It is our opinion that the garage does not require a new building line relaxation as its use will remain that of a garage.

Along the 3.0m eastern side building line, it is proposed to be relaxed to change the use of the dwelling house (bedrooms) to offices. This building line is also to be relaxed to 2.5m for the change in use of the outbuilding (used as bedrooms and storage by previous owners) to extend the office, create shared workspace and extend the existing storage provided at the rear of the existing garage. Then the 3.0m northern side building line is proposed to be relaxed to 1.646m for the expansion of the existing storage space behind the existing garage.

5.4 FURTHER CONSIDERATIONS

4.4.1. MUNICIPAL ENGINEERING SERVICES, ACCESS, & PARKING

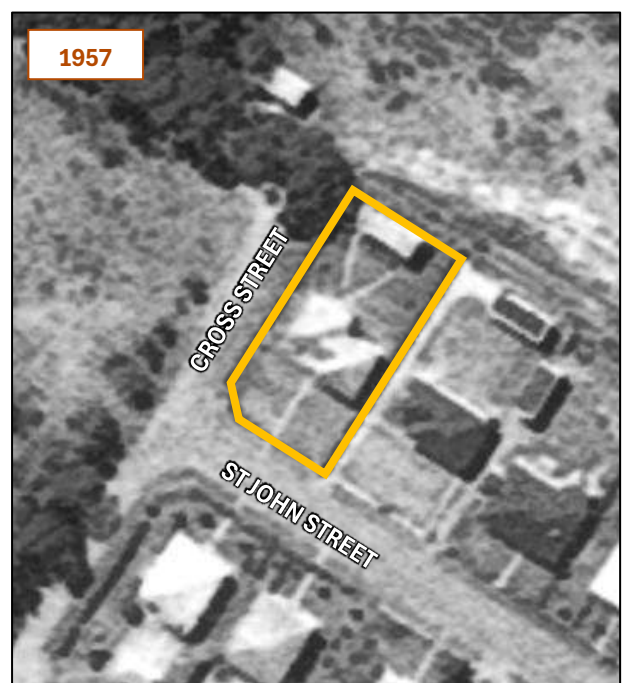
The municipal engineering services provided to the property will continue to be used. The existing access from Cross Street is proposed to be 5m wide to provide access to the existing and proposed garage as well as another 4 parking bays. A new access is proposed to be created from St John Street at the corner furthest from the t-junction. This will provide access to 5 parking bays proposed south of the main structure. The proposed land use will require 9 (8.29) parking bays as the floor area is about 207.4m². This includes the offices, shared workspace and storage without subtracting the exclusions of GLA. The two garages are part of the parking provision. The required 9 parking bays are provided comfortably within the boundaries of the property.

4.4.2. IMPACT ON NEIGHBOURING PROPERTIES

The public interest in this application is expected to be limited, as the proposed development aligns with the spatial objectives for the area and the area's character of mixed business and residential uses. As the property sits on a street corner, it decreases the possibility of disturbing abutting neighbours. The east abutting residential property will not be affected as none of the proposed business activities can be considered noxious or of any nuisance and the workshop abutting the common boundary does not have any windows or doors facing the common boundary. The northern abutting group houses will also not be affected as the storeroom on the common boundary does not warrant intense activity. Surrounding neighbours will be notified as part of the public participation process, ensuring they have the opportunity to review and provide input on the proposed development, if they so wish.

4.4.3. ENVIRONMENTAL & HERITAGE CONSIDERATIONS

The property is landscaped with trees around its edges and grass and pavement around the structures. There is one milkwood tree to be retained (see the site plan and earlier discussion). The property also includes no other environmental features (such as rivers, dams, or wetlands) on the property. Consequently, no negative environmental impacts are anticipated. The house and northern garage are both visible on the 1957 aerial imagery (to the right) and is confirmed older than 60 years and thus protected in terms of the National Heritage Resources Act (1999). The previous owner made some aesthetic changes to the house. Minor upgrades, alterations will be made to the structure to fit it for a business' offices. The necessary permit application in terms of the National Heritage resources Act of 1999 will be followed.



6. NEED & DESIRABILITY

Need

Need depends on the nature of the proposal and is guided by the principle of sustainability. This land use report demonstrates that the proposed development of Erf 1364 George is responsive to the property's specific locality in the CBD and the MTBDE. The proposed rezoning will not negatively impact surrounding properties, the visual landscape, or the environment as discussed earlier in this report. Furthermore, the proposal fulfils the new property owner's goal of efficiently using a property in a strategic location for his personal business.

Desirability

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 property

The rezoning will not directly affect the physical characteristics of the property. Parking will be provided where there is currently grass and pavement.

Existing planning in the area

As indicated later in this land use report, this land use application is found to be in line with the George Municipal Spatial Development Framework (GMSDF).

Character of the area

The rezoning will not negatively affect the character of the area as shown earlier in this report. It will support the character of, and the spatial objectives for, the George CBD.

Provision of services

Municipal engineering services are already available for a dwelling house. Access and parking arrangements are discussed earlier in this report and shown on the site plan attached hereto.

Economic impact

This land use application for rezoning will enhance the value of the property and the area and support economic activity for our town.

Direct impact on surrounding properties

No neighbours are expected to be impacted negatively by the proposed development as discussed earlier.

It is our view that the need and desirability of the proposed rezoning for Erf 1364 George, shows no negative impacts.

7. LEGISLATION & POLICIES

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 and thereafter 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.

7.1 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 in the earlier paragraphs of this land use report, are addressed below:

7.1.1. 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 fully relevant to this land use application.

Spatial sustainability as described in Section 7(b) of SPLUMA is relevant as follows:

- The proposed rezoning holds no expected negative environmental impact.
- The effective and equitable functioning of land markets is not negatively affected by this application. It provide support and opportunity for growth.
- No negative impacts are expected on surrounding properties.
- Underutilised land within the George CBD will be optimally used.

Efficiency as described in Section 7(c) of SPLUMA is not fully relevant to this application.

Spatial resilience as described in Section 7(d) of SPLUMA is not fully relevant to this 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 1364 George supports the relevant development principles of SPLUMA.

7.2 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 and desirability which is discussed in foregoing paragraphs.

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 1364 George, no conflict was found with the George Municipal Spatial Development Framework (GMSDF).

7.3 GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW, 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 land use report as relevant.

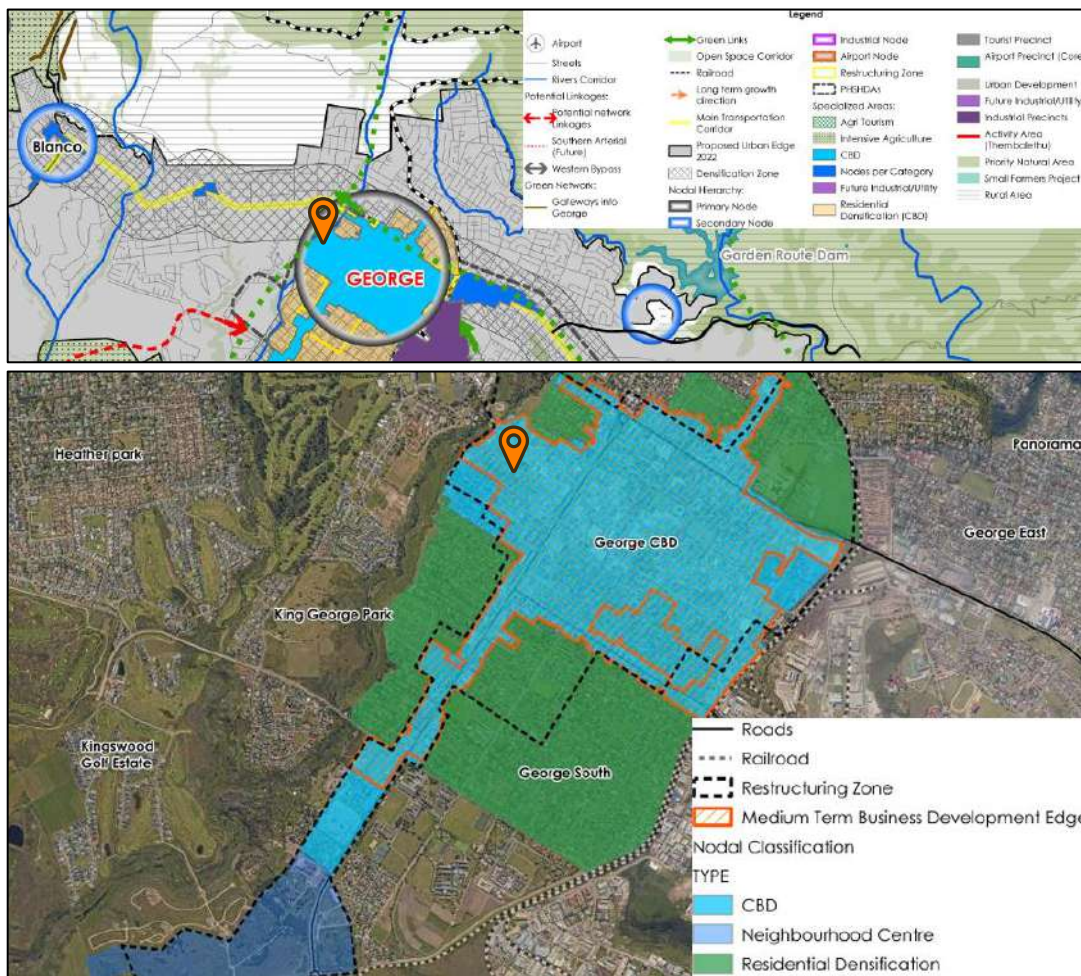
7.4 GEORGE INTEGRATED ZONING SCHEME BY-LAW, 2023 (GIZS)

Erf 1364 George is currently a Single Residential Zone I (SRZI) property with a dwelling house, garage, and non-interleading rooms thereon. It is proposed to rezone the property to Business Zone IV (offices) for the new property owner to use accordingly. The business would consist of offices and a showroom with the required shared workspace, storage space and garaging for work vehicles as described earlier in this report.

The building lines for SRZI and BZIV are the same. It is however necessary to relax the side building lines as described earlier in this report in full detail due to the change in use of the structures and also minor additions to link the existing structures. The street building lines are not affected by this land use application. All other relevant developments parameters are to be complied with which include access and parking provision.

7.5 GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (GMSDF) (2023)

Erf 1364 George is not addressed specifically in the GMSDF. It is a residential property within the George CBD. The property is located in the Medium-Term Business Development Edge, the Medium-Term Residential Development Edge, the densification zone, and in the CBD Functional Zone.



The GMSDF states the following for the CBD which is relevant for this application:

- The Central Business district is the primary economic core of the city area, consisting of main businesses, commercial activities, corporate head offices, regional community services, transportation hubs and open spaces.
- Focussing on mixed land uses including high density residential.

The proposed rezoning aligns directly with the description of the CBD by promoting appropriate use of an ideally located property in the CBD. The proposed rezoning will bring yet another business land use into an already mixed-land use area.

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

7.5.1. GEORGE CBD LOCAL SPATIAL DEVELOPMENT FRAMEWORK (LSDF)(2015)

According to the LSDF, Erf 1364 George is located in Area 3 - the Soft Core CDB. The objective of this soft core is to create high density mixed developments along CJ Langenhoven Street that can sustain a public transport system and promote walking and high-density residential developments that can support mixed use facilities and opportunities that are in close proximity. The proposed zonings for the area in terms of the LSDF are:

- General Residential Zone 2 (GR2): Town houses
- General Residential Zone 3 (GR3): Low Rise Apartments
- Business Zone 1 (B1): Intermediate Business
- Business Zone 3 (B3): Medium Intensity Business

The proposed offices are considered a low-to-medium intensity business. it is our opinion that the proposed removal, rezoning, and permanent departures are in line with the objectives for the George CBD LSDF, 2015.

8. CONCLUDING

The proposed repurposing of Erf 1364 George will allow the owner to operate their business in a strategic location within the George CBD while aligning with the spatial objectives of the GMSDF by promoting mixed land use. The application complies with all relevant planning legislation, presents no environmental conflicts, ensures efficient use of prime urban space, and meets all development parameters, including parking requirements.




MARLIZE DE BRUYN Pr. Pln

FEBRUARY 2025

Resolution & Power of Attorney


Wooltex Curtains & Linens Pty Ltd (2011/113815/07), the registered owner of *Erf 1364 George Municipality & Division*, hereby resolve to authorise *Marlize de Bruyn & Denise Janse van Rensburg* from *DMC Town Planning* to submit the required land use application in terms of Section 15(2) of the George Municipality: Land Use Planning By-law (2023) for the properties.


CJ Wools (6310090147080)


6/02/2025
Date


GA Wools (6212065261088)

06/02/25.
Date


JA Wools (8912015041088)

06/02/25
Date


Witness

6.2.25
Date



COR39: Director Amendments

Registration Number: 2011/113815/07

Enterprise Name: WOOLLTEX CURTAINS AND LINEN (PTY) LTD

ACTIVE DIRECTORS/MEMBERS

Full Name	Director Type	ID Number/ Passport Number	Appointment Date	Address
WOOLLS CHARMAINE JOAN	DIRECTOR	6310090147080	14/05/2024	Postal Address: 15 ARBOUR STREET,,GEORGE, WESTERN CAPE, 6529 Residential Address: 15 ARBOUR STREET, ,GEORGE, WESTERN CAPE, 6529
WOOLLS GAVIN ALEXANDER	DIRECTOR	6212065261088	12/09/2011	Postal Address: PO BOX 1430, NO ADDRESS, GEORGE, WESTERN CAPE, 6530 Residential Address: 99 MEADE SREET CNR MARKET STREET, BERGSIG, GEORGE, WESTERN CAPE, 6529
WOOLLS JUSTIN ALEXANDER	DIRECTOR	8912015041088	14/05/2024	Postal Address: 15 ARBOUR STREET,,GEORGE, WESTERN CAPE, 6529 Residential Address: 15 ARBOUR STREET, ,GEORGE, WESTERN CAPE, 6529

Physical Address
the dti Campus - Block F
77 Meintjies Street
Sunnyside 0001

Postal Address: Companies
P O Box 429
Pretoria
0001

Docex: 256
Web: www.cipc.co.za
Contact Centre: 086 100 2472(CIPC)
Contact Centre (International): +27 12 394 9573



2011/113815/07



60001726993



COR39: Director Amendments

Registration Number: 2011/113815/07
Enterprise Name: WOOLLTEX CURTAINS AND LINEN (PTY) LTD

Date: 23/05/2024
Our Reference: 60001726993
Customer Name: JANICE YOLANDE PIETERSE
Email Address: JANICEPIE@YAHOO.COM

RE: Amendment to Company Information

Registration Number: 2011/113815/07
Enterprise Name: WOOLLTEX CURTAINS AND LINEN (PTY) LTD

We have received a COR39 (Notice of change of company directors) from you dated 22/05/2024

The following change was effected to Director:

DIRECTOR GAVIN ALEXANDER WOOLLS, NO CHANGE
DIRECTOR JUSTIN ALEXANDER WOOLLS, NEW APPOINTMENT
DIRECTOR CHARMAINE JOAN WOOLLS, NEW APPOINTMENT

Yours truly

CIPC Commissioner



Physical Address
the dti Campus - Block F
77 Meintjies Street
Sunnyside 0001

Postal Address: Companies
P O Box 429
Pretoria
0001

Docex: 256
Web: www.cipc.co.za
Contact Centre: 086 100 2472(CIPC)
Contact Centre (International): +27 12 394 9573



2011/113815/07



60001726993

8 St John Street		Office fee
ST John's Place		R.....
Purchase price/Value	George	R.....
Mortgage capital Amount	3/00 000,00	R.....
Reason for exemption	Exempt i.t.o section.....Act.....	

Prepared by me

Cinette Marquerita van der Ende

CONVEYANCER
Cinette Marquerita van der Ende (20730)

VERBIND MORTGAGED	
VIR FOR R 3/20 000,00	
B 000038655 / 2024	<i>[Signature]</i>
2024 -12- 23	
REGISTRAR/REGISTRAR	

DATA / CAPTURE
06-01-2025
LINDA NCAPAI

T 000083165 / 2024

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

De Waal Esterhuysen (78531)

appeared before me, REGISTRAR OF DEEDS: WESTERN CAPE at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

RUACH BUSINESS MANAGEMENT PROPRIETARY LIMITED
REGISTRATION NUMBER: 2016/009854/07

which said Power of Attorney was signed at Potchefstroom on 20 November 2024

DATA / VERIFY
07-01-2025
PHUMELELA MNAMATI

And the appearer declared that his/her said principal had, on 16 October 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:

**WOOLLTEX CURTAINS & LINENS PROPRIETARY LIMITED
REGISTRATION NUMBER: 2011/113815/07**

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

ERF 1364 GEORGE
IN THE MUNICIPALITY AND DIVISION GEORGE,
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1078 (ONE THOUSAND AND SEVENTY EIGHT) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer Number T718/1944 with General Plan SG Number 4162/1943 relating thereto and held by Deed of Transfer Number T63519/2022.

- A. SUBJECT to the conditions referred to in Certificate of Amended Title on Consolidation dated the 20th September, 1939, No 10384;
- B. SUBJECT FURTHER to the special conditions mentioned in Deed of Transfer No. T718/1944, imposed by the Administrator or the Cape Province when approving of the establishment, of the aforesaid township under the provisions of Ordinance No 13 of 1927, which conditions shall be binding upon the Transferee and his successors in title and may be enforced by the said erf hereby transferred, namely:-
- (a) That the erf be used for residential purposes only.
 - (b) That the erf may not be subdivided.
 - (c) That not more dwelling than one dwelling together with the necessary outbuilding and appurtenances be erected on a residential erf or a business or industrial erf used for residential purposes, and that not more than half the area of the erf be build upon.
 - (d) That no building shall be erected within 10 feet of any street line which forms a boundary of the erf.
 - (e) That the owner of each erf, whether the applicant for the establishment of the township or any future owner, shall be obliged to allow drainage sewerage of any other erf or erven to be conveyed over such erf if deemed necessary by the Town Council and in such a manner and in such position as may from time to time be reasonably required by the Council.
 - (f) That the above conditions may be enforced by the registered owner of any erf forming part of this township in respect of any other erf.

C. SUBJECT FURTHER to the servitude endorsement dated 22nd December 1944, on said Deed of Transfer Number T718/1944, which reads as follows:

"By Notarial Deed No 316 dated 15.11/1944, the restrictive conditions numbered (a), (b) and (c) herein contained have been deleted in respect of Erf 22, held by para. 2 of Transfer 7994/1942, subject to conditions as will more fully appear on reference to said Notarial Deed vide copy annexed thereto"

For Information

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

RUACH BUSINESS MANAGEMENT PROPRIETARY LIMITED
REGISTRATION NUMBER: 2016/009854/07

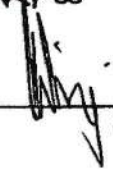
heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

WOOLLTEX CURTAINS & LINENS PROPRIETARY LIMITED
REGISTRATION NUMBER: 2011/113815/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R3 100 000,00 (THREE MILLION ONE HUNDRED THOUSAND RAND).

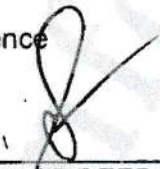
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS:
WESTERN CAPE at CAPE TOWN on *23 December 2014*



q.q.

In my presence



REGISTRAR OF DEEDS



PO BOX 114
MAKHANDA/GRAHAMSTOWN
6140
TEL: (046) 622 7109
FAX: (046) 004 0013



E-MAIL: enquiries@gbsbank.co.za
WEBSITE: www.gbsbank.co.za
NCA Reg. No.: NCRCP23

Head Office

18-20 Hill Street, Makhanda/Grahamstown, 6139

11 February 2025

To Whom It May Concern

RE: Wooltex Curtains and Linen (PTY) LTD Account Nr: 051618060018 Bond Over Erf 1364
18 St Johns Str Dormelsdrift George.

This letter serves to confirm that the Bank has a bond over the above property and has consented To the following:

1. Rezoning of Erf 1364 From RES 1 to BZIV (Business Zone IV).

Furthermore, we have no objections to the application for the above at your local Municipality to effect the necessary changes.

Please don't hesitate to contact us if you have any questions regarding the above.

Kind Regards



.....
MR. Anton Vorster
Regional Manager Garden Route

TP 57^{LD}

ERF N ^o	Diagram N ^o	Sides	Angles of Direction	Coordinates
1	1134/1942	A B	16. 24	100000.00 + 40000.00
2	1135/1942	B C	33. 23. 10	1879.76 + 1879.76
3	1295/1943	C D	303. 29. 30	1364.92 + 1823.80
4	3967/1943	D E	280. 03	280.03 + 1893.85
5	3165/1943	E F	600. 00	122. 16. 40 + 2240.46
6	3965/1943	F G	12. 00	32. 18. 40 + 1923.20
7	3370/1943	G H	374. 00	302. 18. 40 + 1929.01
8	3371/1943	H I	32. 18. 40	1615.53 + 1929.01
9	3372/1943	I J	22. 68	122. 18. 40 + 1647.20
10	3373/1943	J K	12. 44	32. 18. 40 + 1666.57
11	4155-1943	K L	162. 48	121. 59. 20 + 1676.00
12	4156-1943	L M	57. 65	32. 18. 40 + 2005.87
13	3974/1943	M N	185. 86	122. 18. 40 + 1548.97
14	4156-1943	N O	480. 00	122. 45. 10 + 2006.59
15	3974/1943	O P	500. 72	212. 18. 40 + 2295.60
16	5364/1943	P Q	740. 00	302. 18. 40 + 2092.16
17	5365/1943	Q R	153. 50	32. 18. 40 + 1486.74
18	5366/1943	R S	21. 21	167. 18. 40 + 1558.10
19	1037/1944	S T	710. 00	122. 18. 40 + 1558.10
20	4405/1943	T U	21. 21	167. 18. 40 + 2158.96
21	4406/1943	U V	153. 50	212. 18. 40 + 2163.52
22	1136/1942	V W	710. 00	302. 18. 40 + 2185.97
23	1137/1942	W X	116. 50	32. 18. 40 + 1579.25
24	1138/1942	X Y	21. 21	167. 18. 40 + 1641.52
25	3668/1944	Y Z	710. 00	122. 18. 40 + 2077.34
26	3669/1944	Z A	21. 21	167. 18. 40 + 2262.28
27	4157-1943	A B	116. 50	212. 18. 40 + 2268.94
28	4158-1943	B C	21. 21	257. 18. 40 + 2204.67
29	4159-1943	C D	178. 79	302. 18. 40 + 2283.66
30	4160-1943	D E	41. 00	32. 18. 40 + 1623.29
31	4161-1943	E F	22. 68	122. 18. 40 + 1647.20
32	4162-1943	F G	12. 44	32. 18. 40 + 1666.57
33	4163-1943	G H	162. 48	121. 59. 20 + 1676.00
34	4164-1943	H I	57. 65	32. 18. 40 + 2005.87
35	4165-1943	I J	185. 86	122. 18. 40 + 1548.97
36	4166-1943	J K	480. 00	122. 45. 10 + 2006.59
37	4167-1943	K L	500. 72	212. 18. 40 + 2295.60
38	4168-1943	L M	740. 00	302. 18. 40 + 2092.16
39	4169-1943	M N	153. 50	32. 18. 40 + 1486.74
40	4170-1943	N O	21. 21	167. 18. 40 + 1558.10
41	4171-1943	O P	710. 00	122. 18. 40 + 1558.10
42	4172-1943	P Q	21. 21	167. 18. 40 + 2158.96
43	4173-1943	Q R	153. 50	212. 18. 40 + 2163.52
44	4174-1943	R S	710. 00	302. 18. 40 + 2185.97
45	4175-1943	S T	116. 50	32. 18. 40 + 1579.25
46	4176-1943	T U	21. 21	167. 18. 40 + 1641.52
47	4177-1943	U V	710. 00	122. 18. 40 + 2077.34
48	4178-1943	V W	21. 21	167. 18. 40 + 2262.28
49	4179-1943	W X	116. 50	212. 18. 40 + 2268.94
50	4180-1943	X Y	21. 21	257. 18. 40 + 2204.67
51	4181-1943	Y Z	178. 79	302. 18. 40 + 2283.66
52	4182-1943	Z A	41. 00	32. 18. 40 + 1623.29
53	4183-1943	A B	22. 68	122. 18. 40 + 1647.20
54	4184-1943	B C	12. 44	32. 18. 40 + 1666.57
55	4185-1943	C D	162. 48	121. 59. 20 + 1676.00
56	4186-1943	D E	57. 65	32. 18. 40 + 2005.87
57	4187-1943	E F	185. 86	122. 18. 40 + 1548.97
58	4188-1943	F G	480. 00	122. 45. 10 + 2006.59
59	4189-1943	G H	500. 72	212. 18. 40 + 2295.60
60	4190-1943	H I	740. 00	302. 18. 40 + 2092.16
61	4191-1943	I J	153. 50	32. 18. 40 + 1486.74
62	4192-1943	J K	21. 21	167. 18. 40 + 1558.10
63	4193-1943	K L	710. 00	122. 18. 40 + 1558.10
64	4194-1943	L M	21. 21	167. 18. 40 + 2158.96
65	4195-1943	M N	153. 50	212. 18. 40 + 2163.52
66	4196-1943	N O	710. 00	302. 18. 40 + 2185.97
67	4197-1943	O P	116. 50	32. 18. 40 + 1579.25
68	4198-1943	P Q	21. 21	167. 18. 40 + 1641.52
69	4199-1943	Q R	710. 00	122. 18. 40 + 2077.34
70	4200-1943	R S	21. 21	167. 18. 40 + 2262.28
71	4201-1943	S T	116. 50	212. 18. 40 + 2268.94
72	4202-1943	T U	21. 21	257. 18. 40 + 2204.67
73	4203-1943	U V	178. 79	302. 18. 40 + 2283.66
74	4204-1943	V W	41. 00	32. 18. 40 + 1623.29
75	4205-1943	W X	22. 68	122. 18. 40 + 1647.20
76	4206-1943	X Y	12. 44	32. 18. 40 + 1666.57
77	4207-1943	Y Z	162. 48	121. 59. 20 + 1676.00
78	4208-1943	Z A	57. 65	32. 18. 40 + 2005.87
79	4209-1943	A B	185. 86	122. 18. 40 + 1548.97
80	4210-1943	B C	480. 00	122. 45. 10 + 2006.59
81	4211-1943	C D	500. 72	212. 18. 40 + 2295.60
82	4212-1943	D E	740. 00	302. 18. 40 + 2092.16
83	4213-1943	E F	153. 50	32. 18. 40 + 1486.74
84	4214-1943	F G	21. 21	167. 18. 40 + 1558.10
85	4215-1943	G H	710. 00	122. 18. 40 + 1558.10
86	4216-1943	H I	21. 21	167. 18. 40 + 2158.96
87	4217-1943	I J	153. 50	212. 18. 40 + 2163.52
88	4218-1943	J K	710. 00	302. 18. 40 + 2185.97
89	4219-1943	K L	116. 50	32. 18. 40 + 1579.25
90	4220-1943	L M	21. 21	167. 18. 40 + 1641.52
91	4221-1943	M N	710. 00	122. 18. 40 + 2077.34
92	4222-1943	N O	21. 21	167. 18. 40 + 2262.28
93	4223-1943	O P	116. 50	212. 18. 40 + 2268.94
94	4224-1943	P Q	21. 21	257. 18. 40 + 2204.67
95	4225-1943	Q R	178. 79	302. 18. 40 + 2283.66
96	4226-1943	R S	41. 00	32. 18. 40 + 1623.29
97	4227-1943	S T	22. 68	122. 18. 40 + 1647.20
98	4228-1943	T U	12. 44	32. 18. 40 + 1666.57
99	4229-1943	U V	162. 48	121. 59. 20 + 1676.00
100	4230-1943	V W	57. 65	32. 18. 40 + 2005.87
101	4231-1943	W X	185. 86	122. 18. 40 + 1548.97
102	4232-1943	X Y	480. 00	122. 45. 10 + 2006.59
103	4233-1943	Y Z	500. 72	212. 18. 40 + 2295.60
104	4234-1943	Z A	740. 00	302. 18. 40 + 2092.16
105	4235-1943	A B	153. 50	32. 18. 40 + 1486.74
106	4236-1943	B C	21. 21	167. 18. 40 + 1558.10
107	4237-1943	C D	710. 00	122. 18. 40 + 1558.10
108	4238-1943	D E	21. 21	167. 18. 40 + 2158.96
109	4239-1943	E F	153. 50	212. 18. 40 + 2163.52
110	4240-1943	F G	710. 00	302. 18. 40 + 2185.97
111	4241-1943	G H	116. 50	32. 18. 40 + 1579.25
112	4242-1943	H I	21. 21	167. 18. 40 + 1641.52
113	4243-1943	I J	710. 00	122. 18. 40 + 2077.34
114	4244-1943	J K	21. 21	167. 18. 40 + 2262.28
115	4245-1943	K L	116. 50	212. 18. 40 + 2268.94
116	4246-1943	L M	21. 21	257. 18. 40 + 2204.67
117	4247-1943	M N	178. 79	302. 18. 40 + 2283.66
118	4248-1943	N O	41. 00	32. 18. 40 + 1623.29
119	4249-1943	O P	22. 68	122. 18. 40 + 1647.20
120	4250-1943	P Q	12. 44	32. 18. 40 + 1666.57
121	4251-1943	Q R	162. 48	121. 59. 20 + 1676.00
122	4252-1943	R S	57. 65	32. 18. 40 + 2005.87
123	4253-1943	S T	185. 86	122. 18. 40 + 1548.97
124	4254-1943	T U	480. 00	122. 45. 10 + 2006.59
125	4255-1943	U V	500. 72	212. 18. 40 + 2295.60
126	4256-1943	V W	740. 00	302. 18. 40 + 2092.16
127	4257-1943	W X	153. 50	32. 18. 40 + 1486.74
128	4258-1943	X Y	21. 21	167. 18. 40 + 1558.10
129	4259-1943	Y Z	710. 00	122. 18. 40 + 1558.10
130	4260-1943	Z A	21. 21	167. 18. 40 + 2158.96
131	4261-1943	A B	153. 50	212. 18. 40 + 2163.52
132	4262-1943	B C	710. 00	302. 18. 40 + 2185.97
133	4263-1943	C D	116. 50	32. 18. 40 + 1579.25
134	4264-1943	D E	21. 21	167. 18. 40 + 1641.52
135	4265-1943	E F	710. 00	122. 18. 40 + 2077.34
136	4266-1943	F G	21. 21	167. 18. 40 + 2262.28
137	4267-1943	G H	116. 50	212. 18. 40 + 2268.94
138	4268-1943	H I	21. 21	257. 18. 40 + 2204.67
139	4269-1943	I J	178. 79	302. 18. 40 + 2283.66
140	4270-1943	J K	41. 00	32. 18. 40 + 1623.29
141	4271-1943	K L	22. 68	122. 18. 40 + 1647.20
142	4272-1943	L M	12. 44	32. 18. 40 + 1666.57
143	4273-1943	M N	162. 48	121. 59. 20 + 1676.00
144	4274-1943	N O	57. 65	32. 18. 40 + 2005.87
145	4275-1943	O P	185. 86	122. 18. 40 + 1548.97
146	4276-1943	P Q	480. 00	122. 45. 10 + 2006.59
147	4277-1943	Q R	500. 72	212. 18. 40 + 2295.60
148	4278-1943	R S	740. 00	302. 18. 40 + 2092.16
149	4279-1943	S T	153. 50	32. 18. 40 + 1486.74
150	4280-1943	T U	21. 21	167. 18. 40 + 1558.10
151	4281-1943	U V	710. 00	122. 18. 40 + 1558.10
152	4282-1943	V W	21. 21	167. 18. 40 + 2158.96
153	4283-1943	W X	153. 50	212. 18. 40 + 2163.52
154	4284-1943	X Y	710. 00	302. 18. 40 + 2185.97
155	4285-1943	Y Z	116. 50	32. 18. 40 + 1579.25
156	4286-1943	Z A	21. 21	167. 18. 40 + 1641.52
157	4287-1943	A B	710. 00	122. 18. 40 + 2077.34
158	4288-1943	B C	21. 21	167. 18. 40 + 2262.28
159	4289-1943	C D	116. 50	212. 18. 40 + 2268.94
160	4290-1943	D E	21. 21	257. 18. 40 + 2204.67
161	4291-1943	E F	178. 79	302. 18. 40 + 2283.66
162	4292-1943	F G	41. 00	32. 18. 40 + 1623.29
163	4293-1943	G H	22. 68	122. 18. 40 + 1647.20
164	4294-1943	H I	12. 44	32. 18. 40 + 1666.57
165	4295-1943	I J	162. 48	121. 59. 20 + 1676.00
166	4296-1943	J K	57. 65	32. 18. 40 + 2005.87
167	4297-1943	K L	185. 86	122. 18. 40 + 1548.97
168	4298-1943	L M	480. 00	122. 45. 10 + 2006.59
169	4299-1943	M N	500. 72	212. 18. 40 + 2295.60
170	4300-1943	N O	740. 00	302. 18. 40 + 2092.16
171	4301-1943	O P	153. 50	32. 18. 40 + 1486.74
172	4302-1943	P Q	21. 21	167. 18. 40 + 1558.10
173	4303-1943	Q R	710. 00	122. 18. 40 + 1558.10
174	4304-1943	R S	21. 21	167. 18. 40 + 2158.96
175	4305-1943	S T	153. 50	212. 18. 40 + 2163.52
176	4306-1943	T U	710. 00	302. 18. 40 + 2185.97
177	4307-1943	U V	116. 50	32. 18. 40 + 1579.25
178	4308-1943	V W	21. 21</	

CONVEYANCER CERTIFICATE

I the undersigned, **J.J. VAN DER BERG (LPC61135)**, in my capacity as conveyancer and attorney practising at Oosthuizen Marais & Pretorius Attorneys in Mossel Bay certify that a search was conducted in the Deeds Registry, Cape Town, regarding the following property (including both current and earlier title deeds / pivot deeds / deeds of transfer):

ERF 1364 GEORGE

In the Municipality and Division George
Western Cape Province;

IN EXTENT: 1078 (ONE THOUSAND AND SEVENTY EIGHT) Square Metres

Held by Deed of Transfer Number T83165/2024

In respect of which it was found that there are restrictive conditions registered against such property as more fully set out hereunder:

B. **SUBJECT FURTHER** to the special conditions mentioned in Deed of Transfer No. T718/1944, imposed by the Administrator of the Cape Province when approving of the establishment, of the aforesaid township under the provisions of Ordinance No 13 of 1927, which conditions shall be binding upon the Transferee and his successors in title and may be enforced by the said erf hereby transferred, namely:-

- (a) That the erf be used for residential purposes only.
- (c) That not more dwelling than one dwelling together with the necessary outbuilding and appurtenances be erected on a residential erf or a business or industrial erf used for residential purposes, and that not more than half the area of the erf be build upon.
- (d) That no building shall be erected within 10 feet of any street line which forms a boundary of the erf.

Such restrictive conditions are addressed in the accompanying application and there are no further restrictive conditions registered against such property prohibiting the rezoning and permanent departure applied for as set out in the accompanying

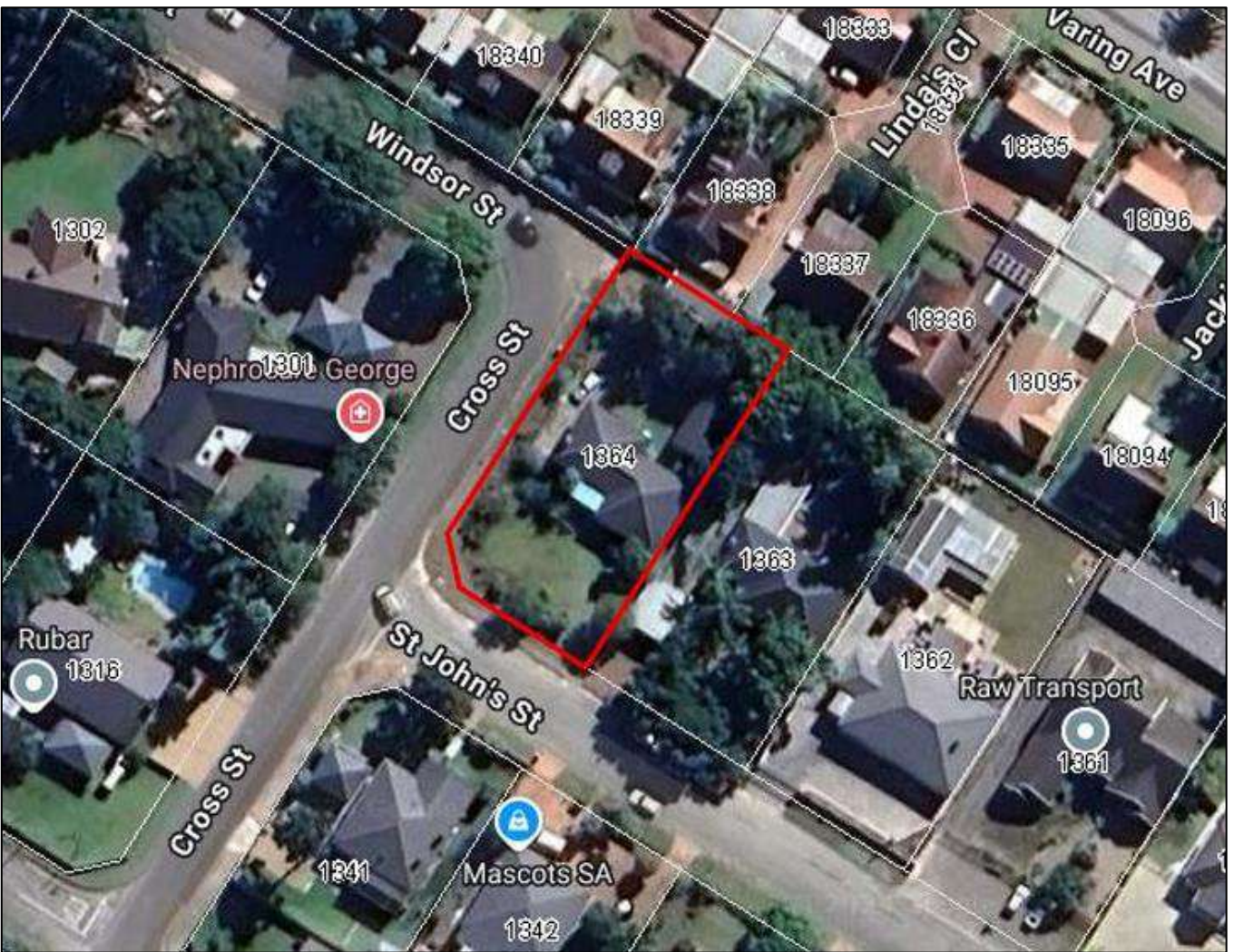
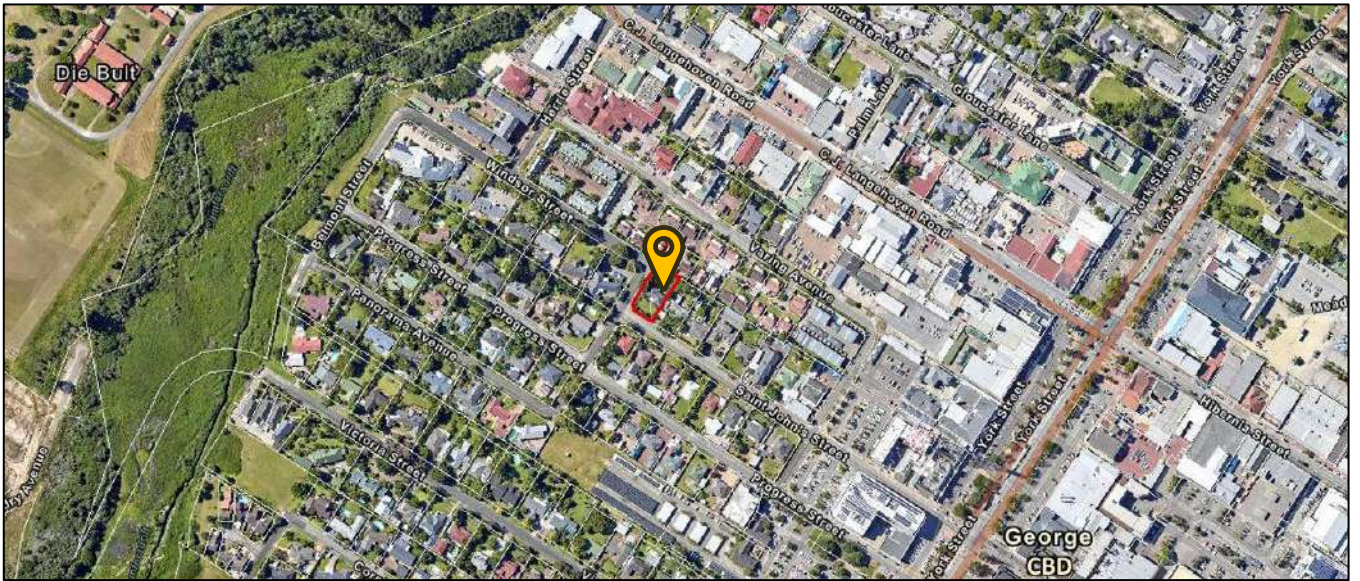
application.

Furthermore, it is confirmed that there is a bond registered over the property under bond number B38655/2024, and that the bondholder's consent is attached to the accompanying application.

DATED and SIGNED at MOSSEL BAY on the 19th day of FEBRUARY 2025.



CONVEYANCER
J.J. VAN DER BERG
OOSTHUIZEN, MARAIS & PRETORIUS INC.
SIOUX BUILDING
16 SIOUX STREET
VOORBAAI
MOSSEL BAY



Copyright ©

ERF 1364
C/O ST. JOHN STREET & CROSS STREET, GEORGE CBD

GEORGE MUNICIPALITY & DIVISION

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

GEORGE SEWERAGE SCHEME RIOOLSKEMA

PLAN NO. 577

Application Form Aansoekvorm

To the Town Engineer
Ann die Stadsingenieur,

I/We, the undersigned, hereby make application to carry out certain works set forth in the plans herewith at 18 St. John Str. and I/we undertake to execute the same in strict accordance with the regulations made and by virtue of the Cape Municipal Ordinances No. 10 of 1912 and No. 22 of 1917 as amended.

Ek/Ons doen hiermee aansoek om sekere werke uit te voer soos uiteengeel in die onderstaande planne te en ek/ons onderneem om sulks uit te voer ophetlik in ooreenstemming met die regulasies neergeel en volgens die Kaapse Munisipale Ordonnansie nr. 10 van 1912 en nr. 22 van 1917 soos gewysig.

Signature of Proprietor *Mr. S. A. Wigget*
Handtekening van Eienaar
Address *18 Saint John Str*
Adres
Date *21-6-1957*
Datum
Signature of Draughtsman *Heydenreich*
Handtekening van Tekenaar
Address *6 Sanslam building*
Adres

Cost of Connection £ 7-0-0
Koste van Aansluiting

All roof water is to be excluded from the drainage system.
Geen reënwater moet in die dreineringsstelsel ingelei word nie.
Inspection chambers to be built in 9 inch brickwork or 6 inch concrete to the following dimensions:

Up to 3 ft. deep 18" x 24"
Deeper than 3 ft. 36" x 24"

Inspeksie-kamers moet van 9 dm. steenwerk of 6 dm. beton gebou wees en moet die volgende afmetings hê:

Tot 3 vt. diep 18" x 24"
Dieper dan 3 vt 36" x 24"

Dimensions of chambers to be proportionately enlarged when several branches enter the same chamber.

Inspeksie-kamers moet vergroot word volgens die aantal aansluitings wat ingelei word. Alle werk moet uitgevoer word volgens die Munisipale Dreinerings- en Bouregulasies.

All levels shown on this Drawing shall be referred to a well established reference point at Ground Level on the front boundary of the property. Such reference point shall be marked on the plan and may be given any arbitrary value by the Draughtsman.

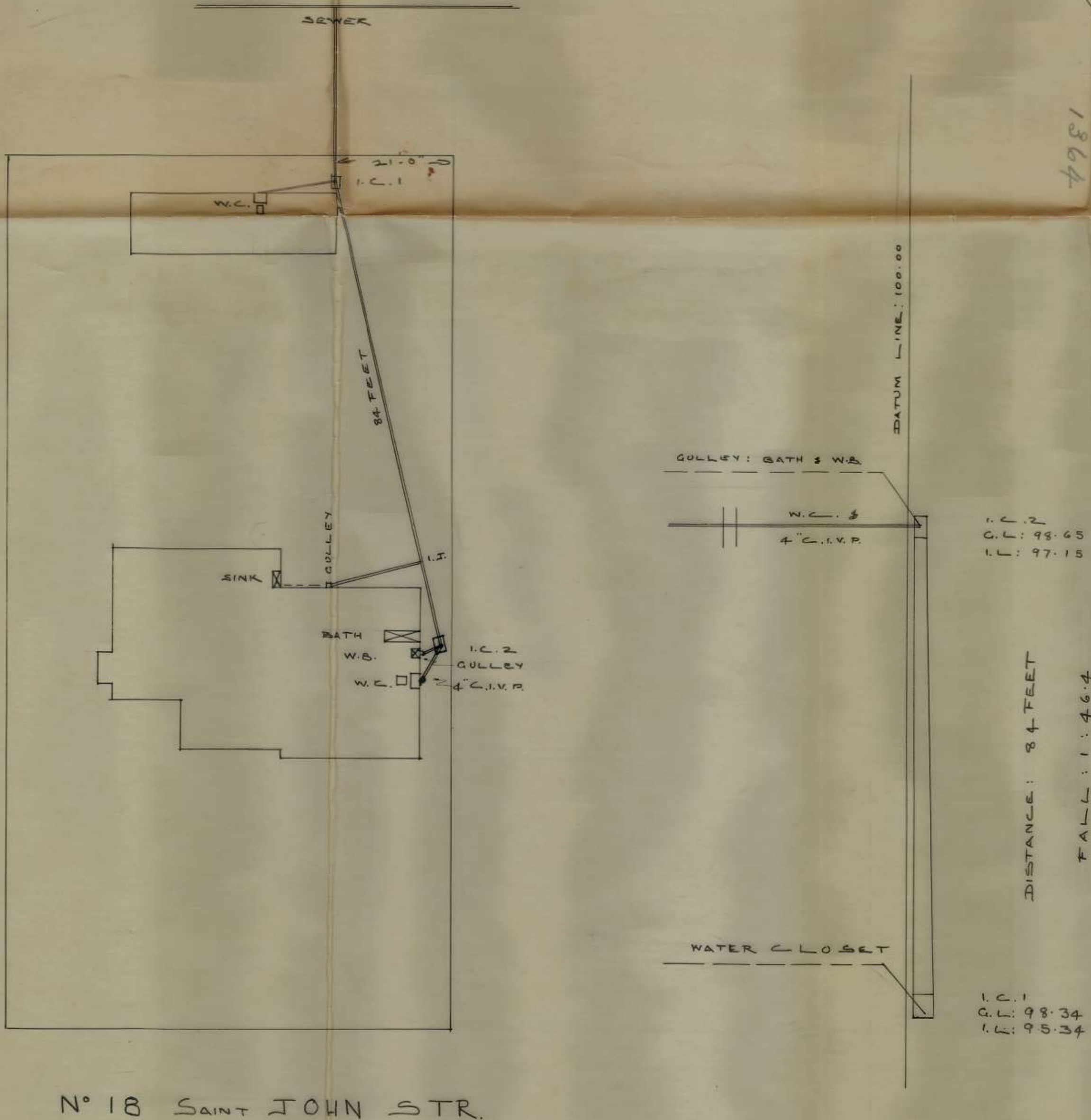
Alle hoogtes hierop aangewys moet verbind wees aan 'n betroubare verwysingspunt op grondhoogte naby die voorgrens van die erf. Die verwysingspunt moet op die plan aangewys word en mag enige geskikte waarde deur die tekenaar gegee word.

Plan to show connection distance from nearest lateral boundary and North Point.

DRAINAGE PLAN DREINERINGSPLAN

Lot No. *1364*
Erf Nr.

Scale 1 inch — 16 feet Skaal 1 duim — 16 voet



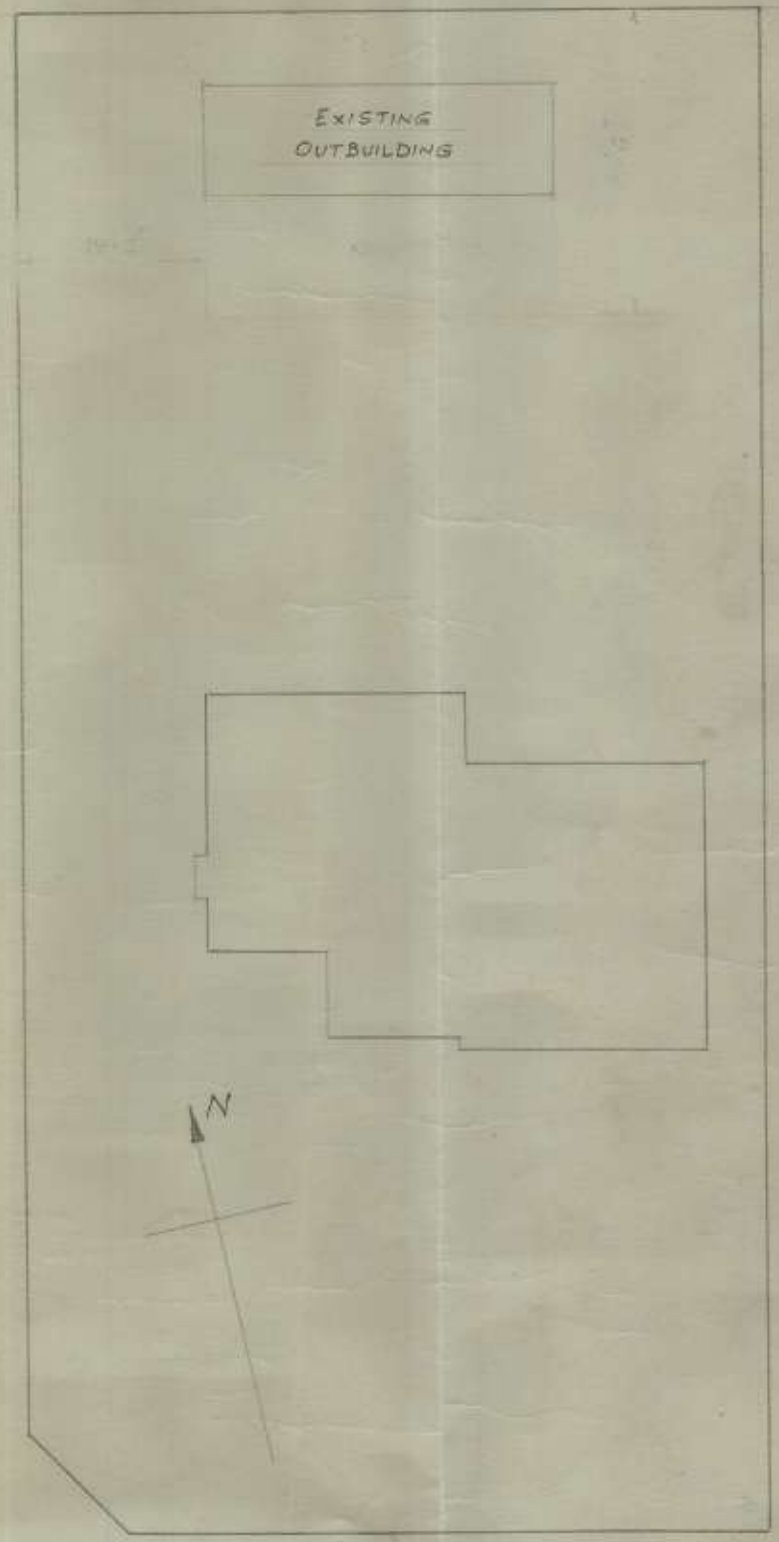
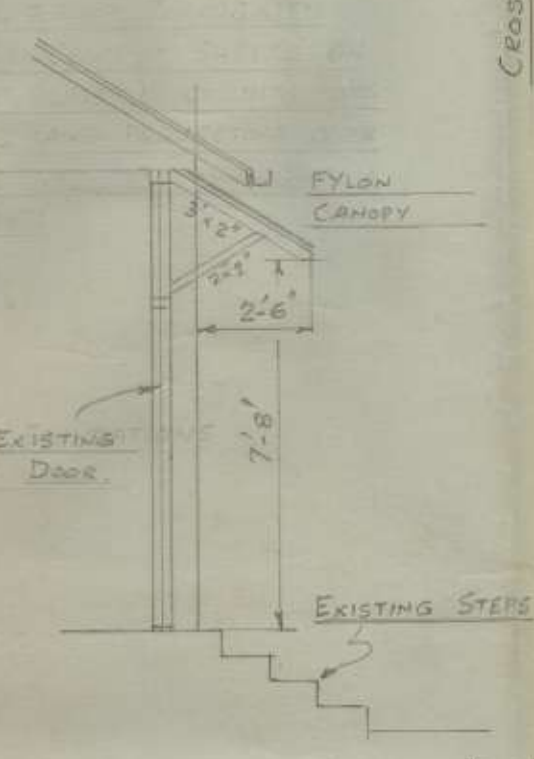
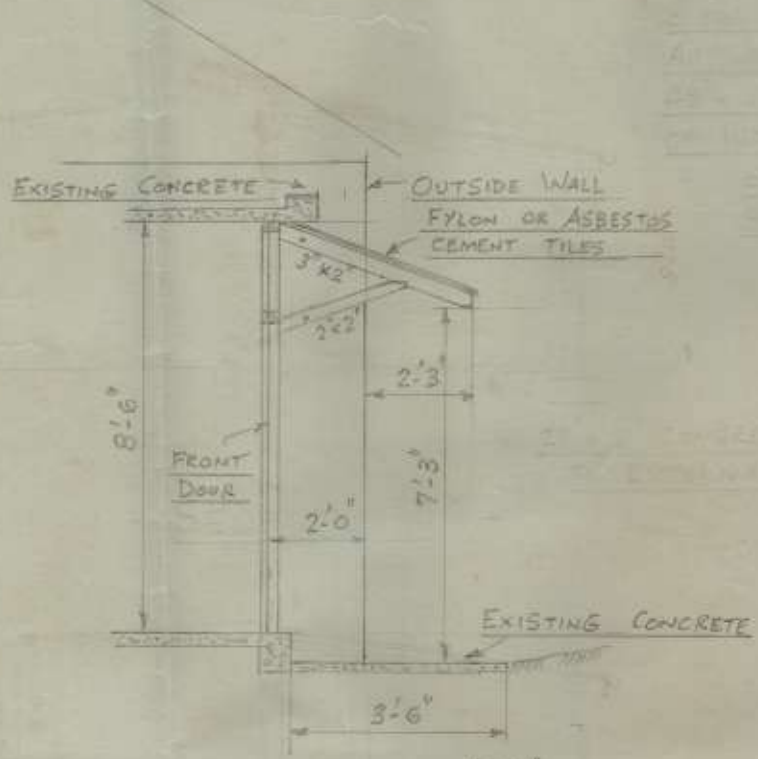
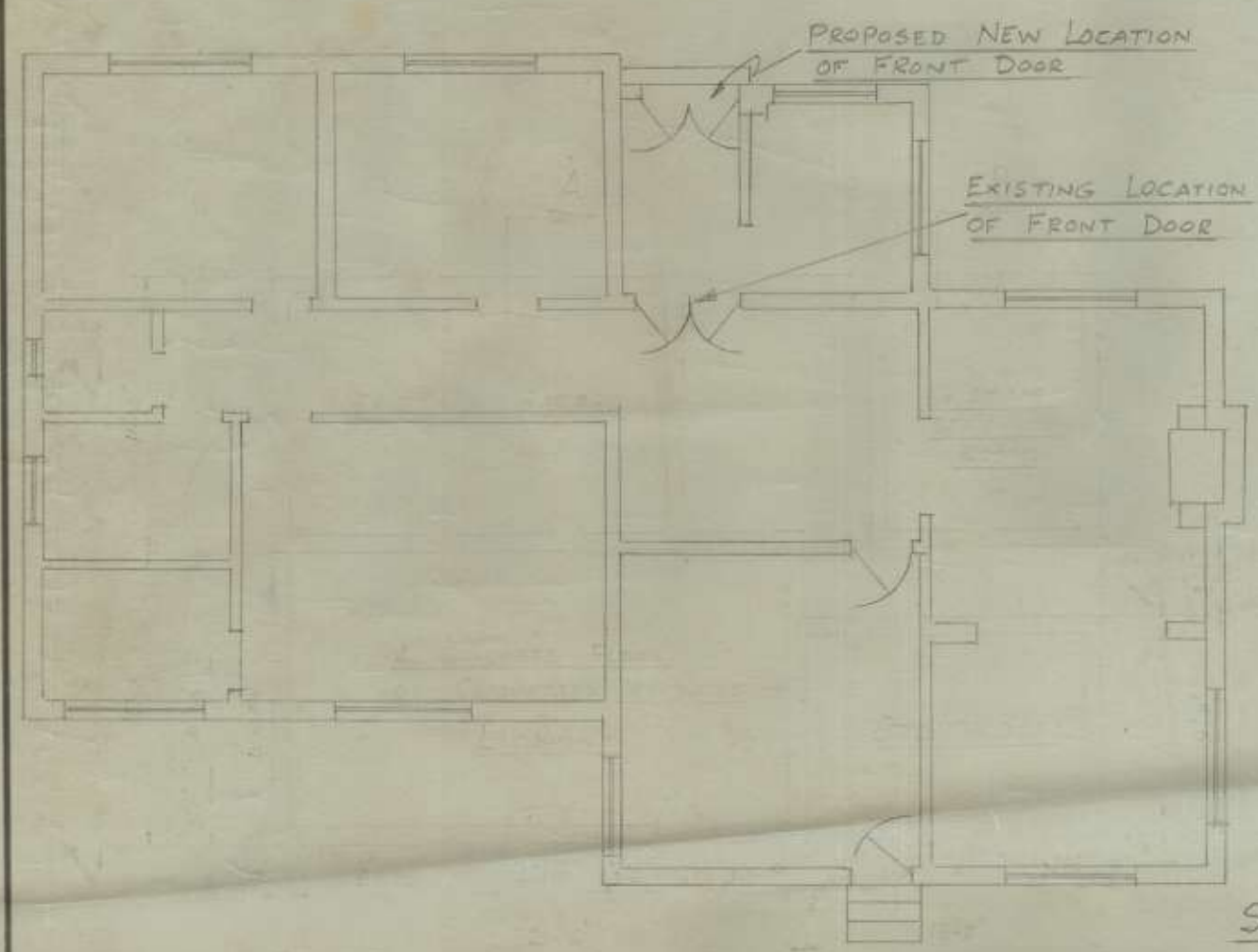
N° 18 SAINT JOHN STR.

GEORGE MUNICIPALITY
APPROVED subject to:
13/7/57
PLAN NO. 577
for back

PROPOSED ALTERATION TO EXISTING HOUSE FOR MRS. A.B. BULLOCK, 18, ST. JOHN STREET, GEORGE.

DRAWN: A.B.B. 21/8/73.

REFERENCES	



SCALE: 1/8" = 1 FOOT

PLAN

REVISIONS		
No.	DATE:	DESCRIPTION

CONSTRUCTION DESIGN & PLANNING (PTY.) LTD.
ENGINEERS
JOHANNESBURG AND DURBAN

DATE	CLIENT	DWG. No.
SCALE	JOB	
DESIGN	CHECKED	REV.
APPROVED		

DESTROY ALL PREVIOUS PRINTS

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.: 3452535**

Purpose of consultation: **To consult Municipal Town Planner on the proposed development**

Brief proposal: **To be determined.**

Property(ies) description: **Erf 1364 George**

Date: **16 October 2024**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Khuliso Mukhovha	George Municipality	044 801 9477	kjmukhovha@george.gov.za
	Naudica Swanepoel	George Municipality	044 801 9477	nswanepoel@george.gov.za
Pre-applicant	Denise Janse van Rensburg / Marlize de Bruyn	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 plan**
- **Site plan**

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

Comprehensive overview of proposal:

Erf 1364 George is a 1078m² residential property located in St John’s Street, in Dormehlsdrift. The property falls within the Medium-Term Business and High-Density development edges. The prospective owners have a well-known local interior business that has been in George for over 30 years and wish to relocate their showroom and office to this property once they buy it.

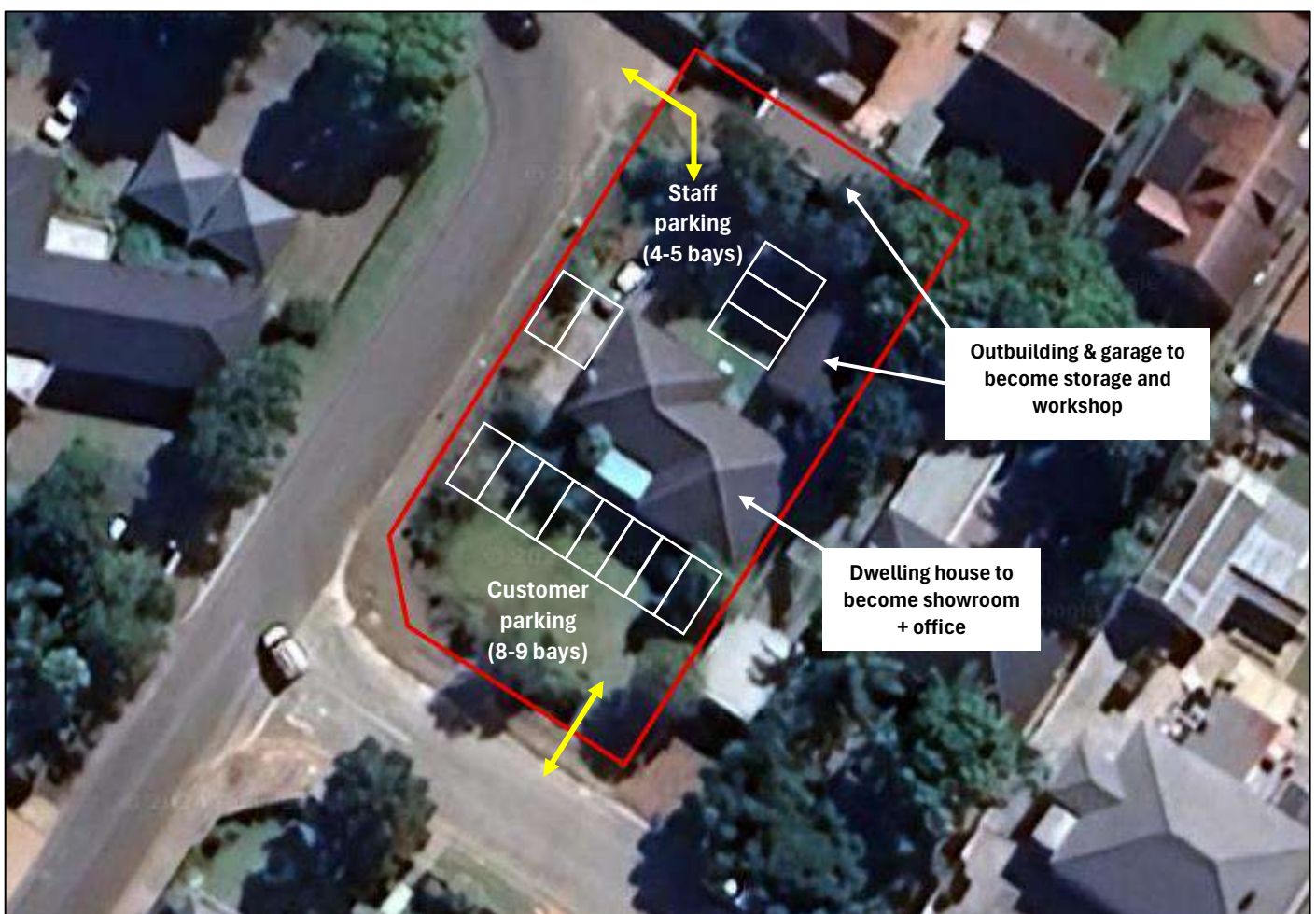
YES	NO
-----	----

The property is currently zoned SRZI, and a rezoning to BZI (Business Premises) is proposed. No new development is planned at this stage. The existing dwelling will be converted into the showroom and office, while the outbuildings will serve as a workshop and storeroom.

The proposed land use will require an estimated 13 parking bays. It is suggested that 4 staff bays be located in the northern (backyard) section of the property, with the remaining 9 bays fronting St John’s Street, each with direct access from their respective street boundaries. At this time, no permanent departures are anticipated.

The title deed includes Condition B, which conflicts with the spatial framework for the area. It is proposed that these conditions be formally removed.

Both the house and garage are over 60 years old, so the required process under the National Heritage Resources Act (NHRAAct) will be followed.



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

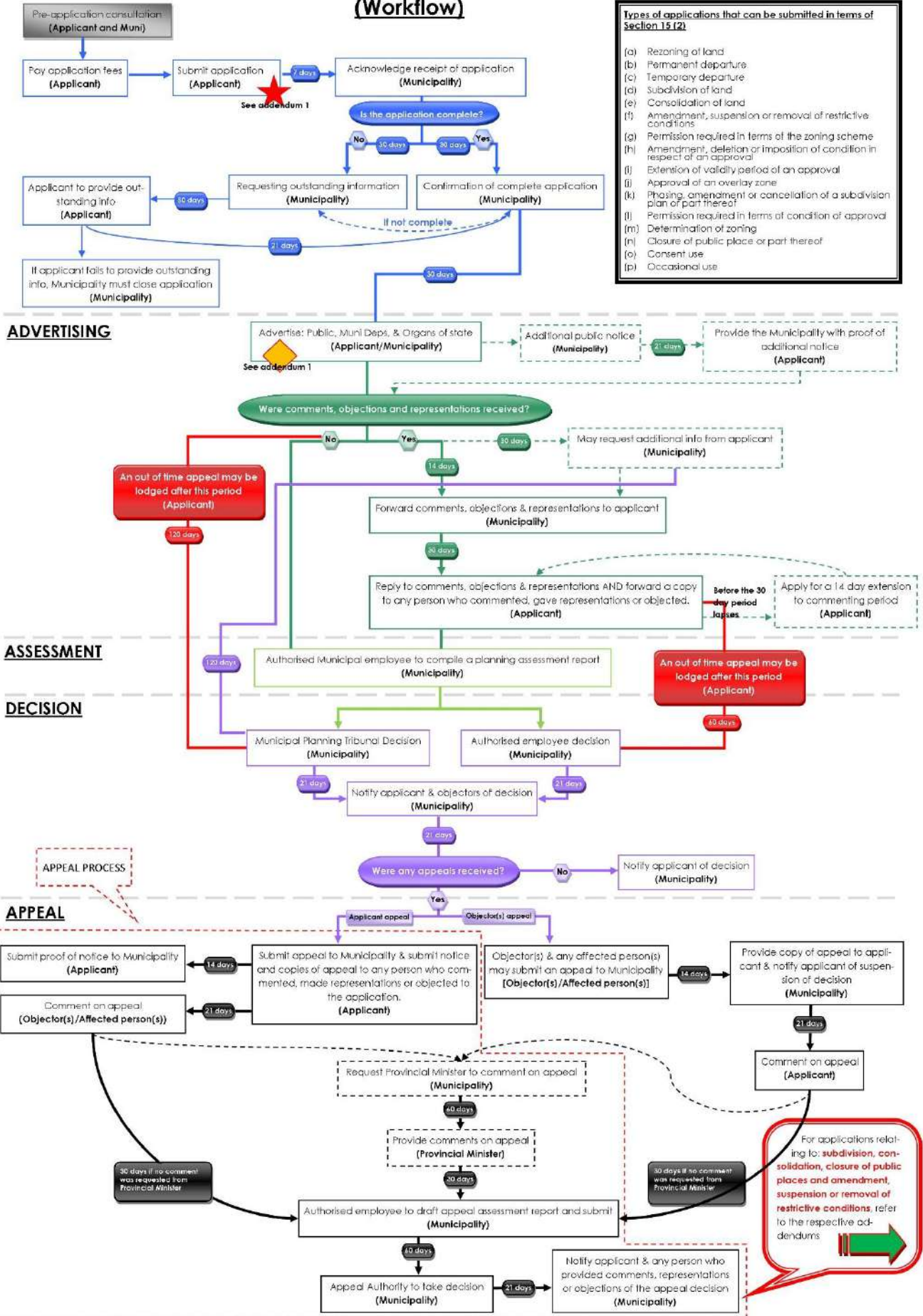
SUBMISSION

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



ADVERTISING

ASSESSMENT

DECISION

APPEAL

APPEAL PROCESS

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 10 710, 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
X	2(f) a removal, suspension, or amendment of restrictive conditions in respect of a land unit;	R 10 240, 00
	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):		TBD

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	Motivate George Municipal Spatial Development Framework, 2023
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	A conveyancer certificate required to confirm.
Any other Municipal by-law that may be relevant to application? (If yes, specify)	X			
<p>Zoning Scheme Regulation considerations:</p> <p>Which zoning scheme regulations apply to this site?</p> <p>George Integrated Zoning Scheme, 2023</p> <p>What is the current zoning of the property?</p> <p>Single Residential Zone I</p> <p>What is the proposed zoning of the property?</p> <p>Business Zone I</p> <p>Does the proposal fall within the provisions/parameters of the zoning scheme?</p> <p>To be determined</p> <p>Are additional applications required to deviate from the zoning scheme? (if yes, specify)</p> <p>To be determined</p>				

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 draft site plan and locality plan as indicated below.

DRAFT SITE PLAN



Town Planning

- Motivate the proposal in terms of the relevant spatial policies (MSDF, SPLUMA, etc).
- Business Zone IV is more appropriate for this area. Please refer to the objective indicated for the zoning, i.e. *"The objective of this zone is to provide an intermediate zone, which can, if required, act as a buffer or interface between high- and medium-intensity business zones, and residential zones. Retail activities are limited to those which are ancillary to the dominant permitted uses, namely offices. In order to protect the amenity of adjacent residential areas, appropriate levels of landscaping and environmental management are required"*.
- Applicant to clearly indicate the type of showroom applied for, and whether it can fit into the land use description of "office".
- Please note that the business zoning, if granted, will be limited to small offices to keep the residential character in the area.
- Motivate the preservation of the character of the property, streetscape and surrounding area as a result of the proposed change in use.
- Existing trees must be retained on the property, and a landscaping plan will be required.
- The subject property is identified as a heritage resource in terms of the Preliminary Municipal Heritage Resources Inventory. A Notice of Intent to Develop (NID) and / or an application in terms of Section 34 of the NHRA (whichever is applicable) must be submitted to Heritage Western Cape for approval / comments prior to submitting a formal application.

Civil Engineering Services

- Access will be restricted to Cross/Saint John's Street.
- All parking to be provided on site and in terms of the GIZS 2023 parking tables.
- No parking will be allowed within the road reserve and the owner may be held liable for all cost to ensure that the road reserve is not utilised for parking.
- A delivery bay will also be required and must be indicated on plan.
- The proposal must be discussed with the municipal traffic engineer prior to submission of a formal application.
- Normal DC's, as per the DC policy and Town planning By-law, would be applicable.
- Water and sewer are available, subject to capacity confirmation through a service capacity study.
- Developer to adhere to the applicable Stormwater By-law.

Electrotechnical Services

- DC's applicable.
- SSEG proposed should be registered with ETS prior to construction.

PART F: SUMMARY / WAY FORWARD

- May proceed with the application, subject to Part E above.

OFFICIAL: KHULISO MUKHOVHA



SIGNED:

DATE: 24 OCTOBER 2024

PRE-APPLICANT: DENISE JANSE VAN RENSBURG

SIGNED:

DATE: 14 October 2024

OFFICIAL: NAUDICA SWANEPOEL



SIGNED:

DATE: 24 OCTOBER 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 be deemed necessary.*