



REVIEW REPORT: 3RD REVIEW OF THE 2023 GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (MSDF)

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SUMMARY

The George Municipal Spatial Development Framework (MSDF) Review, 2026 provides an overview of the implementation of the George Municipal Spatial Development Framework and Implementation Plan since its adoption in May 2023, assesses the continued relevance of the proposals and is aimed at informing the process of amendment of the George MSDF to be undertaken in the 2025-2027 period, whilst taking the MSDF Review 2024, 2025, and 2026 into consideration.

This report covers the purpose of an MSDF Review, recaps the spatial outcomes envisaged in the MSDF2023, acknowledges new, available planning informants, recaps on the 2025 Review and the relevance of observations made in such review, and sets out current, observed trends, which may affect spatial planning since the 2023 MSDF adoption. The report includes an appraisal of the approach, strategies and policies of the MSDF to establish whether amendment thereof is required to address trends and respond to planning informants. An assessment of the progress of MSDF implementation actions is included. Reference to the draft Capital Expenditure Framework (CEF) process is noted. Note that the Review report will be used as input in the 2025/26 MSDF Status Quo Analysis, which will, in turn, inform the proposed 2026/27 MSDF Amendment.

This Review Report must be read with the adopted George Municipal Spatial Development Framework, 2023

1.	INTRODUCTION	11
2.	PURPOSE OF AN ANNUAL REVIEW OF THE MSDF	11
3.	LEGISLATIVE REQUIREMENT TO UNDERTAKE AN ANNUAL MSDF REVIEW	13
4.	SPATIAL OUTCOMES	14
5.	NEW PLANNING INFORMANTS, CHANGING CIRCUMSTANCES & TRENDS AND ALIGNMENT OF THE MSDF2023	19
5.1	URBAN GROWTH PRESSURES & LAND COVER CHANGE (2014 – 2024)	20
5.2	IDP INFORMANTS	24
5.3	HUMAN SETTLEMENT PLANNING INFORMANTS: PRIORITY HUMAN SETTLEMENTS AND HOUSING DEVELOPMENT AREAS & AFFORDABLE HOUSING	37
5.4	DEVELOPMENT TRENDS: PLANNING AND BUILDING PLAN APPROVALS	46
5.4.1	Planning Approvals 2022-2025.....	46
5.4.2	Building Plan Approvals 2022-2025	53
5.4.3	Contraventions and Environmental Encroachments	61
5.5	POPULATION & HOUSEHOLD PROJECTIONS	61
5.5.1	George Municipality’s Past and Current Population (2011-2025) and growth projections	61
5.5.2	Population Dispersion and Density	68
5.5.3	Growth Trends and Growth Absorption.....	73
5.5.4	Implications of Population Growth on Facility Provision.....	79
5.5.5	Human Settlement Program	81
5.6	ECONOMIC PERFORMANCE AND THE GEORGE ECONOMIC GROWTH AND DEVELOPMENT STRATEGY	85
5.7	ENVIRONMENTAL STUDIES AND INFORMANTS TO PLANNING	94

5.7.1	2023 Western Cape Biodiversity Spatial Plan	94
5.7.2	Garden Route National Park	94
5.7.3	Conservancies in George Municipal Area	94
5.7.4	George Municipal Environmental Spatial Data	95
5.7.5	Estuarine Management Plans	96
5.7.6	Local Planning for Climate Change.....	96
5.7.7	Environmental Protection Facilitation interventions by GM.....	97
5.8	HERITAGE STUDIES	98
5.9	ENVIRONMENTAL HEALTH	99
5.10	DISASTER RISK REDUCTION AND MANAGEMENT	100
5.11	CIVIL ENGINEERING SERVICES.....	105
5.12	NEW MUNICIPAL SECTOR PLANS, POLICIES & STUDIES	108
5.13	OTHER STUDIES / EXPRESSED REQUIREMENTS.....	118
5.13.1	Smart City Principles	118
5.13.2	WC: DoI: Transportation Infrastructure Branch	120
5.13.3	SANRAL	121
5.13.4	SANParks.....	121
5.13.5	Tree Management Policy.....	122
5.13.6	Community Safety Forum and Guidelines.....	122
5.13.7	Emergency Services Infrastructure areas	123
5.13.8	Community Development Requirements.....	123
5.13.9	SALGA: Spatial Transformation Barometer:	124

5.13.10	George Airport	125
5.13.11	Forestry Villages	125
5.13.12	Progress on Existing Studies 2023, 2024, 2025	126
5.14	GARDEN ROUTE DISTRICT SDF	131
6.	MSDF RESPONSE TO NEW PLANNING INFORMANTS	132
6.1	GROWTH PRESSURES, LAND COVER CHANGE AND GROWTH PROJECTIONS	132
6.2	IDP INFORMANTS	133
6.3	ENVIRONMENTAL INFORMANTS	133
6.4	SPATIAL CONCEPT ASSESSMENT	133
6.5	SECTOR PLANS DEVELOPED SINCE MSDF DEVELOPMENT & OTHER INPUTS AND INVESTIGATIONS (2025)	134
6.6	MUNICIPAL BUDGET ALLOCATION & ALIGNMENT TO MSDF PRIORITY DEVELOPMENT AREAS	134
6.7	PROVINCIAL BUDGET ALLOCATION & ALIGNMENT TO MSDF PRIORITY DEVELOPMENT AREAS	137
6.8	LAND USE DEVELOPMENT APPLICATIONS, DEVELOPMENT PERMISSIONS AND BUILDING PLAN APPROVALS – ALIGNMENT TO MSDF	142
6.9	ACCOMMODATION OF HUMAN SETTLEMENT POLICIES AND PLANS: MSDF ALIGNMENT	145
6.10	IMPLEMENTATION ACTIONS	145
6.10.1	Municipal Implementation Actions	146
6.10.2	National, Provincial, District and SOE Implementation Actions	150
7	CAPITAL EXPENDITURE FRAMEWORK: BUDGET ALIGNMENT TO SUPPORT THE SPATIAL CONCEPT	152
7.1	CEF METHOD AND GEORGE CEF PROGRESS	152
7.1.1	Introduction: CEF	153
7.1.2	The CEF’s Alignment with Municipal Planning Processes	153
7.1.3	The Role of CP3 in Enhancing the CEF	154

7.1.4	How the CEF and CP3 Strengthen the MSDF	155
7.1.5	Progress on CEF Development and Implementation	156
8	REVIEW CONCLUSIONS	158

LIST OF TABLES

Table 1:	Ward Based Priorities- IDP2025	26
Table 2:	Ward Priorities: Grouped requirements with a significant spatial aspect.....	29
Table 3:	Economic Growth facilitation Initiatives (MSDF-based): GM	34
Table 4:	Economic Growth facilitation Initiatives (LED/Investment property-based)): GM	35
Table 5:	Land Use Approval Statistics 2022 to 2025	47
Table 6:	Number of building plans received by GM 2022-25 (Count & Graph).....	53
Table 7:	Building Plan Approvals 2022-2025 per Property Type.....	54
Table 8:	Locality of properties with building plan approvals in 2022-2025	55
Table 9:	Population growth projection based on the 2011 to 2023 trend and SEP2023 (upper and lower bounds).	63
Table 10:	Upper and Lower Bounds: Household Growth Estimation 2022 to 2034.....	63
Table 11:	Population statistics 2024: Urban Econ	64
Table 12:	Growth estimation to 2044 based on a growth rate of 2.8% pa	64
Table 13:	Spatial Budget Extract: Residential absorption capacity: 2024, 2025 & 2026 Review.....	74
Table 14:	Structures Count WC: DoHS 2022 and Google Count 2023, GM HS count 2025.	78
Table 15:	Social Facilities calculated according to the standard* required by 2034.	80
Table 16:	Human Settlements: Housing Pipeline Project. Spatial alignment	83
Table 17:	Employment Profile: WC, GRDM and George	85
Table 18:	Sectoral contributions to the GVA (2013 and 2023) (constant 2015 prices; R' millions)	86
Table 19:	GVA per sector for the George Local Municipality (2015 constant prices; in R' millions).....	87
Table 20:	Employment structure and contribution between 2013 and 2023 per economic sector	88
Table 21:	GM Additional Environmental Management Actions 2025	98

Table 22: Risk and Vulnerability Rating: Geoge relative to all municipalities in the Garden Route District.....	100
Table 23: Disaster Risk Mitigation participation – Spatial considerations.....	105
Table 24: Sectoral Plans, elements, alignment and actions	118
Table 25: Recent documents and inputs (2023-2025)	128
Table 26: Supportive Implementation Actions and Progress	131
Table 27: Provincial MTREF 2025-28 Spending per Sector.....	137
Table 28: DEA&DP: List of Funded Infrastructure Investment Projects and Programmes (MTEF 2025-28)	140
Table 29: Progress on MSDF2023 Implementation Actions	150
Table 30: Progress on District and Provincial- and National project Requirements and Actions	151
Table 31: Progress on CEF Development and Implementation	158

LIST OF FIGURES

Figure 1: MSDF 2023 Extract: Map 36: Composite Spatial Development Framework for the Greater George Area	17
Figure 2: MSDF 2023 Extract: Map 37: Composite Spatial Development Framework for the George City Area	18
Figure 3: HSP&D Dashboard Extract: Land use application approvals from 01/01/2022 to 31/12/2025.....	49
Figure 4: HSP&D Land Use Management approvals: Land Use Categories: Dashboard Extracts Jan 2022 to Dec 2025.....	50
Figure 5 :Locality: Building Plan approvals May 2023 to February 2024	56
Figure 6:Locality: Building Plan approvals January 2024 to December 2024	57
Figure 7 :Locality: Building Plan approvals January 2025 to December 2025	58
Figure 8: Locality: Building Plan Approvals: 2022-2025: Haarlem, Hoekwil, Uniondale, Kleinkrantz.....	59
Figure 9: Value of Building Plans Passed and Completed: MERO: GRD, 2023 (R million)	60
Figure 10: Extract of the GM GIS: Coastal Encroachment Survey Dashboard Feb2026).....	61
Figure 11: Census 2022: Total Population Growth by Local Municipality: WC (DEA&DP June 2024)	65
Figure 12: Key Spatial Trends: WC (Presentation by Stats SA June 2024)	66
Figure 13: Population Growth of Municipalities in the Garden Route (Stats SA June 2024)	67
Figure 14: Ward Base population distribution (Stats SA, November 2025 – Census 2022)	70
Figure 15: Density Heatmap: City area (2016 to 2021)	71

Figure 16: Registered voters per ward 2020 vs 2025	72
Figure 17: Ward Reference Map (Source: GM GIS).....	73
Figure 18: City Area: Spatial Budget Base Map 2026	75
Figure 19: Structures count: George Southern suburbs Google 2023	78
Figure 20: Formal and Informal dwellings in the Garden Route: MERO 2024/25.....	79
Figure 21: MERO 23/24: Sectoral Economic Potential: GRDM	89
Figure 22: MERO 24/25: Sectoral Economic Potential: GRDM	90
Figure 23: Building plans approved and FTE construction jobs: GRD, 2019 to 2023 (MERO 24/25).....	92
Figure 24: Proposed Special Character Areas (Heritage): CBD and Pacaltsdorp.....	99
Figure 25: Extracts: WCG 2017: Flood Risk Areas	102
Figure 26: Extracts: 2017 WCG: George Fire Risk areas.....	103
Figure 27: SANParks Spatial Delineation 2025	122
Figure 28: Draft CEF allocation per Department, March 2026	
Figure 29: Municipal Capital Projects: Locality City Area	136
Figure 30: Spatial Distribution of Provincial Infrastructure Investment MTEF 2025-28	141
Figure 31: Map of Building Plan approvals in the priority areas: January 2025 to December 2025	143
Figure 32: Dashboard of Building Plan approvals in the priority areas: Building type: January 2025 to Dec 2025.	144

GLOSSARY OF TERMS & ABBREVIATIONS

CBA	CRITICAL BIODIVERSITY AREA
CES	CIVIL ENGINEERING SERVICES DEPARTMENT (MUNICIPAL)
CITP	COMPREHENSIVE INTEGRATED TRANSPORT PLAN
COGTA	NATIONAL DEPARTMENT OF COOPERATIVE GOVERNANCE & TRADITIONAL AFFAIRS
DEA	NATIONAL DEPARTMENT OF ENVIRONMENTAL AFFAIRS
DEA&DP	PROVINCIAL DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING (WCG)
DOHS	PROVINCIAL DEPARTMENT OF HUMAN SETTLEMENTS (WCG)
EIA	ENVIRONMENTAL IMPACT ASSESSMENT
EMF	ENVIRONMENTAL MANAGEMENT FRAMEWORK
GIEGDS	GEORGE INTEGRATED ECONOMIC GROWTH AND DEVELOPMENT STRATEGY
GIZSB	GEORGE INTEGRATED ZONING SCHEME BYLAW, 2023
GM	GEORGE MUNICIPALITY
GPS	GROWTH POTENTIAL STUDY
HSP	HUMAN SETTLEMENTS PLAN
HSP&D	HUMAN SETTLEMENTS AND PLANNING (DEPARTMENT OF THE GM)
HWC	HERITAGE WESTERN CAPE
IDP	INTEGRATED DEVELOPMENT PLAN
IUDF	INTEGRATED URBAN DEVELOPMENT FRAMEWORK
IUDG	INTEGRATED URBAN DEVELOPMENT GRANT
LUMS	LAND USE MANAGEMENT SYSTEM
LUPA	WESTERN CAPE LAND USE PLANNING ACT
MTEF	MEDIUM-TERM EXPENDITURE FRAMEWORK
NEMA	NATIONAL ENVIRONMENTAL MANAGEMENT ACT
MSDF	MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK

MSDF2023	GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK, ADOPTED MAY 2023
MSA	MUNICIPAL SYSTEMS ACT, 2000 (ACT 32 OF 2000)
NDP	NATIONAL DEVELOPMENT PLAN
NHRA	NATIONAL HERITAGE RESOURCES ACT
NIMBY	NOT IN MY BACKYARD
PHSHDA	PRIORITY HUMAN SETTLEMENTS AND HOUSING DEVELOPMENT AREAS
PSDF	PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK
POS	PUBLIC OPEN SPACE
RSIF	REGIONAL SPATIAL IMPLEMENTATION FRAMEWORK
SANLC	SOUTH AFRICAN NATIONAL LAND COVER – INCLUDING THE SAL – SMALL AREA LANDCOVER DATA
SDF	SPATIAL DEVELOPMENT FRAMEWORK
SPC	SPATIAL PLANNING CATEGORY
SPLUMA	SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 16 of 2013)
SWRA	STRATEGIC WATER RESOURCE AREA
WCG	WESTERN CAPE GOVERNMENT

1. INTRODUCTION

In terms of section 34(a)(i) of the MSA, “a municipality must review its IDP annually in accordance with an assessment of its performance measurements in terms of Section 41 and to the extent that changing circumstances so demand”. Section 41(1)(c) states that a municipality must monitor performance, measure, and review performance at least once a year.

The Municipal Spatial Development Framework (MSDF) is a core component of the IDP. Although the annual MSDF Review is not a change of the adopted MSDF, the annual review is an assessment of performance, which may lead to the need to amend or rewrite the MSDF, immediately or in time.

The George Municipal Spatial Development Framework (MSDF) Review, 2026 provides an overview of the implementation of the George Municipal Spatial Development Framework since its adoption in May 2023, assesses the continued relevance of the proposals, whilst taking observations and recommendations in the 1st and second 2nd Review (2024 & 2025) into consideration, and is aimed at informing the process of detailed Status Quo Analysis and Amendment of the George MSDF to be undertaken in the 2025-2027 period.

The purpose, role and use of the George Municipal Spatial Development Framework are noted in the Introduction of the MSDF 2023, followed by an overview of the spatial planning context and a synthesis of the Status Quo Analysis, which preceded the amendment process, and the identification of key issues affecting spatial development. The SDF’s core components relate to the Spatial Vision, Spatial Concepts and Elements, and the Implementation Framework, all detailed in the MSDF 2023.

2. PURPOSE OF AN ANNUAL REVIEW OF THE MSDF

Section 34(a)(i) and (ii) of the MSA speak directly to the need to “review” an MSDF annually in terms of performance of the municipality in relation to the guidance provided in its MSDF, as well as at any time deemed necessary in response to changing circumstances. The annual review allows for proactive monitoring of the implementation of the MSDF, while highlighting the need for actions that need to be taken to support the MSDF implementation on a sustained basis. The Review Report does not constitute an MSDF Amendment. The DEA&DP Guidelines advises that, while it would depend on the nature of the changing circumstances in question, it is suggested that changing circumstances would best be dealt with at 5-year intervals, whilst annual reviews could start to highlight and build up a list of what should inform the review in year 4 and 5 and should be addressed in the new IDP (and MSDF) to be adopted for the next 5-year term of office.

The purpose of the annual review of the MSDF, as noted in the “Practice Note on the Annual Performance Review of the Implementation of Municipal Spatial Development Frameworks” (DEA&DP; October 2023), is to measure the implementation of the objectives, strategies and policies of the current MSDF and is aimed at:

- a) Promoting the implementation of the MSDF and mainstreaming it into the municipality’s broader planning, budgeting and performance management systems.
- b) Alerting municipal leadership to opportunities for further/ sustained MSDF implementation with a focus on the next annual planning cycle.
- c) Alerting municipal leadership to where the MSDF is not being implemented and how this can be improved.
- d) Identifying any critical shifts in the planning and programming of projects.
- e) Identifying changing circumstances that should be tracked that may inform a decision on the need to amend an MSDF or inform the approach to the compilation of a new MSDF when the time comes.
- f) Tracking and reflecting on planning applications and permissions – alignment to or departure/deviation from the MSDF and the implications for the MSDF.
- g) Guiding the contents of the proposals section of a new MSDF – when drafting a new MSDF, a municipality can look back at the past annual reviews to determine the extent to which the MSDF has been implemented.

As far as “changing circumstances” are concerned, these are generally circumstances that are out of the control of the Municipality that have a substantive impact on the MSDF policies and/ or proposals and could include:

- a) changes in legislation, policy, norms or standards;
- b) disasters (e.g. fires, drought, flooding, pandemics);
- c) trigger points being reached in terms of certain parameters (e.g. air quality standard, water quality standard, water supply level, etc.);
- d) significant proposal for development in the municipal area that will result in significantly changed human settlement needs, socio-economic needs or altered natural environments;
- e) change in population growth through migration into the municipal area or revisions to the data;
- f) change in political leadership resulting in different priorities (directive changes);
- g) new information that gives rise to the need for new or additional or changed policies, programs and projects or adapted proposals; such as, information associated with the impacts of climate change (for example, sea level rise projections)” (DEA&DP Practice Notes 2020).

3. LEGISLATIVE REQUIREMENT TO UNDERTAKE AN ANNUAL MSDF REVIEW

The Municipal Systems Act (Act No. 32 of 2000) sections 34(a) and 41(1) stipulate that a municipal council must review its integrated development plan annually in accordance with an assessment of its performance measurements to the extent that changing circumstances so demand; and may amend its integrated development plan in accordance with a prescribed process.

The MSDF is a core component of the IDP, and the performance of the MSDF must be reviewed to establish whether development supports the priorities and objectives of the MSDF and whether progress has been made with respect to the MSDF Implementation Plan.

Section 34(a)(i) and (ii) of the MSA speak directly to the need to “review” an MSDF annually in terms of **performance of the municipality** in relation to the **guidance provided in its MSDF**, as well as at any time deemed necessary **in response to changing circumstances**. The annual review allows for **proactive monitoring of the implementation of the MSDF**, while highlighting the need for actions that need to be taken to support the MSDF implementation on a sustained basis.

Therefore, factors that will be considered in this MSDF review are set out in the following questions:

- a) Are the **aims and objectives** of the MSDF being reached by the municipality?
- b) Is the direction provided by the **MSDF being brought into** the compilation or amendments of **relevant sector plans** (e.g., the Integrated Transport Plan, Water Services Development Plan, Integrated Waste Management Plan, Air Quality Management Plan, engineering service master plans, the human settlements plan, etc.)?
- c) Is the **municipal budget** being spent in line with **the priority development areas** of the MSDF?
- d) What **substantive development permissions** (rezonings and subdivisions) has the municipality given in the past budget year or since the adoption of the MSDF?
- e) Are these **development permissions aligned** to the objectives, principles and policies set out in the **MSDF**?
- f) What **site-specific deviations** did the Municipal Planning Tribunal (MPT) permit? What is the impact of these on the IDP, municipal budget and MSDF implementation?
- g) Are **implementation actions identified by the MSDF** (including the Capital Expenditure Framework) being brought forward into the **IDP, and SDBIPs (Service Delivery and Budget Implementation Plans)** and being **budgeted** for?

- h) Are **implementation actions identified by the MSDF** (including the Capital Investment Framework) in the **Strategic Plans and/or Annual Performance Plans and Budgets** of relevant **provincial and national government departments** and state-owned entities?
- i) Do prior amendments suggest the municipality needs to commence with a compilation of a new MSDF?

The annual review takes the form of an annual performance report that is included as an Annexure to the Annual “IDP Review Report.”

4. SPATIAL OUTCOMES

The George Municipal Spatial Development Framework (MSDF) is a strategic plan that outlines the desired future growth and spatial development pattern for the George Municipal area. It includes a set of documents and related plans that provide strategies and policies to achieve the spatial objectives and create spatial opportunities for the facilitation of the implementation of the IDP objectives. The framework aims to guide development in a way that promotes economic vitality, environmental integrity, and quality living environments while preserving the rural character and livelihoods.

The SDF sets out a spatial vision for the Municipality. The spatial vision draws on the principles outlined in the Spatial Planning and Land Use Management Act (2013) (SPLUMA), as well as the vision as set out in the IDP. The key spatial concepts are underpinned by what the vision seeks to achieve, and unpack the vision spatially, as a means to inform the spatial strategies and framework. These principles remain as per the principles underpinning the MSDF2023 and are as follows:

- a) Spatial Justice: Past spatial and other development imbalances must be redressed through improved access to, and use of, land by disadvantaged communities and persons;
- b) Spatial Sustainability: Spatial planning and land use management systems must promote the principles of socio-economic and environmental sustainability by encouraging the protection of prime and unique *natural- and agricultural* land; promoting land development in locations that are sustainable and limit urban sprawl; consider all current and future costs to all parties involved in the provision of infrastructure and social services to ensure the creation of viable communities;
- c) Efficiency: Land development must optimise the use of existing resources and the accompanying infrastructure, while development application procedures and timeframes must be efficient and streamlined to promote growth and employment;
- d) Spatial Resilience: Ensure sustainable livelihoods in communities that are likely to suffer the impacts of economic and environmental shocks; and

e) Good Administration: All spheres of government must ensure an integrated approach to land development, and all departments must provide their sector inputs and comply with prescribed requirements during the preparation or amendment of SDFs.

The IDP vision for the George Municipality is “A City for a Sustainable Future”. The spatial development framework adopts and shares the IDP vision, and therefore, is the spatial representation of the abovementioned IDP vision. The SDF provides the guidance for the development trajectory and development decisions of the George Municipality. George Municipality has articulated three spatial development approaches in its MSDF. The municipality seeks to:

a) Consolidate its urban footprint, promote city and settlement building that **improves livability** and raises prospects by offering all residents **access** to the services, facilities, and opportunities of urban living. The municipality has therefore committed to:

- i. Prioritising infrastructure that invests in people and their socio-economic mobility and resilience.
- ii. Investment in the roll-out, maintenance and improvement of social infrastructure targeting poor households.
- iii. Enhance public transport and non-motorised transport connectivity within and between settlements regionally and within the George city area.
- iv. Provide and maintain a high-quality, safe open space system through maintaining the integrity of existing spaces.
- v. Actively seek to link viable open spaces into a continuous green web that, with the public transport corridors, forms the basis for the non-motorised transport network.

b) Strengthen and build on its foundations for **growth and resilience** by:

- i. Enhancing its natural and built assets that support life and livelihoods, as well as offer the potential for further prosperity.
- ii. Buffering people from the impacts of climate change on life and property.
- iii. Enabling George to grow off a sustainable and resilient base.

c) Promote Smart Growth and invest in catalysts for social and economic prosperity by identifying the policies that should guide generative and inclusive renewal and growth at the street scale. The focus is on identifying priority investment locations and clarifying how public and private investment should take shape so that settlements offer inclusive, accessible opportunities that support human capital growth. Transforming public spaces into safe, lively communities and business life that improves the attractiveness of George for investors and the whole community is at the heart of this strategy.

The **spatial concept** provides a language for describing the arrangement of people, places and environments; thus, bringing a spatial dimension to the spatial planning approach, strategies, plans and priorities of the Municipality. Section 4.3 of the MSDF 2023 details and substantiates the spatial concept for the George Municipal area (and the city area), and basically relates to **three spatial drivers**, subscribes to:

- i. The **protection of the rural** (agricultural, natural) **area**
- ii. Supporting a **hierarchy of settlements and nodes**
- iii. Supporting an **integrated system of accessibility and mobility**

Key elements of this spatial concept seek to:

- a) Restructure and integrate the dysfunctional urban fabric, invest in the public transport system, and promote urban renewal interventions.
- b) Create quality living environments through sustainable urban growth management, managing a hierarchy of City Activity Nodes, the use of Strategic vacant land to take up new development demand, the densification of Urban Areas, and the provision of Housing & Public Facilities. To this end, a tight urban development boundary has been proposed around the city area and urban area of secondary settlements, in recognition of the fact that sufficient vacant and under-utilized land exists within the urban edge, and that significant densification is required within the urban area, and specifically along key intensification corridors (in support of the public transport system and a functional, efficient, and economically vibrant city).
- c) To promote activity corridors and an intensification zone that corresponds to major public transport network routes, which will accommodate most of the densification and intensification within the municipal area.
- d) Safeguard the environmental integrity and assets by establishing a city-wide open space system and environmental corridors, maintaining the functionality of priority environmental areas, including Critical Biodiversity Areas and treading lightly in environmental support areas, applying the principles of the Spatial Planning Categories and elements (MSDF2023), spatial mitigation against impacts of Climate Change, managing visual landscapes and corridors as well as heritage resources.
- e) Enhance the rural character and livelihood by protecting the productive landscape, managing the subdivision of rural and agricultural land and enhancing rural livelihoods and promoting integrated rural development.
- f) Implement key road network linkages needed to restructure the urban form of the municipality, to promote more efficient access.
- g) To consolidate commercial, retail, mixed-use and industrial development in the nodes that have been identified with these uses.

The spatial structuring of George (the greater George and the city area) aims to support enabling and inclusive socio-economic growth, integrated human settlement and smart growth absorption. The objective is to create a sustainable, compact urban form. Sustainability relates to environmental, socio-economic, and fiscal robustness.

The **Composite MSDF for George** and the **Composite SDF for the George City Area** (See Figure 1 and Figure 2) illustrate the spatial concept adopted for the wider George Municipal area and, specifically, the George City area.

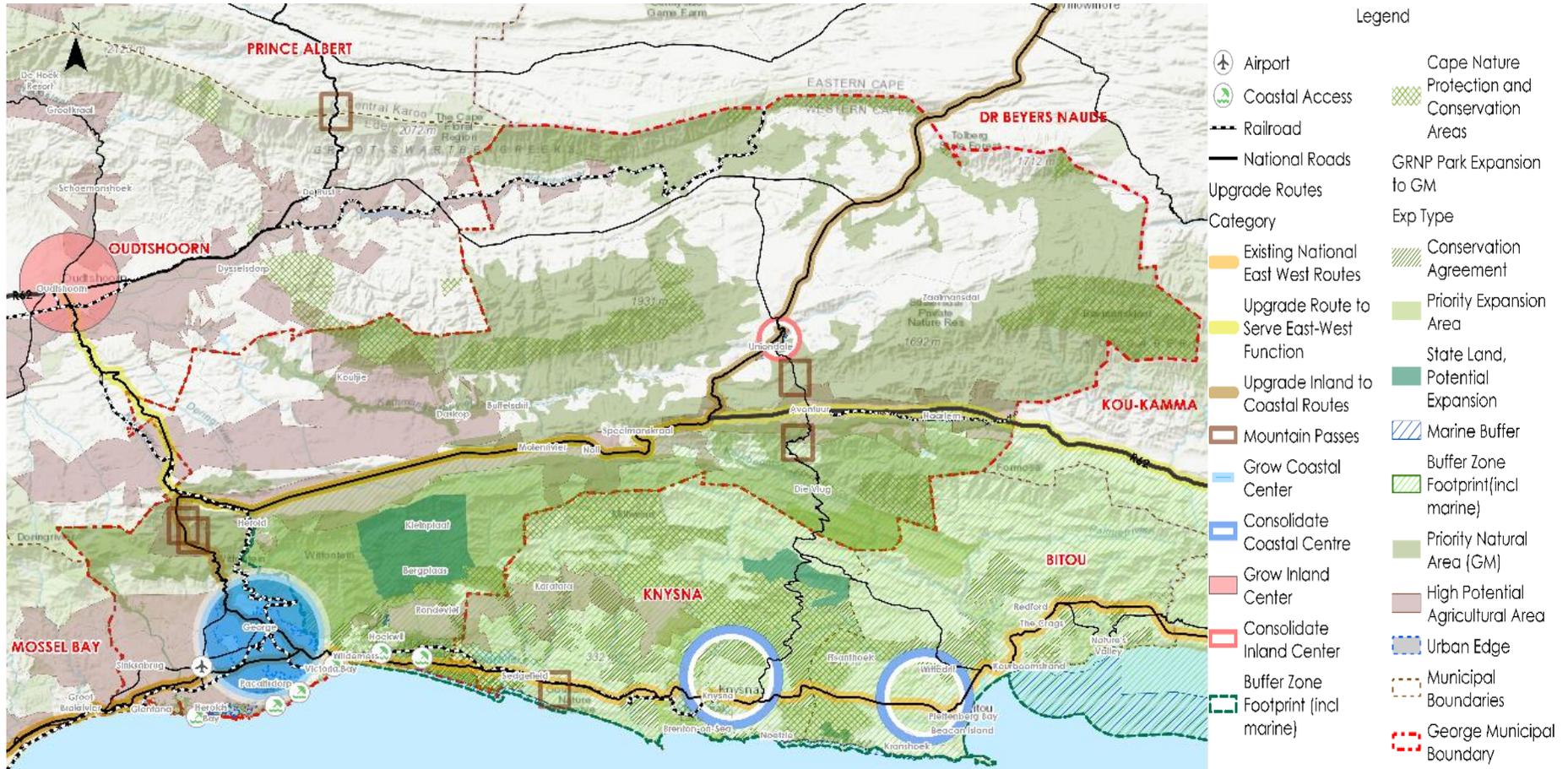


Figure 1: MSDF 2023 Extract: Map 36: Composite Spatial Development Framework for the Greater George Area

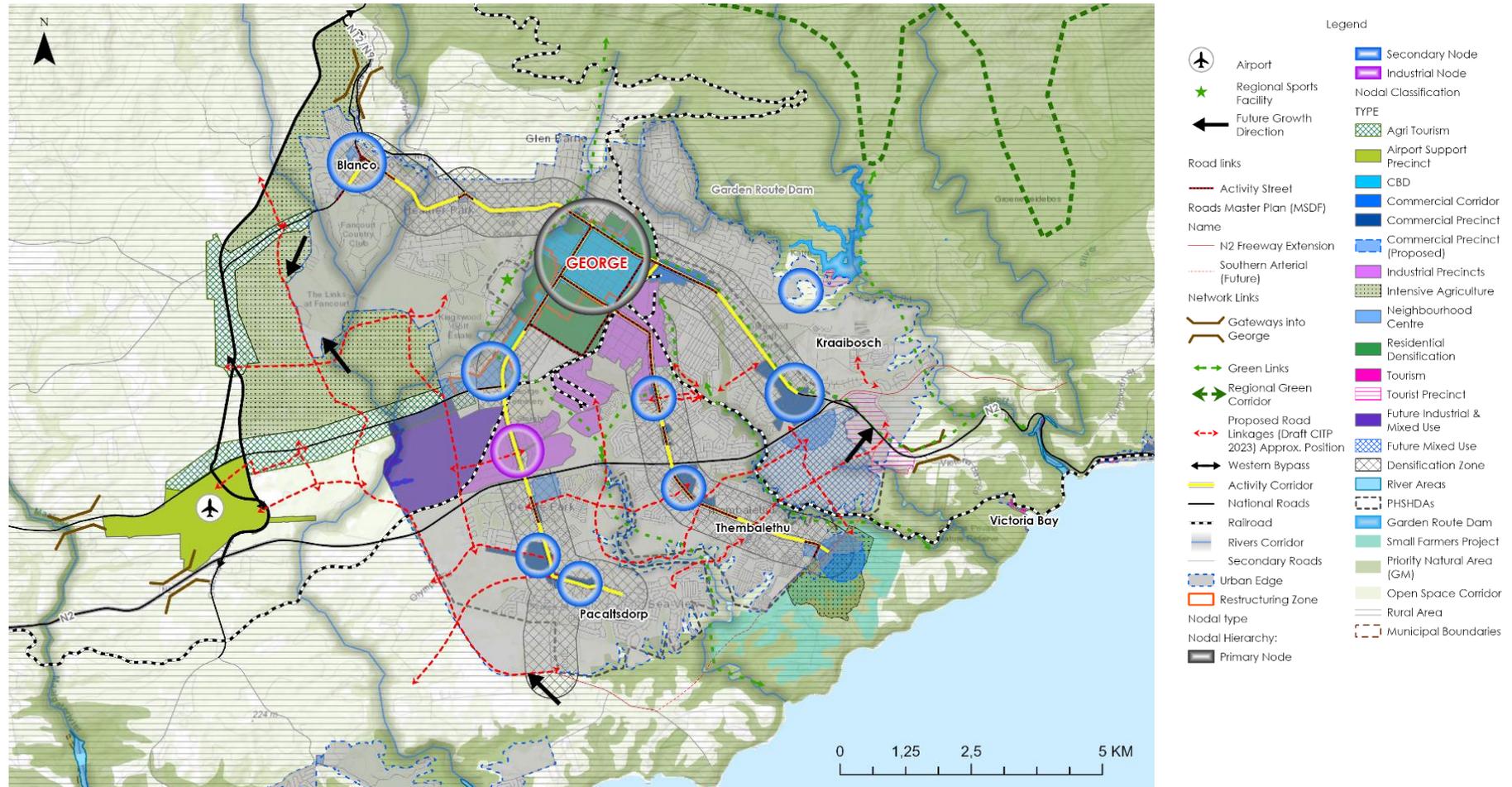


Figure 2: MSDF 2023 Extract: Map 37: Composite Spatial Development Framework for the George City Area

The spatial development framework and related plans, illustrating the spatial concepts that guide spatial development decisions, were uploaded to the Municipal Website in May 2023 and are available to Municipal and Government Departments, Councillors, investors, interest groups, and the public.

The performance of the spatial drivers - independently and together as an integrated system - is supported by **three spatial development strategies** and accompanying policies for managing, guiding and promoting development in the Greater George and the George city area, elaborated upon in section 4.5 of the MSDF:



The Review of the MSDF needs to establish whether the growth of George takes place in a manner to support the spatial **development Policies and Strategies** and whether the guidelines and the related spatial concept must be scheduled for amendment to address misalignment between the actual and the intended accommodation of development to serve the community of George.

The **adopted Spatial Strategies, Policies and Guiding Principles** are noted in Table 14 of the adopted MSDF2023 (p97-178)

In addition to the review of the Policies and Strategies, the MSDF Review is aimed at gauging progress with respect to the realisation of the projects included in the adopted Implementation Plan. The Implementation Plan (May 2023) includes elements identified in the MSDF Amendment Process, as being interventions required, from a municipal mandate perspective, to support the Spatial Vision, Policies and Strategies. The review included in Par.6.9 has reference.

5. NEW PLANNING INFORMANTS, CHANGING CIRCUMSTANCES & TRENDS AND ALIGNMENT OF THE MSDF2023

In the past three years, since the adoption of the George MSDF in May 2023, there has not been a significant number of new planning informants. Refinement of existing informants have however, taken place, as is illustrated in this section of the Review Report. Components of the 2023 Census data are considered the most significant data set and are dealt with under Par. 5.5. Trends in development over the past year are evident from planning application approvals, building plan approvals and from visual observations using available data. Par 5.4 has reference. Identified IDP informants and Sector Plan informants, intent and requirements informed the 2023MSDF (and vice versa) and updates received are reflected in Par.5.2, 5.6 to Par.5.14. The purpose of this section is to set out available studies, sector plan updates, and new datasets received over the past year, which were considered in this review to determine the implications for the George MSDF, and anticipate potential amendments required.

5.1 URBAN GROWTH PRESSURES & LAND COVER CHANGE (2014 – 2024)

The land cover change that took place between 2014 and 2020, as reflected in the MSDF2023 within the city area of George, was significant. Such analysis was done using the automated South African National Land-Cover Change (SANLC/SAL) dataset developed by the Department of Forestry, Fisheries, and the Environment (DFFE) to show changes in land cover (actual development). The 2014 to 2020 data advised the 2023MSDF. Updated SANLC/SAL data up to 2022 (released May 2024) and spatial analysis based on Google Imagery confirmed the following continuing trends in the past three years since the adoption of the MSDF2023 (Also note the trends identified in the 2023 AND 2024 MSDF Review):

- a) New, infill development being implemented, as **residential growth**, within the city area, within the delineated urban development boundary, including:
- North of the City (Wards 1 & 26)
 - o infill development, specifically the utilisation of erven in established areas, including Mont Fleur Estate, Soeteweide Estate, Mountain View Estate, and the completion and extension of subsidised housing in Blanco.
 - o The new Arbour Estate is also being developed at a rapid pace and is expected to be completed in the near future.
 - East of the City (Wards 11 & 22)
 - o Infill development in the Kraaibosch region with new phased development of approved rights, including Glen Village, Glenwood Ridge, Springfield and surrounding residential developments. This follows from significant uptake in residential opportunities in and around Kraaibosch, Welgelegen, Groenkloof and Blue Mountain since 2019. This includes the significant uptake in vacant erven within established estates in this region, including Kraaibosch (Park/Manor/country), Welgelegen and Groenkloof.
 - o New development is expected on the urban periphery of the City on the East on Erf 25537 and 25538, George, in the near future.
 - o New estate developments implemented (or near completion) in the Kraaibosch-Groenkloof area, as noted, together with the uptake of available infill erven in this central-east section of George City area, resulted in this area accommodating the most significant formal development absorption, mostly as private security estates.
 - o Medium-high-density residential estate close to the eastern node has been implemented, also considered infill development.
 - South Central in the City (Borcherds, Parkdene and surrounds)
 - o Further densification occurred. Refer to Growth Trends and Growth Absorption (Par 5.5.3).

- West Central in the City (Wards 3 & 23)
 - Infill development of vacant stands in centrally located (and to the west) of higher income estates, such as Earls' Court and Kingswood were implemented.
 - Kingswood is implementing new phases where new housing opportunities will be provided.
- Central Business District (Wards 3 & 23)
 - Phases of the Residential development as part of the 1 on York development were completed, including Flats, Town Housing & Group Housing.
 - The completion of high-density housing (blocks of flats) at Gloucester and de la Fontain Streets, as well as the two proposed high-density units which form part of the 1 on York development and the proposed social housing developments (See Par.5.4.1). This bodes well for the intensification of the CBD area, with 152 units included in the first three developments mentioned and an estimated 650 units in the latter two developments.
 - Completed developments have a 100% uptake of units – testament to the demand. Various other small/medium projects, proposing flats in the CBD area, are in process.
 - An uptake, interest and planned uptake (Pre-application items, enquiries and approvals) of opportunities in the densification zone along Mitchell and Wellington Streets (north and west of Outeniqua School) shows alignment of spatial concepts and private development initiative.
 - Various flats, group housing and town housing developments have been approved and/or implemented in the past 2 years surrounding the Outeniqua High School premises.
- South of the City (Thembalethu and Pacaltsdorp)
 - Private, small-scale developers in Thembalethu have implemented and/or started enquiries regarding small residential blocks (8-10 units) on relatively small residential erven, similar to the trend in many other middle-low-income areas in the Western Cape (small-scale rental blocks).
 - Similarly, densification of erven in Pacaltsdorp, being earmarked as one of the primary growth absorption areas and priority investment areas in the MSDF 2023, is brought to ground in various private projects, in planning and implementation stages. An estimated 487 additional residential units have been approved in 2024 and 416 in 2025 out of 1448 units approved since 2022. Such development aligns with the spatial intent for the George City area as expressed in the MSDF 2023.

- The scale of the growth that has taken place in Thembaletu and south-central George relates to significant densification within a small area, moreover, associated with informal infill (informal settlement and backyard dwellings). Approximately 70 000 people reside in Thembaletu.
 - The extremely high densities found in the Thembaletu Functional areas (MSDF Maps 11 and 14) are highlighted. In addition to the noted densification, various land portions have been settled on, mostly within areas previously delineated as environmental corridors, which were excluded from the urban development boundary in 2019 and 2023.
 - The land cover change, including informal settlement in other areas of George, such as Uniondale, Haarlem, Kleinkrantz, Wilderness and Touwsrante, has not been significant. Without datasets, such as the small area location data (Census) and the informal settlement recount, which is subject to new aerial images, the internal and external growth of these areas is difficult to analyse.
 - A growing trend of student accommodation enquiries is noticed, especially in the southern areas of the city, including Pacaltsdorp and Thembaletu.
- b) Notable **industrial infill** within the urban development boundary (as expressed in the MSDF2023, also referred to as the urban edge) has occurred in all industrial areas in the city of George, being Pacaltsdorp Industrial, Tamsui Industria, and George Industria. There are no remaining industrial erven available through the sale of established municipal industrial properties. Demand for industrial land is high, with various enquirers being referred to mechanisms to access private land for resale (auctions, property websites and agencies). New industrial erven are proposed as part of the Gwayang Mixed Use Development, West of Pacaltsdorp Industrial, which is currently in the planning phase.
- c) **Economic/ Commercial development** has continued to grow in the traditional (and new) business, and retail nodes of the city –the commercial precinct on the eastern side of George has grown significantly with the opening of the Outeniqua Lifestyle Centre, which has strengthened the economic importance of the area. Growth, in the form of new and redevelopment, experienced in George central, was focused along York Street in George CBD and George South, and along Courtenay Street and Knysna Road. The 27 on York development has commenced, and further phases are being implemented. The implementation of the 1 on York development relates mostly to the relocated Medi-clinic but will also include a commercial lifestyle centre, which is currently under construction. These approvals and implementation projects are in line with the principles and spatial concept of the MSDF 2023 and support the strengthening of the southern area of the CBD. The approval of shopping centre facilities in Montagu Street (Montagu Village) is anticipated to open in 2026, which could translate to the formation of a new nodal area. Various enquiries received regarding office uses in residential areas outside the CBD have been noted.

Agriculture: The keeping of livestock in the urban areas, specifically Borchers, Pacaltsdorp and Thembaletu, is noticeable, as is the intensive utilisation of farming areas, specifically west of the city area.

- d) **Informal trading** in Thembaletu is a significant trend. Most trading is taking place on municipal land and within road reserves. The Local Economic Development Department is in the process of recording traders to better advise a strategy to accommodate informal trade in the area. Surveys as part of the Ilisoletu project illustrate just a part of the picture of the dire need for economic space. A lack of available space and an absence of medium-large scale formal private investment are noticeable. Informal trading also encompasses house shops.
- e) **Tourism, Sport and Recreation**, is synonymous with George, and is a benefit to resident communities and a drawcard for those planning to settle here. Various enquiries relating to areas for sports facilities (swimming pools, gymnastics and dancing halls, netball courts, etc.) were received via informal enquiries. No significant extension of the footprint of such uses outside of the previously earmarked municipal sport facility precincts and private open space was noticed in the past two years.

Tourism has boomed, with many opportunities for businesses, landowners and employees in this sector. Land use rights relating to guest houses and tourism facilities were approved in the past three years, mostly in the Wilderness-Hoekwil area, with an increasing interest in tourism-related development proposals and approvals (Clay Café) West of George, close to Redberry Farm in the MSDF Agri-Tourism demarcated areas that align with the spatial intent for the George City area as expressed in the MSDF 2023.

Various enquiries were received relating to the establishment and support of the film industry. Filming permits were issued.

- f) The provision of **education** facilities (primary, secondary and tertiary) has been a priority need in George for many years, with some city area schools noting record waiting lists and families locating to nearby towns because their children cannot be absorbed into suitable local schools. The uptake of available educational erven by the implementing authority (WC: DoE) has been slow and is being pursued. The completion of the Thembaletu High School in 2019, being a mega-school, is indicative of the WC: DoE approach to intensify use of facilities by including more learners per facility. In 2025, the school site in Loerie Park on Erf 6979, George, has been approved on building plan; however, construction is yet to begin. Budgetary restraints have caused new school development, upgrading and extension of existing schools to be delayed. Protection of

land set aside for educational purposes is problematic. Mechanisms to allow partnerships (Private-DoE) to develop schools, such as the Rapid school delivery system, should be investigated. However, numerous applications and enquiries have been received for the establishment of private education facilities. The dilemma of absorbing additional educational facilities to cater for the uptake and densification in the City Area is that significant space requirements are usually associated with educational facilities, such as primary and secondary schools.

There remains a significant correlation between low household income and high residential densities, and conversely, a strong correlation between high household income areas and lower residential densities. Low-income households often live in extremely high density, and in some areas, overcrowded conditions. It is expected that this housing pressure will continue to grow.

There has been limited change in land cover in the smaller settlements of George Municipality.

Updated SANLC/SAL data sets are not available for the period after 2020. Municipal aerial photos (2022) and Google imagery (2025) allude to limited outward expansion of the settlement footprint, but significant infill and densification. **This illustrates that the MSDF's objective to promote compact growth and prevent outward sprawl is being achieved. Since 2013, the MSDF sought to promote optimal use of vacant and underutilised land and optimise the use of available infrastructure, toward improving fiscal sustainability and service delivery. The evidence of urban compaction over the past 12 years is notable; the level of compaction is unevenly spread within the urban edge, and efforts to balance the distribution of the population must continue.**

5.2 IDP INFORMANTS

The new five-year term of office Integrated Development Plan for George Municipality for the 2022 to 2027 period was used as a key informant for the George MSDF amendment in 2023.

The information contained in the 2025/2026 IDP Review Report was considered in this MSDF Review 2026. The implications of new Sectoral Planning inputs on the current MSDF2023 are noted in and, in specific instances, enumerated later in the Review Report. Policy alignment, on a municipal, district, provincial, and national level between the MSDF and Spatial Frameworks and Integrated Development Plans, was a focus in the compilation of the MSDF 2023. No significant policy changes have occurred in the past three years, which renders the spatial concept and the policies of the MSDF

unapplicable. Reference to implementation matters, with spatial implications, is made throughout the MSDF2023 and in this Review Report, including reference made below to IDP Ward Priorities and Strategic Objectives, which require specific spatial planning consideration.

The majority of the **ward-based priorities** relate to operational issues and the establishment of uses within the existing urban and rural development fabric. I.e. erven, to be identified and acquired for specific purposes (municipal and provincial mandates), which can be absorbed within the established areas, provided funding is made available.

Community Need/ Priority	Wards	2022	2023	2024
		Total Wards	Total Wards	Total Wards
Access to Housing	1,5,8,9,10,11,16,17,20,21,22,24,25,27	5	9	14
Area beautification	1,2,4,5,7,11,16,24,27,28	10	10	10
Area Cleaning	1,2,4,5,6,7,10,11,14,17,18,19,20, 21,23, 24,27	21	11	17
Cemetery	1,25,27	2	3	3
Community Hall	6,8,11,16, 20,21	5	5	6
Electricity	11,16,17,18,19,20,21,22,24,26,27,28	24	24	12
Expanded Public Works Programme (EPWP)	1,2,3,4,5,10,11,16,17,19,20,26	13	13	11
Finance	12,16,24,25	3	3	4
Health/ Clinics	1,6,12,17,22	7	9	5
Housing	1,5,8,9,10,11,16,17,20,21,22,24,25,27	5	10	14
Land for Housing	1,13,16,20,21,24,25	7	7	1
LED	1,10,13,16,17,25	8	10	6
Parking	1,4	2	3	2

Community Need/ Priority	Wards	2022	2023	2024
		Total Wards	Total Wards	Total Wards
Parks	4,5,7,14,16,23,24	8	9	7
Recreation and Sport	3,4,5,6,7,8,9,10,11,26	11	8	10
Roads	1,2,3,5,6,8,9,15,17,19,20,21,23,24,25,26,27,28	18	13	18
Transport	4,22,24	3	3	3
Roads and Stormwater	1,23,4,5,6,7,8,9,10,11,12,13,15,16,17,18,19,20,21,22,23,24,25,26,27	18	20	27
Safety and Security	1,2,3,4,7,8,9,11,12,19,20,22,25	2	4	13
Side Walks	2,4,5,6,7,8,11,14,17,18,19,20,23,25,27,28	15	8	16
Traffic Law Enforcement	3,5,6,8,10,11,13,15,16,21,22,24,25,27,28	15	16	15
Sanitation Services	1,2,3,4,7,8,15,16,18,19,21,22,23	13	13	13
Youth Development	1,7,8,12,16,24,26	7	12	7
Multi-purpose center	1,5,16	2	2	3
Food gardens	6,9,20	4	4	3
Go George	1,4,7,14,19,17,20,22,23,24, 26	8	8	11

Table 1: Ward Based Priorities- IDP2025

Sector	Priority/Issue	Description	Ward/Area: Spatial Requirement
Education	Schools	Education Facilities required (Provincial mandate)	Ward 12: Thembalethu Ward 17: Conville/ George Industrial

Sector	Priority/Issue	Description	Ward/Area: Spatial Requirement
			<p>Ward 18: Genevafonten Loerie Park</p> <p>Ward 20: Metro Grounds Borchers Steinhof</p> <p>Ward 22: Herold</p>
Social/Community Development	Old Age Homes	Old Age Homes required (Provincial Mandate)	<p>Ward 12: Themba lethu</p> <p>Ward 13: Themba lethu</p> <p>Ward 21: Themba lethu</p> <p>Ward 26: Blanco, Fancourt, Heather Park...)</p>
	Satellite Police Station/Police Station	Introduction of satellite offices in respective areas to increase police visibility and improve services (SAPS)	<p>Ward 1: Blanco</p> <p>Ward 7: Ballotsview, Lawaai kamp, Maraiskamp</p> <p>Ward 8: Ballotsview, Parkdene</p>
	Cemeteries	<p>New walls/fences facilities in cemeteries in Ward 25 and 1. (Existing area allocation)</p> <p>Cemetery expansion in Ward 25 (Uniondale) is underway</p> <p>Extension of Blanco cemetery (Ward 1) under investigation</p>	Expansion of cemetery capacity is subject to investigations to advise the Sector Plan. Basic Principles in terms of the MSDF Policies apply.
	Sport	<p>Requirement for upgrade of facilities, in Wards 1,3, 5, 7, 8, 17, 18, 25, 26, 27)</p> <p>New facilities required:</p>	<p>Ward 4: Hoekwil, Touwsrante n, Wilderness...</p> <p>Ward 9: Themba lethu</p> <p>Ward 10: Themba lethu</p> <p>Ward 11: Themba lethu</p> <p>Ward 12: Themba lethu</p> <p>Ward 21: Themba lethu</p> <p>Ward 23: Groeneweide, Bos & Dal, Le Grant...</p> <p>Ward 24: Haarlem</p>

Sector	Priority/Issue	Description	Ward/Area: Spatial Requirement
	Libraries	Library facilities required	<p>Ward 5: Le Vallia, Protea Park, Bo Dorp Loerie Park</p> <p>Ward 7: Ballotsview, Lawaai kamp, Maraiskamp</p> <p>Ward 8: Ballotsview, Parkdene</p> <p>Ward 21: Thembalethu</p> <p>Ward 24: Haarlem</p> <p>Ward 25: Uniondale</p>
	Community Halls	<p>Ward priorities relate mostly to maintenance and upgrade of existing Halls (Wards 6, 7, 8, 12, 15).</p> <p>New halls to be accommodated in shared facility sites (reach wider than ward level).</p>	<p>Ward 10: Thembalethu Zone 6</p> <p>Ward 12: Thembalethu (Zone 8 &9)</p> <p>Ward 16: Andersonville, New Dawn Park</p> <p>Ward 20: Metro Grounds Borchers Steinhof</p>
	Multipurpose Centres	<p>Upgrade of the centre in Ward 8 is requested</p> <p>New facilities requested:</p>	<p>Ward 1: Blanco</p> <p>Ward 5: Le Vallia, Protea Park, Bo Dorp Loerie Park</p> <p>Ward 16: Andersonville, New Dawn Park</p> <p>Ward 17: Conville/ George Industrial</p> <p>Ward 24: Haarlem</p> <p>Ward 25: Uniondale</p>
	Youth Development	<p>Upgrade of facilities and/or programs required in Wards 1, 8 (Masakhane), 16, 25, 26 (library).</p> <p>New or combined facilities for:</p>	<p>Ward 6: Protea Park</p> <p>Ward 7: Ballotsview, Lawaai kamp, Maraiskamp</p> <p>Ward 8: Ballotsview, Parkdene</p> <p>Ward 14: Rosedale, Pacaltsdorp</p> <p>Ward 15: Thembalethu</p> <p>Ward 21: Thembalethu</p> <p>Ward 24: Haarlem</p>
Agriculture/Gardens	Farming Land	Acquisition of land for agricultural purposes, specifically for emerging farmers	<p>Ward 21: Thembalethu (Silvertown, Asezani)</p> <p>Ward 15: Thembalethu (Nompumelelo, Zone 9)</p>

Sector	Priority/Issue	Description	Ward/Area: Spatial Requirement
	Vegetable/Food Gardens	Space for community gardens	Ward 6: Protea Park Ward 9: Themba lethu Zone 4 (back of Rhafus) Ward 8: Ballottsvief, Parkdene Ward 20: Metro Grounds Borchersds Steinhof
LED	LED Training and opportunities	Small farmer and trader training and inclusion in programs are noted in Ward 10, 12, 13, 14, 16 Areas for traders required:	Ward 13: Themba lethu Ward 14: Rosedale, Pacaltsdorp Ward 17: Conville/ George Industrial Ward 25: Uniondale
Health	Clinic	All requirements for extensions and upgrades of facilities relate to existing facilities, except Ward 12 (new facility requested)	Ward 12: Themba lethu (Zone 8 &9)
Parks	Parks	Beautification, alien clearing and maintenance of existing parks and open spaces noted. Facilities completed or in progress (existing spaces) in Wards 4, 5, 7, 14, 23, Additional facilities required	Ward 11: Themba lethu (Zone 3,5,4...) Ward 13: Themba lethu Ward 16: Andersonville, New Dawn Park Ward 24: Haarlem Ward 27: Protea Park, Pacaltsdorp, Europa...
Parking	Parking requirement	Area required for overflow parking	Ward 4: Wilderness

Table 2: Ward Priorities: Grouped requirements with a significant spatial aspect

Ward-based priorities with significant **spatial implications**, which are not already being addressed, include:

- i. Provincial: Schools (Wards 12, 17, 18, 20, 22). No new schools have been constructed or are budgeted for over the next three years (IDP Review 2025)

- Although five wards have specifically mentioned the requirement for additional schools, the need for additional educational facilities is considered to be higher. Four zoned educational erven within the Pacaltsdorp and Themba lethu area have been identified, and one within Loerie Park. Discussions with the WC Department of Education have been initiated regarding the utilisation of these erven. School erven will be included in Human Settlement planning of Erf 325West and other Human Settlement upgrading projects. The school site in Loerie Park has had a building plan approved late in 2025, but no indication of building works commencement dates has been confirmed.
- With respect to spatial context affecting the wards that have indicated a requirement for schools, note the following:
 - **Wards 12:** Themba lethu. There are only five schools available to an area with an extreme density of settlement. An unused site has been identified (in Ward 15) to be considered for the implementation of an educational facility. The informal Settlement upgrading planning must allow for school facilities at a ratio acceptable to the WC DoE. This area is a priority for the securing and implementation of educational facilities. The securing and implementation of an identified school site east of Rosedale should also be a WC: DoE priority, as stated in engagements with them. The ward is part of the Go-George bus service area.
 - **Ward 17:** A large component of the area is industrial-related uses. A site for a vocational school is under investigation. There are 11 school facilities within the ward and within 500m of the ward. The capacity of the existing schools to be evaluated and use intensification is discussed with the Department of Education. The municipal bus service serves the area.
 - **Ward 18:** There is an available erf to accommodate possible combined/ linked facilities, subject to funding by WC: DoE. The ward is part of the Go-George bus service area. The capacity of various facilities in the adjacent urban fabric to be evaluated against the SANLC/SAL data when it becomes available.
 - **Ward 20:** Relatively small residential component in the ward. Four school facilities are within the ward and within 500m of the ward. Site for a vocational facility being investigated in the ward. Rand Steet link, when constructed, will provide access to the proposed school site in Rosedale. The municipal bus service serves the area.
 - **Wards 22:** School in rural area (Herold) to be assessed based on population: WC: DoE. Upgrade of existing facility to be investigated, if demand requires it.
- An analysis of the capacity of schools per ward to be done once the SANLC/SAL data is available, and a report to be submitted to WC: DoE.
- ii. Clinics & Libraries can be absorbed in the urban fabric. Properties to be identified and purchased by implementing departments. Combined service provision facilities/hubs recommended. Ward 12 lies adjacent to Nelson Mandela Boulevard, where a higher-order clinic facility is located. Capacity enquiries to be made with the relevant provincial department.
- iii. Provincial: Agricultural land and areas to accommodate small farmer use are requested in Wards 21 and 15. Requirements to be absorbed in the DRDLR Small Farmer project, situated in Ward 21. Livestock farming is not recommended in Ward 15, being a central, densely populated urban area. Municipal Bylaws apply relating to the keeping of animals. Absorption of farmers to be discussed with DRDLR. Note that areas reserved for

urban infill are scarce and should generally not be reserved for livestock. Environmental Health considerations to be observed in densely settled urban areas.

- iv. The requirement for communal urban vegetable gardens to be evaluated once the ecological infrastructure and stormwater master plans are completed and “outfall” portions of land are identified (in process).
- v. Provincial: Retirement homes and satellite clinics/police stations. Suitable land to be identified and purchased inside the urban edge. Relatively small footprint areas are required, and the purchase of existing properties by the Provincial Government is to be considered. Areas made available for such uses within Human Settlement upgrading projects are to be presented to the implementing Departments.
- vi. Housing requirements: See areas identified in the Human Settlements Plan, Social Housing sites and areas earmarked for affordable housing facilitation, as well as residential opportunities contained in the spatial budget.
- vii. Municipal: Ward 1 – expansion of cemetery within the urban area not recommended. Cemetery requirements to be included in the overall Cemetery Master Planning. Report on possible municipal sites issued. Cemetery investigation project underway in Uniondale. Basic Principles for the location of cemeteries in terms of the MSDF Policies apply.
- viii. Municipal: (Various Wards) Multi-purpose spaces/youth centres/ community halls – joint use of community facilities/halls/schools recommended. More effective use of halls to incorporate youth activity, in Wards 6, 7, 8 and 14 is required. Ward 15 is in proximity to the Thusong Centre (600m), Inkubeko (1km) and the proposed Youth facility in the Dlabs (DBSA) development. Use of the educational facility Erf in Ward 15, for purposes other than future schools, is not recommended. There is a lack of facilities towards the east (Ward 21) of Thembalethu. Although the area is serviced by Go-George buses, which makes the aforementioned facilities accessible from the area, it is recommended that implementing Departments investigate the use of available sites within the Thembalethu Southern node, in combination with economic and Go-George facilities. The southern node area *See MSDF) is situated adjacent to two schools. Private land, zoned for community purposes, is also available for purchase in this area.

The majority of communities are in proximity to a hall (municipal/Thusong), including the wards that requested access to such facilities (1, 5,12, 17, 24, 25). Ward 10 is within 1km of the Thembalethu Community Hall, in the go-George bus service area. Ward 16 is within 1.5km of the Pacaltsdorp Community Hall, in the Go-George bus service area. Ward 20 is within 1km of two community halls. Once the SANSL data is available, an analysis, based on the number of persons per ward, may be combined with the distance criteria to investigate the requirement for additional facilities.

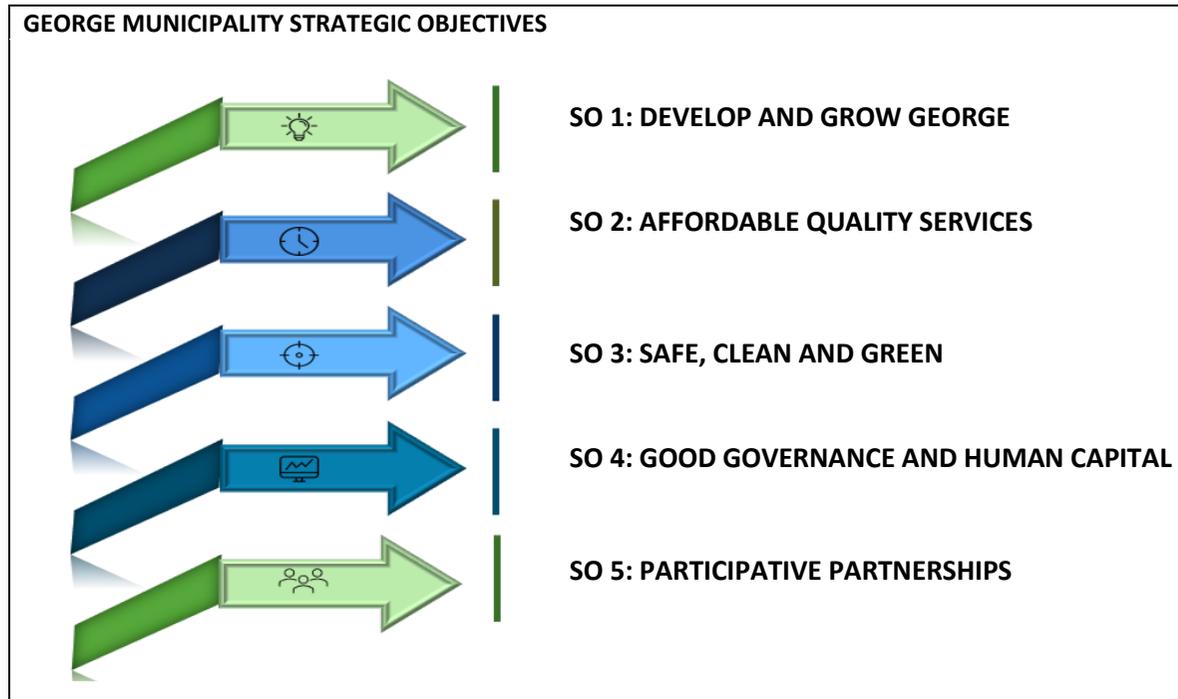
- ix. Municipal: Sport facilities: The sport Sector Plan addresses the more effective use of existing sport facilities. -. Sport Master Plan to address requirement. The potential to address the requirements for sport facilities in Wards 4, 9, 10, 11, 12, 21, 23 and 24 within the existing facilities is to be confirmed by the Sport Department. Sport requirements are very diverse, and the specific facilities required must be confirmed and

evaluated considering the available private facilities and space available in the ward. Wards 9, 10 and 11, for example, are adjacent/close to the multi-use Thembaletu Sports field (6ha) and will benefit from initiatives (such as the Park run, trim parks, astro field, netball courts, kickabouts) proposed in the Ilisoletu Project. No space is available within the ward due to an informal settlement. The number of users in Thembaletu may justify additional areas to be investigated but note that very little land is available. Ward 12 is problematic due to significant informal settlement. The layout planning by DoI (UISP) to accommodate social/sport facilities. Possible sport node at the eastern end of Nelson Mandela Boulevard to be considered, subject to the availability of land (DoI and DRDLR) to address local requirements of the eastern part of Thembaletu, including Ward 21.

- x. Municipal: Wards 11: area zoned for open space (conservation) to be investigated to establish implementation of an active park area(local). Wards 16, 24 and 27: existing, available, zoned erven to be investigated for active parks. Open Space provision and active recreation areas planned as part of the Ilisoletu precinct to serve Ward 13 and all wards adjacent to the area.
- xi. Municipal: Ward 13: Informal traders' stalls will be provided in the Ilisoletu node, to benefit registered traders in Thembaletu. Ward 14: Rosedale, Pacaltsdorp Projects initiated by LED are aimed at maximising and redeveloping two economic spaces along Nelson Mandela Boulevard (Wards 17) and in Uniondale (Ward 25) respectively. Various business erven available for release in Ward 14, and the traders' area to be included in the proposed Go-George facility/space.
- xii. Parking in Ward 4: A joint solution with proposals made by Go-George relating to a facility on SANParks land to be pursued. Parking related to private properties to be accommodated on site, as per municipal requirements, or land to be purchased for such purposes.

With reference to the section on **Ward Demarcation** in the IDP, note that the re-delineation or sub-categorisation of the rural wards is advised so as not skew the technical analysis and interpreted requirements of such wards. As an example, it may be interpreted that when the SANLC/SAL data from Census 2022 is available, the rural wards have grown considerably, whilst this is actually ascribed to urban growth in such wards.

With respect to the **IDP Policy Objectives** in Section 3 of the IDP Review 25/26, the alignment of SDF and IDP objectives was addressed in the adoption of the MSDF2023, and no significant amendment of the George Municipal Strategic Objectives, noted below, has occurred.



The following may, however, be noted, from a spatial framework perspective, to be specifically incorporated in preparations for the Amendment of the MSDF, planned for the 26/27 FY:

a) Strategic Objective 01: Develop and Grow George

(Refer to description and policy context (alignment to provincial and national strategic objectives) in the 5th Generation Integrated Development Plan 2022 – 2027)

To grow the local economy of George, the Municipality must create an enabling and sustainable (IDP PDO 1.1, 1.3) environment which will attract investment into the area. This will be done through business retention and expansion strategies that inter alia facilitate development in targeted areas identified in the MSDF. The MSDF2023 targets intensified mixed-use and commercial/retail use in a hierarchy of nodal areas and activity

streets. Settlement and Nodal Hierarchy are detailed in Section 4.3.2 of the MSDF2023. Such spatial structuring allows for legibility of the urban area, guides services provision to these areas (including access and public transport arrangements), provides agglomeration benefits and facilitates sustainability of existing and new businesses.

The importance of stimulating various sectors, including the Finance and Business services, construction, manufacturing sector, tourism, agriculture, and other sectors are highlighted in the IDP and the GIEG&DS (See par. 5.6). Attracting regional functions, befitting our status as a regional service centre, is imperative. The implementation of economic initiatives in poorer communities and thus the protection of land that avails such opportunities is crucial. Land preservation for economic development projects in these areas is essential, as is provision for a range of types of economic uses in new human settlement projects.

In addition to the guidance to developers and investors provided by the policies of the MSDF2023, the following initiatives to facilitate economic development were identified in the MSDF2023 and related Investment Plan and are in process, in addition to prior projects initiated by the Municipality:

Project	Status
Expansion of the CBD Business development area and densification zone	Uptake is noticeable in applications received
Pacaltsdorp SMME	Construction phases started
Gwayang Mixed Development Area	EIA and Land Use Planning applications in process
Ilisoletu Neighbourhood Development Partnership Project	Three implementation projects commenced. Partnerships are being attracted to be concluded. Remaining projects to be implemented and funding/partnerships secured. Proclamation of trading areas (LED) to be done as part of the project
Metro Grounds Mixed Development (industrial and educational)	Land use application is in process
Airport expansion	ACSA is in the process of completing an Expansion Master Plan.

Table 3: Economic Growth facilitation Initiatives (MSDF-based): GM

Opportunities are created via the following initiatives, which fall within the ambit of the policies of the MSDF 2023, but should be quantified in the implementation plans of the MSDF Amendment process:

Project	Status
Thembaletu Southern Node development	Land available. Links to the Go-George infrastructure project.
Projects listed in the economic initiative component of the One Plan (GRDM)	Priority and implementation planning to be confirmed by GRDM
Uniondale Gateway development, Masakhane Mall redevelopment	Feasibility to be commissioned – areas identified
Hoekwil (Touwsrante) node land release for economic development	Release process phased. Release initiated.
Uptake and or allocation of land created in human settlement projects.	A process via the HS Department is followed. Rental options with reversionary conditions are to be considered.

Table 4: Economic Growth facilitation Initiatives (LED/Investment property-based): GM

Note that the above relate to municipal (and partner) efforts to facilitate economic development and do not detract from the importance of private initiatives/investment/developments in the economic sphere. The development of various shopping centres in the past year and the implementation of the airport support zone are some of the noticeable implementation initiatives that have commenced. Initiatives by Provincial and National Departments that are planned, such as the small farmer initiatives in Haarlem and Thembaletu, also contribute to economic development and are facilitated via the MSDF2023. Identified small farmer areas are included spatially within the rural areas (outside the urban development boundary). Note that the results of investigations by the HSP&D Department of George, in 2024, on the subdivision of erven in Haarlem, indicated that the area is viewed predominantly as a rural agricultural area and facilitation via the GIZSB to allow land division is not favoured at this point.

Interventions to support the Township Economy are being investigated by LED and should inform the Amendment of the SDF (2026/27). Also refer to Par.5.6).

Two Predetermined Objectives in Strategic Objective 1 relate to a specific spatial requirement:

- i. PDO 1.10: To establish a Science Park; and

- ii. To identify an educational and research hub and to facilitate the continued growth of NMMU in George

These two Objectives relate to the development that was proposed on the municipal investment property adjacent to the George dam, which is now on hold. Although the implementation of a Science Centre in the Ilisoletu Precinct, Thembaletu, by a development partner is in process, the establishment of these facilities will need to be reviewed in the Amendment of the MSDF, with input from the implementing Departments (Provincial, National and Educational institutions).

b) Strategic Objective 02: Safe, Clean and Green

One of the biggest assets which George possesses is a beautiful and safe living environment. The quality of lifestyle which is offered in the George area is a key selling factor to attract investment. In addition to operational efforts to ensure that George is kept clean and safe, spatial interventions include:

- i. Delineation of **environmentally sensitive zones** as per the Elements noted in the SDF, which advises land use planning applications and guides interventions by Municipal Départements. The map extracts included in Par. 5.7 refers.
- ii. Greening of the city (PDO 2.8): Protection of established trees in the Greater George area is a challenge. Greening is facilitated through comments on planning applications, requirements in Environmental Authorisation, and Land Use Planning approvals and via identification of established trees in Heritage precinct areas. Programs of greening and removal of alien species by the Parks and Recreation Department are done on the spatial basis provided by the MSDF and Zoning Scheme Bylaw. An Environmental Offset Policy has been developed to support the preservation of specific environments, whilst allowing development in infill localities.
- iii. Space for recycling: Implementation of waste management facilities and recycling facilities to be dealt with as per the requirements of the Environmental Management Department.
- iv. Participation in the “Design for Safety” project (National Treasury) and collaboration with the George Safety Forum regarding specific projects
- v. PDO 2.7: To ensure the development of a desirable and quality living environment that fosters the safety and welfare of the community concerned, preserves the natural and cultural environment, and does not negatively impact existing rights. In addition to reviewing

environmental, safety and security factors in new developments, and in services and road planning priorities, the protection of Heritage (cultural environments) is managed via the phased implementation of the George Heritage Strategy (2023).

c) Strategic Objective 03: Affordable Quality Services

Engineering Services Planning is aligned with the spatial concept and development priority areas of George. Engineering services forward planning takes spatial structure and growth absorption calculations into account. The growth absorption projections on a local level can be verified once the local area data from Stats SA and the informal settlement and backyard counts have been completed.

The MSDF 2023 ascribes to the Universal Policy Direction noted in the IDP. Table 25 (Par 3.7 of the IDP) indicates how the municipality's strategic objective is aligned to National, Provincial and District Plans. Aspects affecting the spatial facilitation of new District, Provincial and National Policy are referred to under the Sector discussions in the following sections of the Review Report.

5.3 HUMAN SETTLEMENT PLANNING INFORMANTS: PRIORITY HUMAN SETTLEMENTS AND HOUSING DEVELOPMENT AREAS & AFFORDABLE HOUSING

On 15 May 2020, 136 designated **Priority Human Settlements and Housing Development Areas (PHSHDAs)** were identified and promulgated. The purpose of the PHSHDAs is to ensure that housing delivery takes place in a way that enables spatial transformation and restructuring and provides people with the opportunity to live in areas that have access to facilities, services, and employment opportunities.

The PHSHDA for George falls within the City Area urban development boundary, and input was provided for the PHSHDA Development Plan (March 2022), based on the spatial concept of the MSDF. Input was provided in the compilation of the HDA's Development and Implementation Plans to guide implementation in line with the MSDF2023.

Following the adoption of the George Local Municipality Sustainable Human Settlements Plan Strategic Framework and Portfolio of Projects Reference: 1001591 Revision: 2 (11 November 2022), the George Municipality has undertaken the HSP Review. The Municipal Council has resolved that a new Sustainable Human Settlements Plan was approved in 2023. The projects on the current **Human Settlements Housing Pipeline and social housing projects**, prioritised for implementation (approved in 2026), are noted in Par. 5.5.5. Alignment of the Human Settlements Plan with the MSDF2023, with respect to implementation priority projects and areas of investigation, is also illustrated in said paragraph of this Review Report.

The proposed social housing projects noted in the Human Settlements project pipeline are all within the Restructuring Zone promulgated in terms of the Social Housing Act, 2008 (Act 16 of 2008).

The National Department of Human Settlements issued the White Paper for Human Settlements in December 2024. In addition to organisational and operational reforms, pertinent aspects that may impact on the Spatial Development of George include:

- a) The performance of the human settlements sector suggests that there are complexities associated with the creation of sustainable human settlements. These complexities range from external factors such as the impact of macro-economic trends and COVID-19, and within South Africa, there are a range of factors that contribute to human settlements performance, which include the shrinking fiscus, unavailability and/or slow land release processes, rapid urbanisation, escalating costs of material, Construction Mafia and in some instances, capacity constraints.
- b) Government will embrace moving beyond the previous state-centred paradigm of housing unit delivery, into a more of an enabling, supporting, coordinating, and regulating role in creating and sustaining viable and vibrant human settlements. This recognises various limitations and thus seeks to actively harness the strengths, expertise and capabilities of various actors in ambitious and pragmatic ways to achieve integrated and sustainable human settlements.
- c) Existing programmes such as the Enhanced Extended Discount Benefit Scheme (EEDBS) will be reviewed to strengthen their objectives, and new programmes such as individual housing vouchers, land release, and site and service will be established in collaboration with various stakeholders. The Minister will issue a list of programmes to be phased out by a date to be determined in consultation with the Member of the Executive Council (MEC) and the South African Local Government Association (SALGA).
- d) Human Settlement programmes will be re-framed to ensure contribution to improved quality of life by incorporating economic, social, environmental, physical conditions, spatial characteristics, and cultural factors.
- e) Private sector and civil society organisations participation will be encouraged in various aspects of planning, facilitation, building and operating process; and ...The Department will continue creating an enabling environment to attract private sector investment to broaden catering for diverse income groups and emerging housing needs, and ...The Department will advocate for the establishment of funding mechanisms to enable civil society institutions to play a critical role in aspects such as social facilitation, self-build and protection of infrastructure, thereby maximising the utilisation of public resources; ...Also, the government will facilitate and create mechanisms to recognise community initiatives that seek to support the co-creation of integrated and sustainable human settlements
- f) Intergovernmental Governance principles will be embraced to address dysfunctional spatial planning as one of the key enablers of integrated and sustainable human settlements. This will be strengthened through performance management, monitoring and evaluation mechanisms.
- g) Government will ...*Continue with the subsidisation of human settlements by implementing a Human Settlements Subsidy Scheme, and:*

- i. To ensure that the state's subsidy investment is coupled with mechanisms for the ongoing maintenance of this investment, particularly where beneficiaries are not financially capable of ensuring this themselves and where state investment is in the form of apartment buildings
- ii. To continue working towards improved approaches of blending state funding with private sector finance and savings to maximise the capacity for access to decent housing, particularly to the 'gap market'.
- iii. To ensure that government-subsidised programmes contribute to sustainable and inclusive economic growth.
- iv. To ensure a state-provided, managed, and subsidised rental sector in suitable locations for carefully targeted households, tying tenants to economic opportunities, as a strategy towards preventing homelessness.
- v. *Implement in-situ, incremental, participatory upgrading of areas with unacceptable living conditions, including optimal institutional, technical, planning, tenure and procedural mechanisms*
- vi. *Creating and guarding conditions for self-provisioning of housing by low-income households: managed land settlement, as well as the release of serviced stands/ land in locations that link households with economic activities*
- vii. To curb exclusionary and unsustainable excesses in the upper end of the housing market.
- viii. To prioritise sustainability in all its facets, including climate resilience, as a cross-cutting commitment.
- ix. To refine alignment with spatial justice, sustainability, good governance, and spatial resilience commitments made in the IUDF, NDP and in SPLUMA-related plans at all levels, including across the urban-rural continuum.
- x. Spatial planning and transformation: Objectives:
 - To provide guiding policy statements for spatial planning that recognise that there are different housing and human settlement environments in different parts of the city, inner city, townships, peri-urban areas, suburban areas, rural areas, etc. and devise housing interventions in accordance with the different economic and social needs of such environments.
 - **Issue: Integration-** The development and maintenance of sustainable, integrated human settlements has been challenging. The social, economic, and cultural aspects of settlements have been dealt with in isolation, yet successful integration requires a holistic approach that is collaborative. The Department of Human Settlements alone has not implemented programmes that address the aspects of culture, economy, and social connections in settlements.
 - **Policy Statements – Integration:** A multi-departmental approach to the implementation of sustainable human settlements will be pursued. This will be aimed at holistically addressing spatial planning issues and bringing together various departments and specialists to facilitate better outcomes. As the custodian for human settlements function, the Department will explore various mechanisms of involving multidisciplinary teams with specialists in the built environment and other key professions, e.g., planners, engineers, economists, architects, social facilitators and journalists.

- **Issue: *Spatial transformation***- There has been a lack of ability to create synergy and alignment in approaches and the use of existing instruments to deliver integrated, sustainable human settlements that are linked to transport nodes, economic growth, as well as urban and rural development. Instruments such as Restructuring Zones, Priority Human Settlements and Housing Development Areas (PHSHDAs), IRDP and Rural Infrastructure Development are supposed to assist in facilitating spatial transformation. Economic, transport and human settlements plans and strategies have been developed to restructure apartheid spatial planning and curb inefficiency in settlements and change the spatial form. However, densification and infill housing options have not been fully pursued in certain areas. Some areas, including rural settlements, have not benefited from spatial planning, yet population density continues to increase. Outwards expansion of some of these settlements occurs at huge costs to their ecological integrity and the already scarce agricultural land. In some instances, there are experiences of encroaching onto road reserves and unsuitable ecological areas. The Human Settlement Plan notes that some municipalities have demonstrated an inability to enforce bylaws, leading to unguided illegal encroachments which mitigate against planned developments.
- **Policy statements – Spatial Transformation**
 - Spatial transformation will be facilitated through alignment of human settlements development plans with economic, transport and planning strategies, as this is central in restructuring the apartheid and inefficient settlements spatial form. Further, the Department will pursue spatial transformative interventions and explore mechanisms of providing incentives that encourage spatial transformation and mobility.
 - Human settlements will be developed with/or within spaces with economic opportunities and, where possible, economic opportunities be created in proximity to residential areas (i.e., jobs to people and people to jobs). A government-wide planning approach that brings all relevant government departments that deal with labour, employment, housing, and economic growth interventions will be implemented in line with the DDM.
 - Infrastructure development projects will be packaged to target areas with Transit-Oriented Development, which concentrates growth around frequent public transit corridors by locating housing, offices, shops, schools, and services near metro stations and bus hubs.
 - The transformation of existing townships and areas which have been established since the 1980s into sustainable human settlements will be prioritised and supported.
 - A National Land Asset and Property Register for Human Settlements will be established to (among other purposes) serve as an asset register for the outstanding pre-1994 housing stock.
 - Well-located land and properties will be identified, and new solutions crafted in consultation with partners.

- Government will finalise township establishment processes where there have been significant delays or capacity problems and enable reasonable turnaround times in the future.
- Government will identify areas for redevelopment (infill and brownfield developments, including buffer zones of the past), unlock land for social and economic development (especially State-owned land), work with the Department of Transport (jobs to people-people to jobs), and strengthen functional linkages with the associated central business districts.
- Focus will be on the elimination of spatial monotony and the general character of these areas as low-income dormitory suburbs, improving the quality of the living environments (including greening the environment), and unlocking the township residential property market (through streamlined land transfer and planning processes). This will also apply to areas which have not been covered by formal planning and building regulation processes, as well as the redevelopment of inner-CBD areas requiring urban renewal.
- Densely populated rural settlements located around economic development nodes and along development corridors will be prioritised for spatial planning to give them structure and guide their growth and expansion (the planning, design, funding, and construction of alternative transport routes to prevent congestion in existing rural towns).
- **Policy statements – Planning:** The Legislative Framework will be embedded on long term planning, spatial integration, sustainability, efficiency, and integration. Integrated Spatial Human Settlement Plans must be linked to the IDP, SDF, and SPLUMA. Municipalities will be responsible for the development of Integrated Spatial Human Settlement Plans that prioritise the establishment of Emergency Housing provision to cater for the marginalised and vulnerable... and linked to the DDM.
- **Land for human settlements:** Government will pursue reforms to the land identification, release, and allocation processes. The National Land Acquisition and Assembly Strategy will be developed as a key component of the Register. Improved coordination and reforms to planning approvals processes will be advanced. Desirable locations will be explored to advance land rights and service access... Municipalities with the support of Provinces will conduct regular audits, identify unused or underutilised pieces of land, and landed properties available in their jurisdiction...The DPWI and DLRRD will work together with the Department of Human Settlements and its entities to identify properties, both rural and urban, that are potentially available for human settlements and develop agri-villages.
- **Policy Statements – Land in Rural and Traditional Areas:** The security of tenure and rural titling for farmworkers and those residing on communal land will continue to be a priority. Spatial consolidation of accessible socio-economic infrastructure services will be made to allow for choice, character, community, and household preferences to prevail.

- **Informal settlements upgrading: Objectives:** To transform informal settlements into thriving, people-centred, resilient, safe, and functional neighbourhoods that are well-connected to municipal infrastructure, amenities, and the urban economy and to prevent the formation of new informal settlements through appropriate release of land and access to affordable housing.

Government will support municipalities to have the requisite institutional arrangements and capabilities for interdisciplinary, 2) Upgrading initiatives shall promote higher densities in informal settlements due to land scarcity. In this regard, there is a level beyond which density creates social and environmental congestion and undermines sustainability; therefore, the level of densities shall depend on local circumstances or context-specific and will be subject to a disaster risk assessment to ensure the protection of life and property. To manage the issue of density, the technical, infrastructural, financial, and social implications of ‘vertical density’ will be explored, piloted and guidelines developed. This will include double-story self-build solutions which utilise locally available materials and familiar building methods.

An area-based approach will be adopted informed by in situ neighbourhood design principles such as safety, accessibility, liveability and connectivity and which focuses on the provision of incremental planning and implementation social infrastructure (e.g. multi-purpose community centres catering for various community needs; educational facilities including Early Childhood Development Centres (ECDs); clinics; sports and recreation facilities), parks and food gardens, play areas and natural areas (including environmental management) and the activation of space (existing buildings and spaces put to use to support community needs) through development programmes and initiatives. Relocation is deemed a last resort.
- **Affordable Rental Housing: Objective:** To stimulate the delivery of affordable rental stock through innovative financing mechanisms, updated regulations, and strategic partnerships with the private sector and civil society organisations. Rental housing provision via social housing programs to continue. The government, working together with the private sector and the regulatory authority, will explore mechanisms for establishing transitional housing as a solution to urbanisation challenges found in cities and metropolitan areas.
- **Affordable housing market: Objective:** To provide holistic levers towards a functional and equitable residential property market for low-middle-income households. The demand for housing in the affordable housing market far outstrips the supply of housing units, and it is characterised by heavy reliance on public funding (grants and subsidies). The shrinking budget is adversely impacting public spending, while most aspirant homeowners are heavily indebted with impaired credit records. The low- and middle-income households remain underserved especially with respect to mortgage financing, and while the resale market activity has been growing in the conventional and high-end markets, it has declined in the entry and affordable markets. The government will develop an affordable housing policy that ensures that the selling price is affordable to the household in that: a) the cost of constructing the house is made

reasonable; and b) the cost of taking out a home loan is made reasonable. A well-coordinated framework that is made up of different stakeholders will be developed.

- **Climate change, climate resilience and innovative systems: Objective:** To develop and implement a human settlements response to climate change. Developments to avoid environmentally sensitive areas and allow for ecological infrastructure. All new settlements will have accessible green spaces and greening adjacent arterial roads, provided through community and enterprise-based tree planting, prioritising disadvantaged communities that face severe heat stress, and/or risk of floods and flood-related landslides.
- **Policy Statement – Amenities:** Human settlement amenity guidelines will be developed

Alignment of the Spatial Policies in the MSDF2023 and facilitation of the intent of the HSP is illustrated in Par 6.

Based on Housing Market Studies conducted by the WC DEA&DP, it is noted that George faces a growing demand for housing in the entry and affordable markets, with a significant portion of households unable to afford current market prices. Future housing strategies will need to emphasise the development of properties in the R300,000 to R900,000 range, supported by targeted policies and incentives for developers. The growth of affordable housing, particularly through social housing projects, will be crucial in mitigating the economic divide within the city.

Of note, from the compilation of the MSDF 2023, the 2024 and 2025 Review of the MSDF, the following aspects remain applicable:

- a) The population projections used in the MSDF 2023 (extrapolated from the 2011 census) must be supplemented with data from other sources, including backyard and informal settlement counts. This was done to provide a baseline, which was corroborated in the 2022 Census (figures available in 2024). See Par. 5.5.
- b) Growth in the city area, and other smaller urban areas, must be managed on a compact/infill basis to ensure ongoing sustainability and affordability whilst providing for the needs of the communities.
- c) Fine-grain integration exists in the George city area, but the legacy of segregation is still noticeable. The maximum number of transformation initiatives to be employed, including access to public transport, proximity to urban support functions, etc.
- d) Residential infill to be balanced with development absorption of urban supportive facilities, including social and economic opportunities and the protection of the natural environment.
- e) Affordable housing provision is a challenge, in addition to the subsidy housing provision via the DoI (Human Settlements pipeline).
- f) Very limited provincial and municipal land is available, and private land is costly.

- g) The backlog in housing delivery is increasing, contributing to the growth of informal settlements with an estimated number of more than 20 000 people on the housing beneficiary waiting list.
- h) Infrastructure provision to settlements at high density (formal with informal infill) is a challenge, and settlement densities make implementation difficult.
- i) In situ upgrading is supported as it retains families in established urban social and services fabric and facilitates.
- j) Slow implementation of Human Settlements Projects, affordable housing projects, and social housing projects is caused by infrastructure availability, land development processes (including environmental assessments) and the related public participation (NIMBY).

Should a growth rate of 1.3% (SEP) be assumed, the number of households (all income categories) to be absorbed in the next 20 years (2022 to 2042) will be an estimated 28 508, in addition to the 20 000 hh backlog, sufficient space for absorption of 48 000 families must be facilitated.

The absorption of the housing backlog, being mostly applications for subsidy housing, is planned to take place according to the Human Settlements Plan, showing growth assimilation via in-situ (UISP) and identified projects and via backyard assistance strategies.

The area required for growth absorption of human settlement/housing across the income spectrum, to accommodate the additional (excluding in situ backlog absorption) growth, is a function of the densities at which new development is proposed and approved. For example:

- a) At a net density of 25u/ha (single residential, average erf size of 400m²), 1 140ha of housing area is required. Should the provision of infrastructure (roads, facilities, open spaces) be assumed at 50% of the absorption area, an area of 2 280ha (gross) is needed.
- b) At a net density of 35u/ha (group housing density), 815ha of housing area is required. Should the provision of infrastructure (roads, facilities, open spaces) be assumed at 40% of the absorption area, an area of 1 360ha (gross) is needed.
- c) At a net density of 60u/ha (townhouse density), 475ha of housing area is required. Should the provision of infrastructure (roads, facilities, open spaces) be assumed at 40% of the absorption area, an area of 792ha (gross) is needed.
- d) At a net density of 140u/ha (flats), 203ha of housing area is required. Should the provision of infrastructure (roads, facilities, open spaces) be assumed at 40% of the absorption area, an area of 338ha(gross) is needed.

Should a growth rate of 2,8% (See Par. 5.5) be assumed that the number of households (all income categories) to be absorbed in the next 20 years (2022 to 2042) will be an estimated 70 000, in addition to the 20 000 hh backlog. Sufficient space for the absorption of 90 000 families

must be facilitated. Such a growth rate implies, essentially, a doubling of the current number of families in George in the next 20 years. This may not be sustainable if the available land (excluding environmentally sensitive, agricultural areas) is considered and the budget for the additional engineering infrastructure is not secured.

The area required for growth absorption of human settlement/housing across the income spectrum, to accommodate the additional (excluding in situ backlog absorption) growth, is, again, a function of the densities at which new development is proposed and approved. For example:

- e) At a net density of 25u/ha (single residential, average erf size of 400m²), 2800ha of housing area is required. Should the provision of infrastructure (roads, facilities, open spaces) be assumed at 50% of the absorption area, an area of 5 600ha (gross) is needed.
- f) At a net density of 35u/ha (group housing density), 2 000ha of housing area is required. Should the provision of infrastructure (roads, facilities, open spaces) be assumed at 40% of the absorption area, an area of 3 300ha (gross) is needed.
- g) At a net density of 60u/ha (townhouse density), 1 170ha of housing area is required. Should the provision of infrastructure (roads, facilities, open spaces) be assumed at 40% of the absorption area, an area of 1 950ha (gross) is needed.
- h) At a net density of 140u/ha (flats), 500ha of housing area is required. Should the provision of infrastructure (roads, facilities, open spaces) be assumed at 40% of the absorption area, an area of 830ha(gross) is needed.

It is anticipated that a mix of housing options and densities will be presented by public and private development entities. The spatial budget (Annexure A) calculates expected densities based on development proposals and density zones supported (*only Pacaltsdorp and land to be investigated, listed in the Spatial budget, considered*) in the Policies of the MSDF2023, as read with the GIZSB2023. Within the current urban development boundary, it is expected to realize 46 000 housing opportunities. Note, again, that the densification absorption in the CBD and all the densification zones has not been included in the calculation, as such calculation is subject to further investigation, based on a variety of technical factors (See Par. 5.5.4).

I.e., should a growth rate of 1,3 % be adopted, there is sufficient 'space' within the current spatial concept, excluding densification opportunities in densification zones, to absorb 95% of growth over the next 20 years (See factors possibly hindering growth absorption noted in Par.5.5.3).

Should a growth rate of 2,8% be assumed, and the required infrastructure be available, additional area must be set aside, over the medium-long term, to absorb growth.

The Draft District Human Settlements Plan (2025) concludes that, for Human Settlements projects, the land identified in the pipeline should be more than sufficient to meet the Housing Demand.

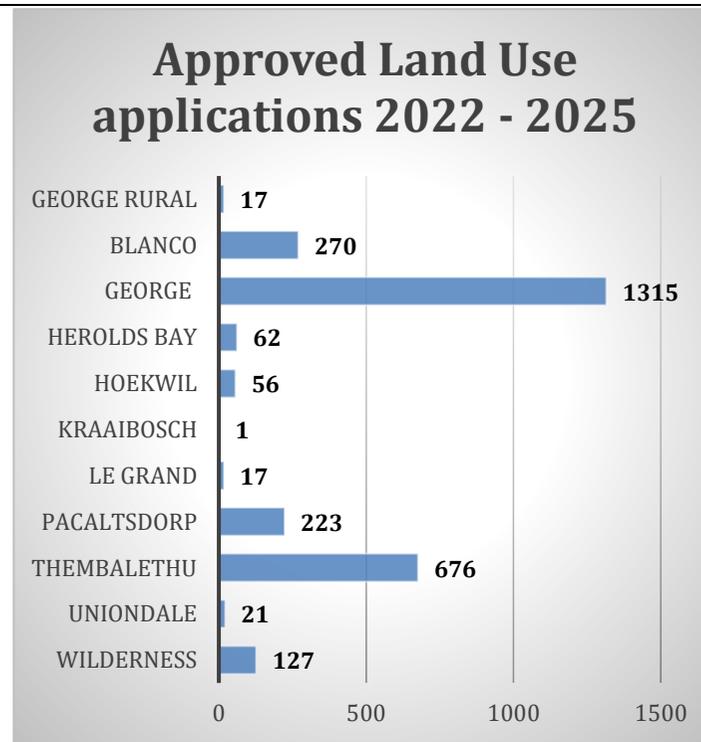
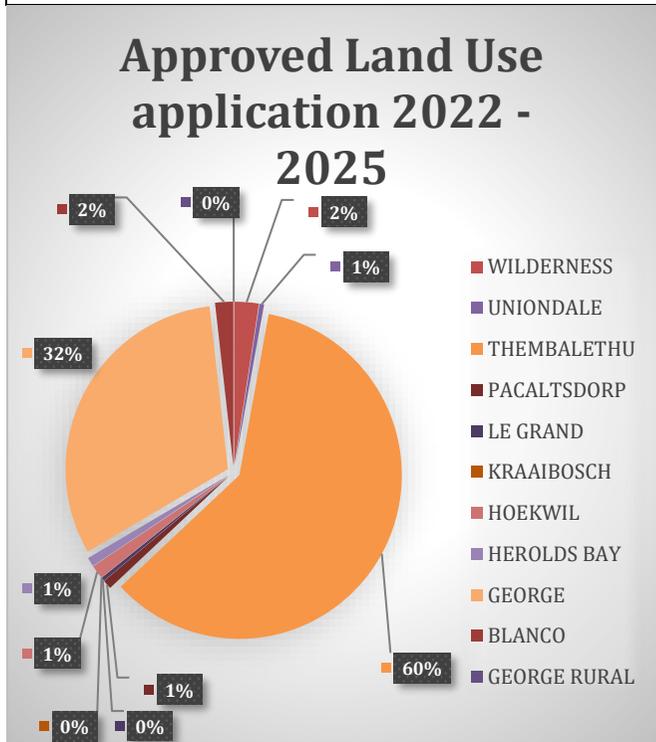
5.4 DEVELOPMENT TRENDS: PLANNING AND BUILDING PLAN APPROVALS

5.4.1 Planning Approvals 2022-2025

Extracts of the Land Use Planning Dashboards relating to land use management application approvals (rezonings, consents, subdivisions, removals of restrictive title conditions, parameter relaxations, site development plans) for consecutive years have reference.

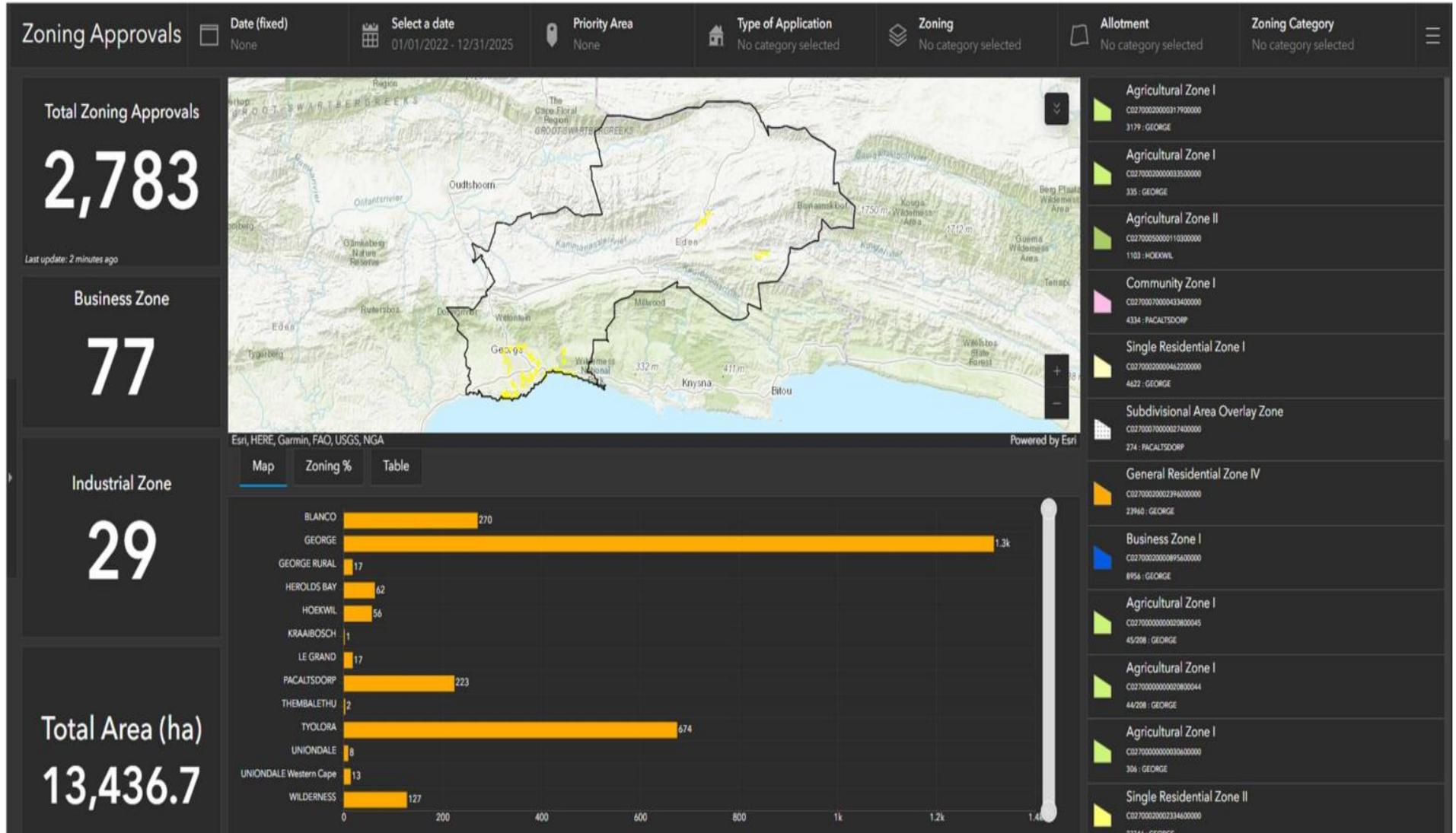
	January 2022 to Dec 2025: Refer to Planning Department Dashboard Extracts Figure 3	
Nr of land use management approvals	2785	
Total area included in land use management application approvals	13 156ha	
Residential Total applications (note: flats are notes per block and not the number of units – to be corrected)	2294	
Business	77	
Industrial	29	
Notes	<ul style="list-style-type: none"> ▪ The majority (number) of land use is related to rezonings for residential purposes, within the city area ▪ The group housing/town housing units near equal the single residential erven created. 	
ALLOTMENT	Count of approvals	
GEORGE		1315
TYOLORA		676
BLANCO		270
PACALTSDORP		223

WILDERNESS	127
HEROLDS BAY	62
HOEKWIL	56
GEORGE RURAL	31
LE GRAND	17
UNIONDALE	8
Grand Total	2785



Source: HSP&D Dashboard of applications captured on the electronic GM Municipal System

Table 5: Land Use Approval Statistics 2022 to 2025



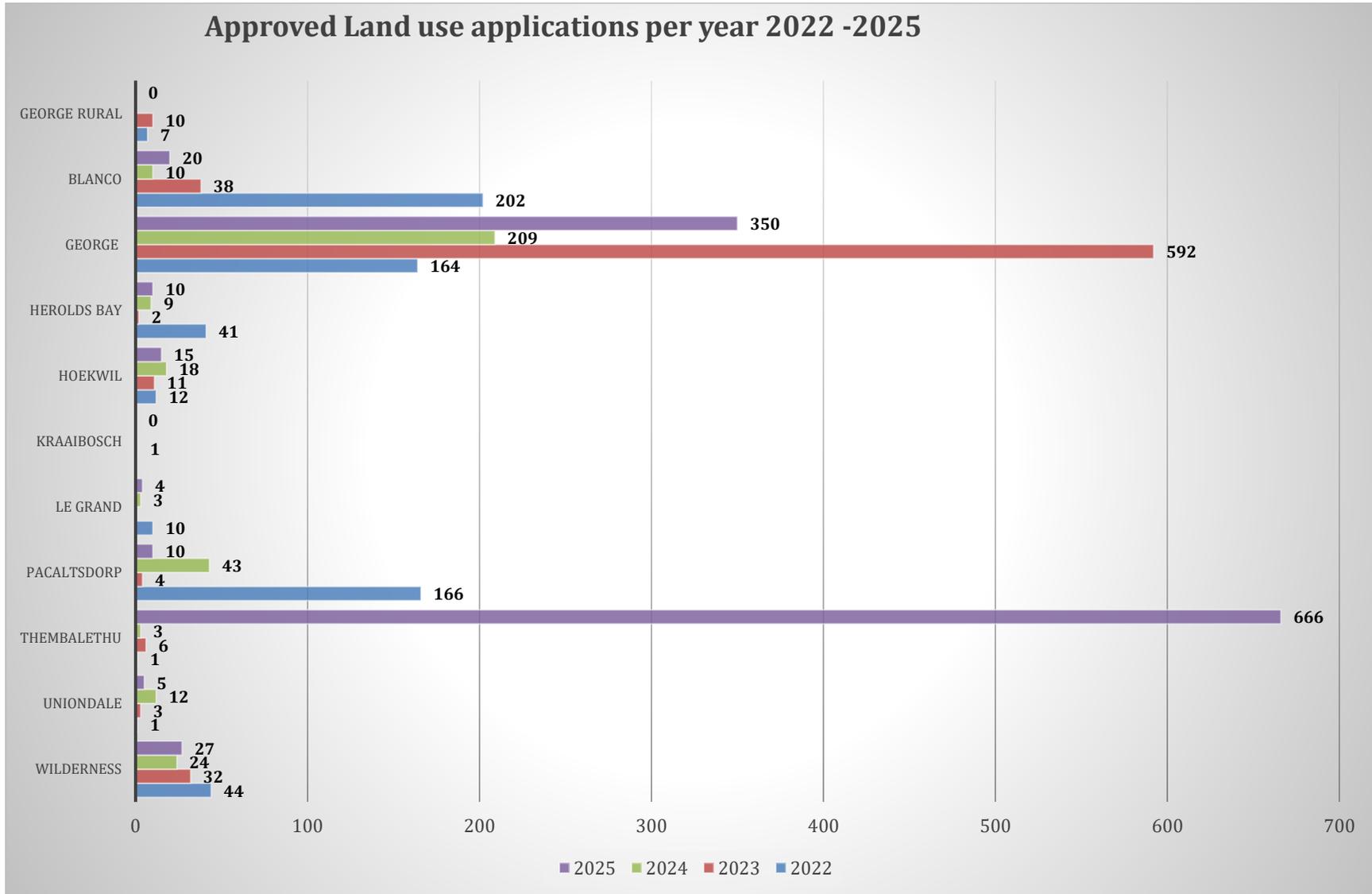


Figure 3: HSP&D Dashboard Extract: Land use application approvals from 01/01/2022 to 31/12/2025

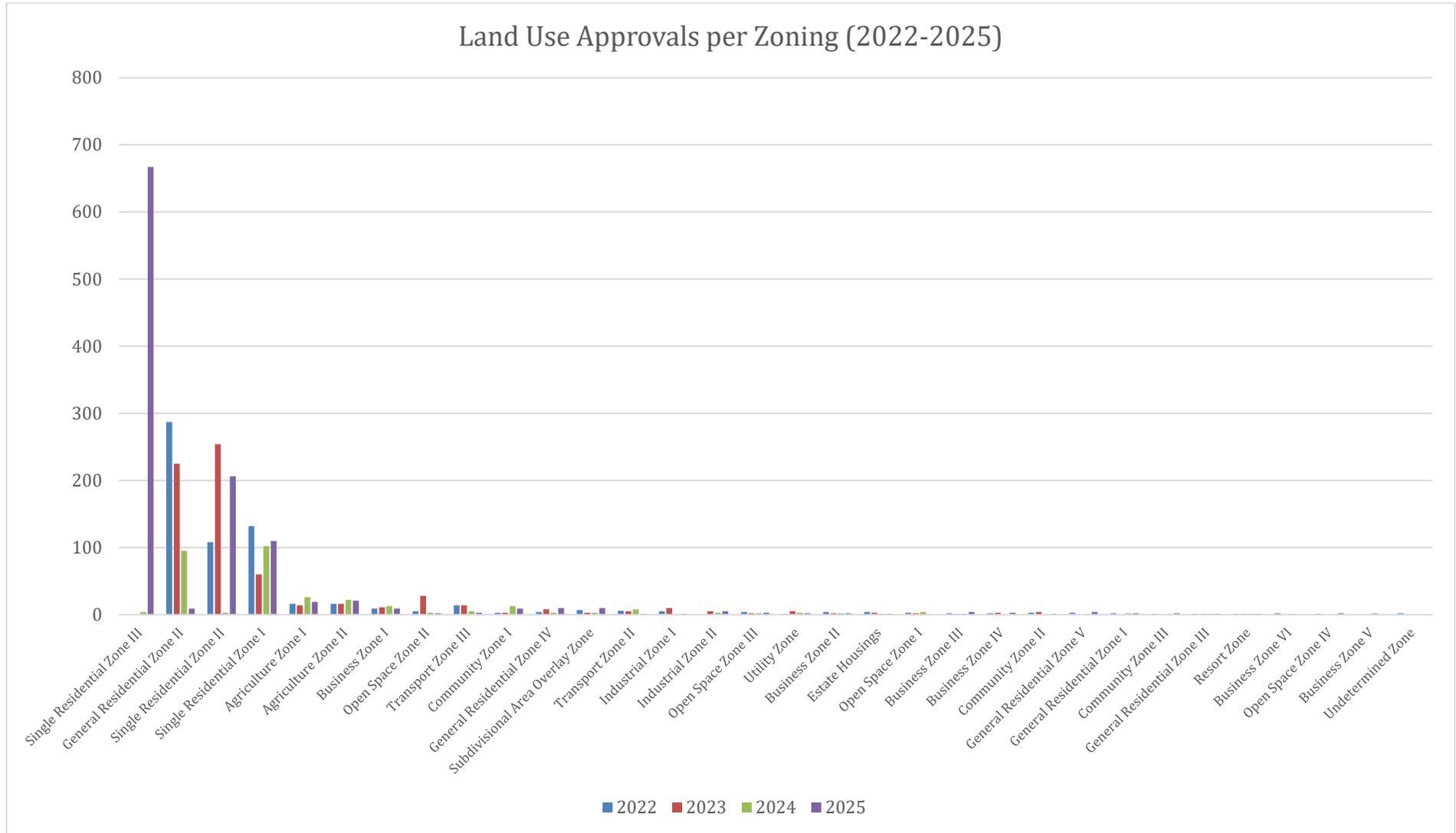


Figure 4: HSP&D Land Use Management approvals: Land Use Categories: Dashboard Extracts Jan 2022 to Dec 2025

The update of Local Spatial Development Frameworks has been prioritised as Implementation actions (See Table 29) and is based on growth and land use trends observed. In such reviews and update processes, the functioning and hierarchy of nodes and related infrastructure will be assessed, with specific attention to development in the CBD, Blanco and Pacaltsdorp functional areas, given a possible shift in spatial elements, specifically densification areas and approval of nodal-related uses.

Together with the required technical aspects and structuring elements to adhere to the policies noted in the MSDF, the following spatial elements are to be noted in updated or new LSDF's:

- a) The approval of various applications in proximity to the airport and the planned (Short-medium term) extension of the airport precinct and airport facilities prompt consideration of the function of the specialised node in this locality. The review and update of the relevant LSDF will advise whether the new development in this area aligns with the objectives of the approved LSDF and whether amendments to the spatial structure/concept in this area are warranted. Note that the airport precinct was denoted as a specialised node in the LSDF and the MSDF2023 and is therefore not regarded as part of the urban development area of George, as defined by the urban edge.
- b) In support of creating additional linkages from an intensified/extended CDB to the R44, structuring a secondary road network to support tourism and intensive agriculture related to the west of George City area, linking with economic opportunities related to the extended airport precinct, an LSDF for the area between the current urban development boundary and the R44 should be considered.
- c) Emergence of private schools and specialised schools outside the urban edge alludes to the inability of educational facilities inside the urban development boundary to absorb learners. The impact of these decentralised social facilities and the ability of the urban area to absorb learners for the growing population must be investigated. Such impacts relate to the impacts on infrastructure, promotion of non-motorised transport, use of public transport and catalytic impact on surrounding areas and should also be considered in a possible LSDF for the western area of George.
- d) The 2023 extension of the urban edge west of Pacaltsdorp, the densification uptake in Pacaltsdorp and surrounding neighbourhoods, a lack of nodal areas to serve the densified south of Pacaltsdorp, cumulative access considerations, road linkages currently being investigated and possible heritage precinct acknowledgement.
- e) Zoning applications (approved and in process) and building plan approvals show a significant densification of the CBD area. The 2015 LSDF, which is prioritised for review, will consider spatial absorption and socio-economic growth, together with updated public transport planning, access and parking-related issues, and the southern extension of the CBD where uptake of rights is now taking place.

1. What **substantive development permissions** (rezonings and subdivisions) has the municipality given in the past budget year or since the adoption of the MSDF?

Substantive permissions given in the past years (2023-2025) include:

- Various higher-density (double-storey flats) in the area between, and adjacent to Wellington and Mitchell Streets; and the permission for 500 social housing units in the Croc Farm project (plus 100 market-related units) and the Omega Street (GRDM) flats, both within the RZ. All such projects are within the identified residential densification zone and within the extended CBD area (MSDF2023). The Strategies and Policies of the MSDF are applied in advice given to prospective developers/applicants during the Pre-Application Phase. Development and implementation are thus guided to encourage higher densities.
 - There have been no deviations from the urban edge.
 - Densification took place within the intensification zones.
 - The uptake of right in the 1on York development has added focus to the southern section of the CBD and the link thereof to the R102 airport link.
 - Similarly, the uptake of development opportunities and new approvals in the Kraaibosch-Welgelegen-Blue Mountain area is aligned with the requirement for densification and infill as noted in various MSDF2023 policies,
2. Are these **development permissions aligned** to the objectives, principles and policies set out in the **MSDF**?
These development permissions thus generally strengthen/support the spatial concept of the MSDF and are in line with the objectives, principles and policies set out in the MSDF. The increase in permissions relating to higher-density housing within the densification zones is an indication that private and municipal contributions to a compact urban settlement are attainable.
3. What **site-specific deviations** did the Municipal Planning Tribunal (MPT) permit? What is the impact of these on the IDP, municipal budget and MSDF implementation?

A deviation of the height of buildings in the airport zone was allowed, being a private development within the ambit of the LSDF and the MSDF. It should further be noted that a deviation from the Blanco LSDF was approved on appeal on 2 May 2023 for a retail development on what is now Erf 4287, Blanco. This approval introduces a land use that was not originally envisaged in terms of the adopted spatial framework and effectively establishes a new or strengthened activity focus in the area. As a result, the development has the potential to influence nodal positioning by attracting increased economic activity, traffic movement, and supporting land uses. Over time, this may alter the intended spatial structure and future growth pattern of the immediate vicinity, potentially prompting additional development pressure, changes in land use intensity, and demands for supporting infrastructure and services.

Note that currently, an application to develop a school outside of the MSDF (233/77) is being evaluated, which is motivated in terms of site-specific circumstances.

5.4.2 Building Plan Approvals 2022-2025

Building plan approvals are captured electronically and displayed spatially on the Municipal GIS. The number of building plans received in the George Municipal area in the period 2022 to 2025 is noted in Table 6. An increase in the number of plans (new buildings, alterations and extensions) approved, year-on-year between 2022 and 2024 is noticeable, with 2025 maintaining approved plans above 2000.

Year	Count
2022	1523
2023	2088
2024	2120
2025	2048
Grand Total	7779

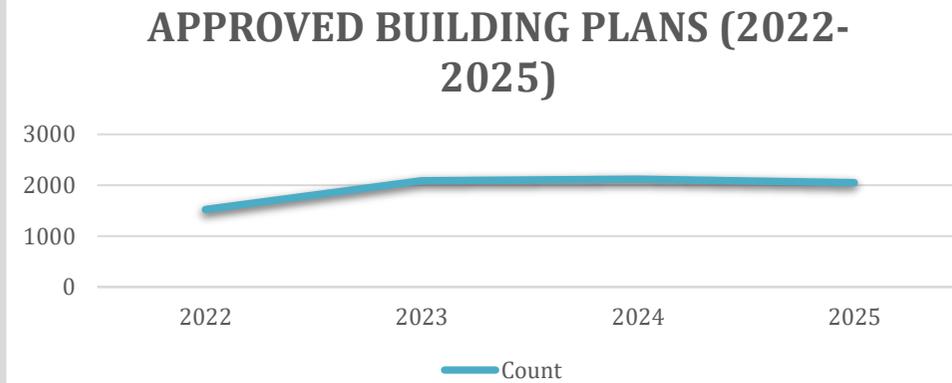
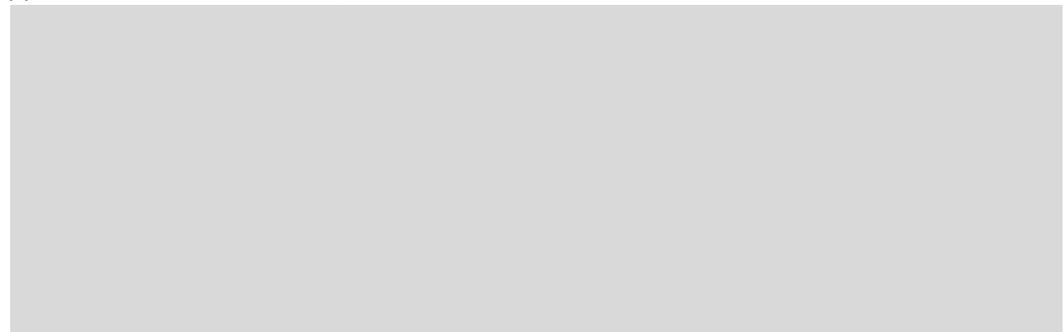


Table 6: Number of building plans received by GM 2022-25 (Count & Graph)

The land use categories, within which building plans were approved from 2022 to 2025, are illustrated in Table 7.

Property Type	Count (2022-2025)
Residential	7093
Commercial	385
Industrial	200
State/Government	42
Agricultural	34
Institutional	25



Grand Total	7779
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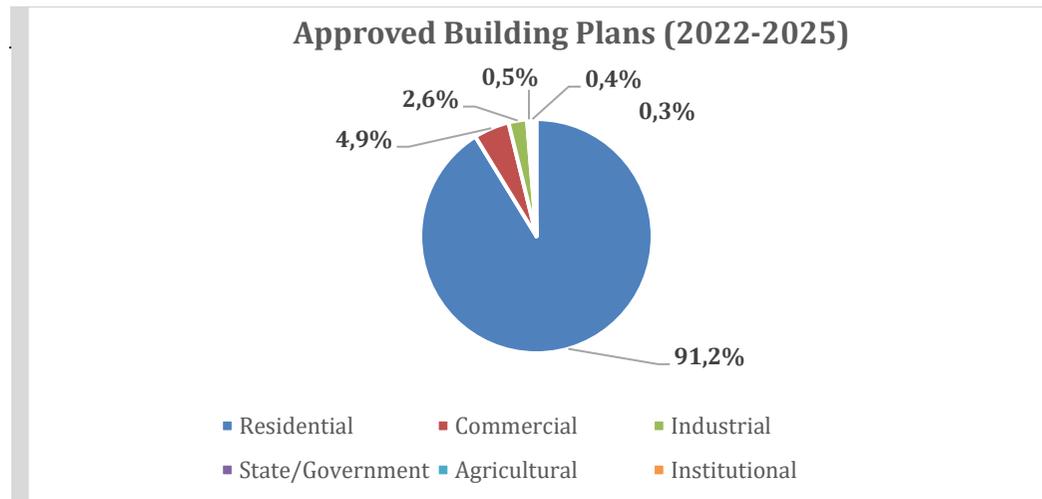


Table 7: Building Plan Approvals 2022-2025 per Property Type

The vast majority of building plan approvals (including new buildings, alterations, and additions) relate to residential use. This demand for residential units correlates with the MERO 24/25 statement “Within the GRD, two Municipalities have sustained the largest share of housing demand over the last three years: George (27.3 per cent) and Oudtshoorn (16.8 per cent). The consistent demand for housing in these areas is largely attributed to the increased population growth, education growth, opportunities and semigration.” The building control statistics (dashboard indicated that plans approved in the George municipal area in 2025 totalled an estimated building cost of R1.65b, included in a footprint area of approximately 217 000 m² (data January 2026).

With respect to the locality of the investment related to the approved building plans (2022 to 2025), it is noticeable in Table 8 that the majority of the approvals, at least 84%, were issued for the city area (George, Blanco, Pacaltsdorp, Le Grand & Tyolora). The approval of plans in the City area increased steadily, with 1233 plans approved in 2022, 1778 approved in 2023, 1853 approved in 2024, and then decreasing in 2025 to 1697 approved. Notice the relatively significant number of approvals in the secondary service centres and in the rural/tourism settlements, in the southern area of the GM jurisdiction, such as Herold’s Bay and surrounds, Le Grand and Wilderness. The allotment or functional areas are described in the MSDF 2023 and include various areas/wards.

585 building plans were approved for industrial and commercial purposes, all within designated areas. Note that whilst this includes additions/alterations and new buildings, it is an indication of investment in these sectors. Given the 102 land use approvals relating to

business/industrial use in the same period, it follows that investment in the refurbishment/extension of existing buildings and uptake of existing rights took place

Also of note is that investments in Institutional buildings (25 plans approved) and State facilities (42 plans approved) were recorded.

Allotment (Functional area)	2022	2023	2024	2025	Grand Total
GEORGE	753	1344	1191	953	4241
PACALTSDORP	309	236	487	416	1448
BLANCO	150	149	117	192	608
WILDERNESS / KLEINKRANTZ	80	111	97	81	369
HEROLDS BAY	95	84	81	93	353
GEORGE RURAL	58	54	44	0	156
LE GRAND	19	35	48	37	139
HOEKWIL / WILDERNESS HEIGHTS	21	33	28	117	199
TYOLORA	2	14	10	99	125
UNIONDALE / UNIONDALE RURAL	5	2	11	1	19
HAARLEM	4	2	1	1	8
UNDEFINED	27	24	5	58	114
Total	1523	2088	2120	2048	7779

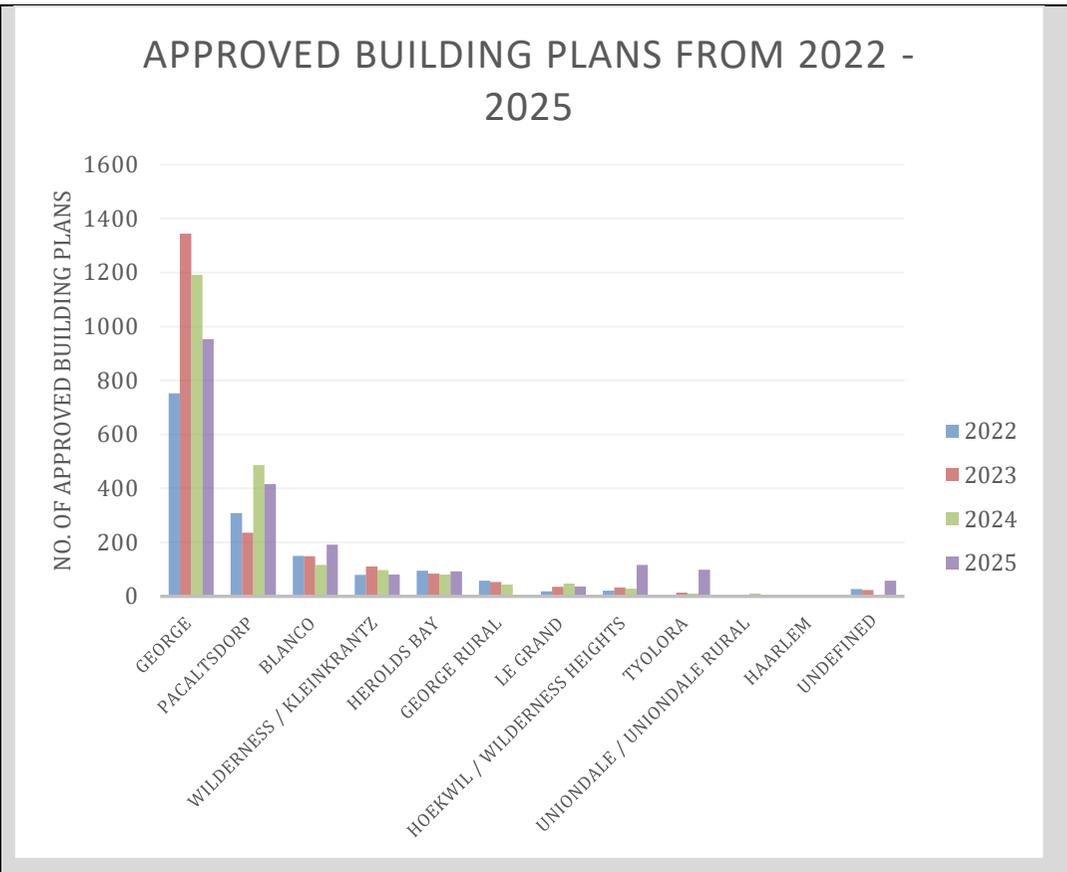
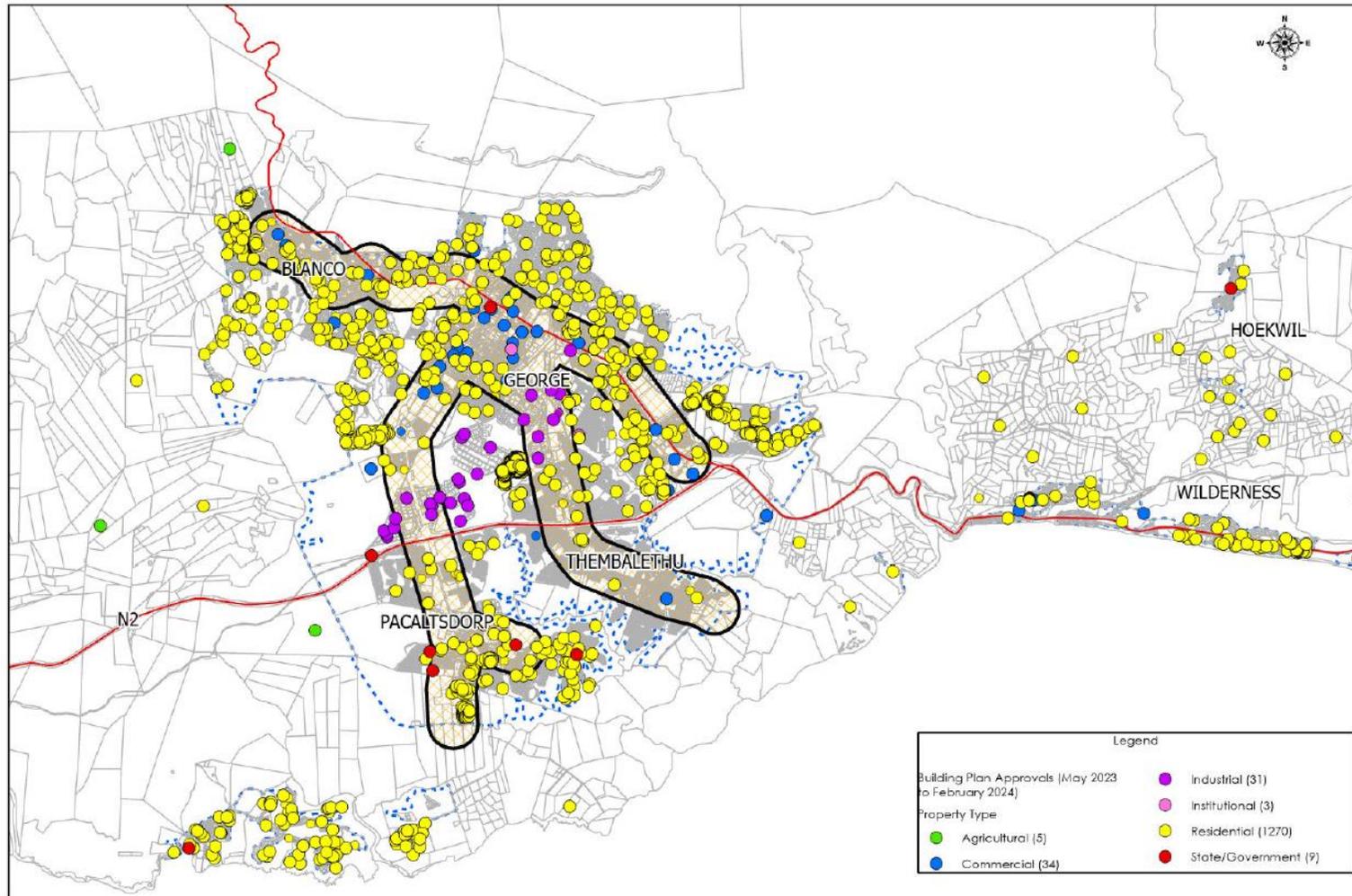


Table 8: Locality of properties with building plan approvals in 2022-2025



GEORGE MUNICIPALITY :
 APPROVED BUILDING PLANS FOR PERIOD OF MAY 2023 TO 29 FEBRUARY 2024 - TOTAL 1352



Figure 5 :Locality: Building Plan approvals May 2023 to February 2024

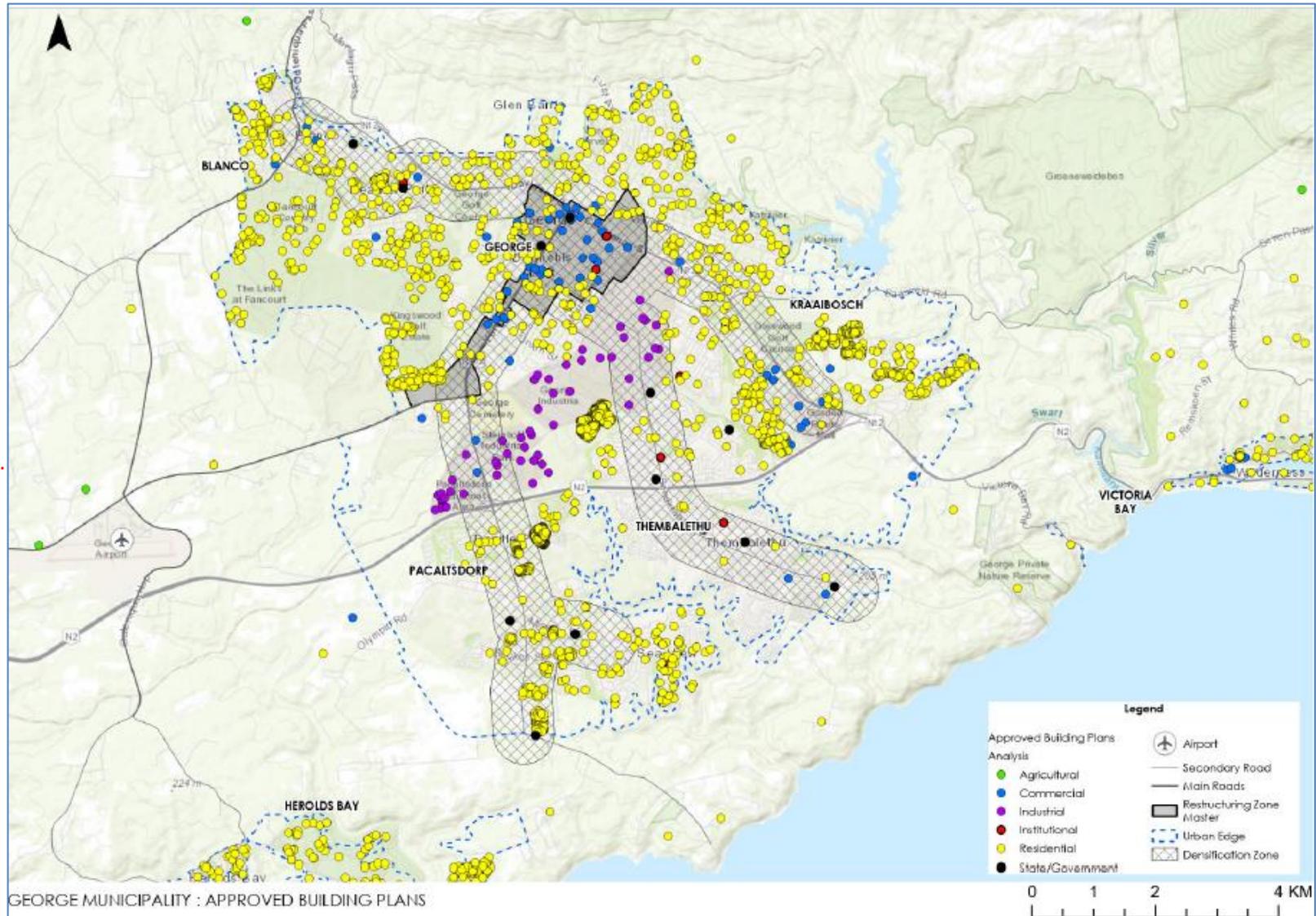
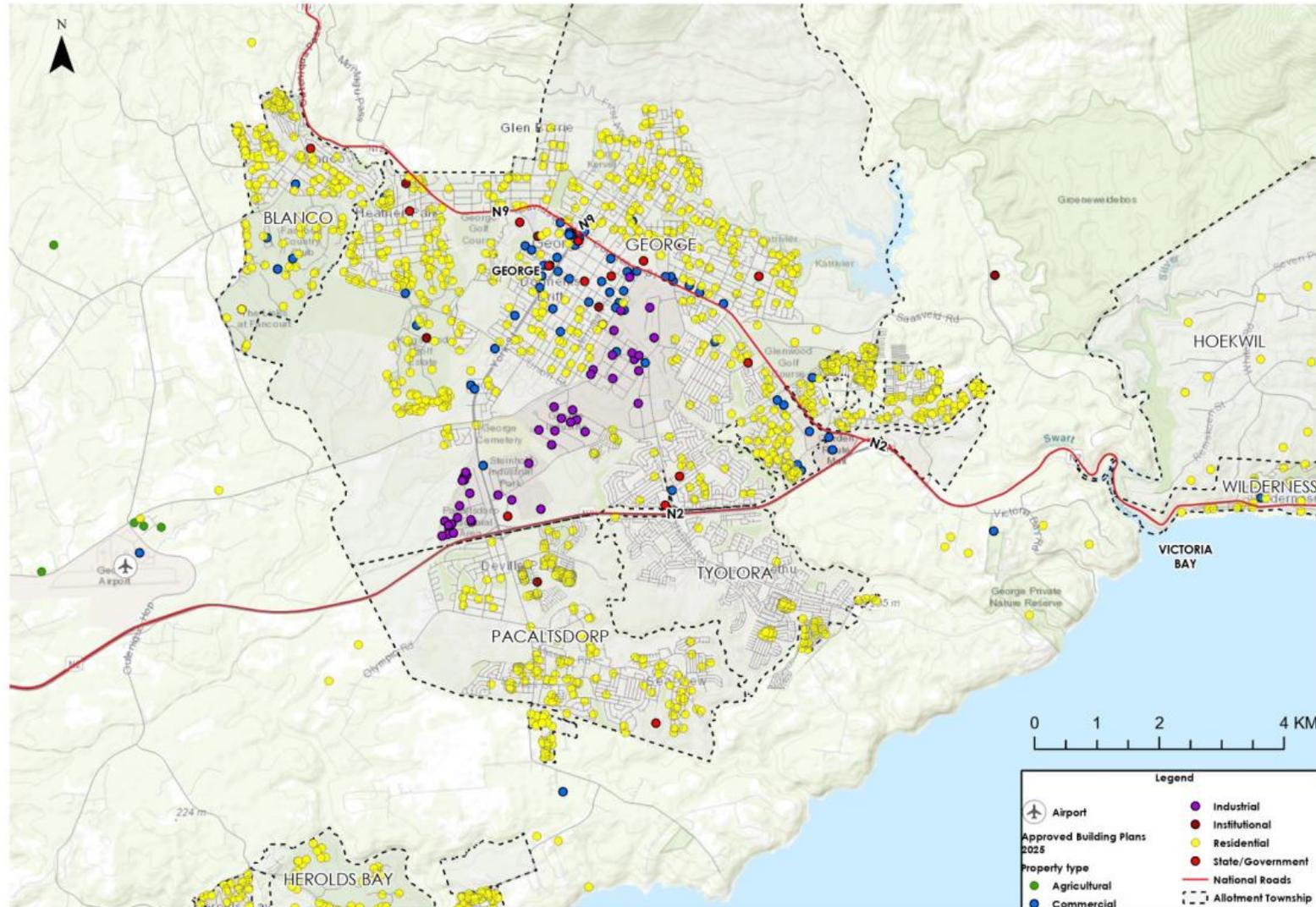


Figure 6: Locality: Building Plan approvals January 2024 to December 2024



GEORGE MUNICIPALITY : APPROVED BUILDING PLANS FOR 2025
 Figure 7 :Locality: Building Plan approvals January 2025 to December 2025

Very few plans were approved in the Uniondale, Haarlem and smaller hamlet areas. Table 8 refers.

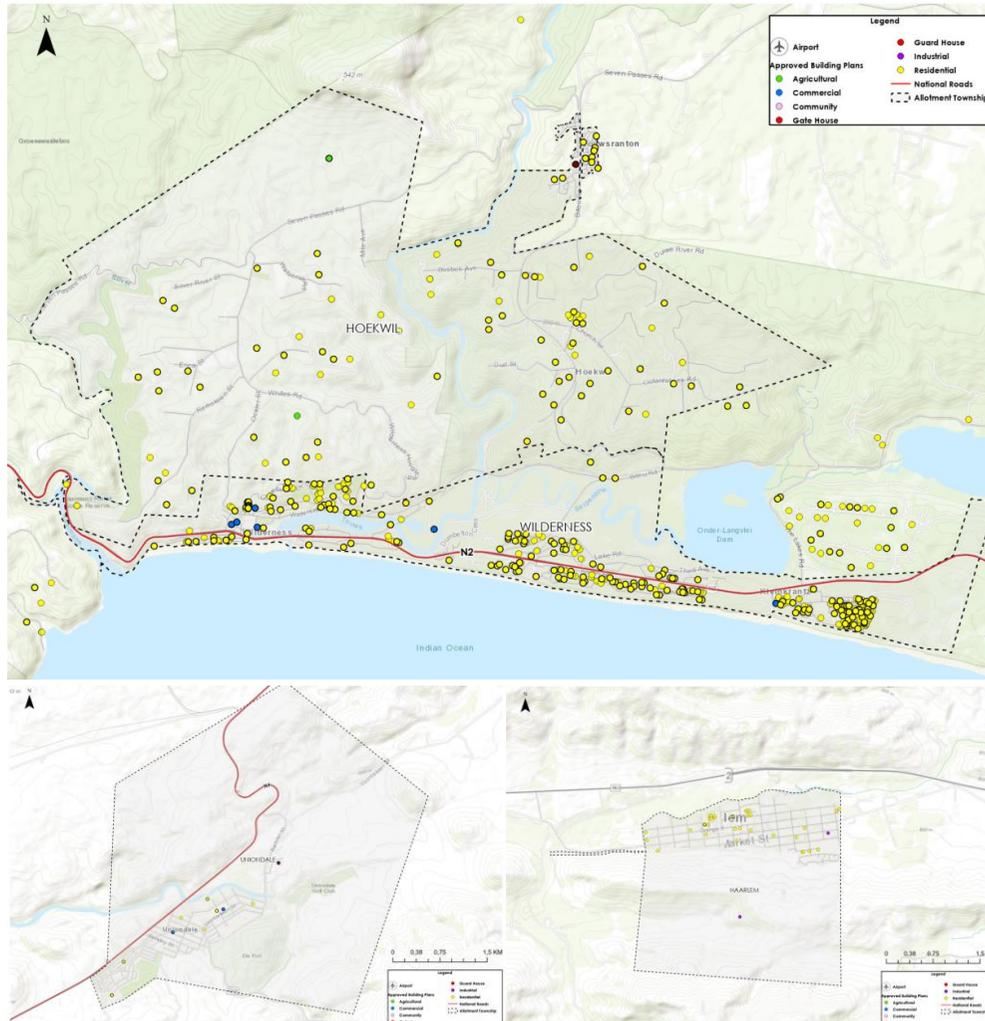


Figure 8: Locality: Building Plan Approvals: 2022-2025: Haarlem, Hoekwil, Uniondale, Kleinkrantz

Building plan approvals are concentrated within the urban development areas. The increased construction and development trend is emphasised in the 2024-2025 MERO, based on Quantec data, stating that: “In George, the building plans passed for residential buildings increased ..., indicating a significant rise of approximately 23.0 per cent in new residential construction projects. Additions and alterations to residential buildings also saw a substantial increase from R341.3 million in 2022 to R579.6 million in 2023. Notably, office and banking space saw a significant increase from zero in 2022 to R205.7 million in 2023, indicating a surge in commercial development. Additionally, schools, nursery schools, crèches, and hospitals saw a new entry with R247.6 million in 2023, reflecting a focus on educational and healthcare infrastructure.

The building plans completed in George for residential buildings increased from R882.4 million in 2022 to R1.1 billion in 2023, indicating a growth of approximately 23.1 per cent. Additions and alterations to residential buildings also saw a significant increase from R109.3 million in 2022 to R185.1 million in 2023, showing a robust trend in renovation activities with a growth of 69.4 per cent. Industrial and warehouse space completions increased from R24.8 million in 2022 to R101.0 million in 2023, highlighting a focus on completing industrial projects with a growth of 307.3 per cent. This data reflects strong growth in both new residential construction”.

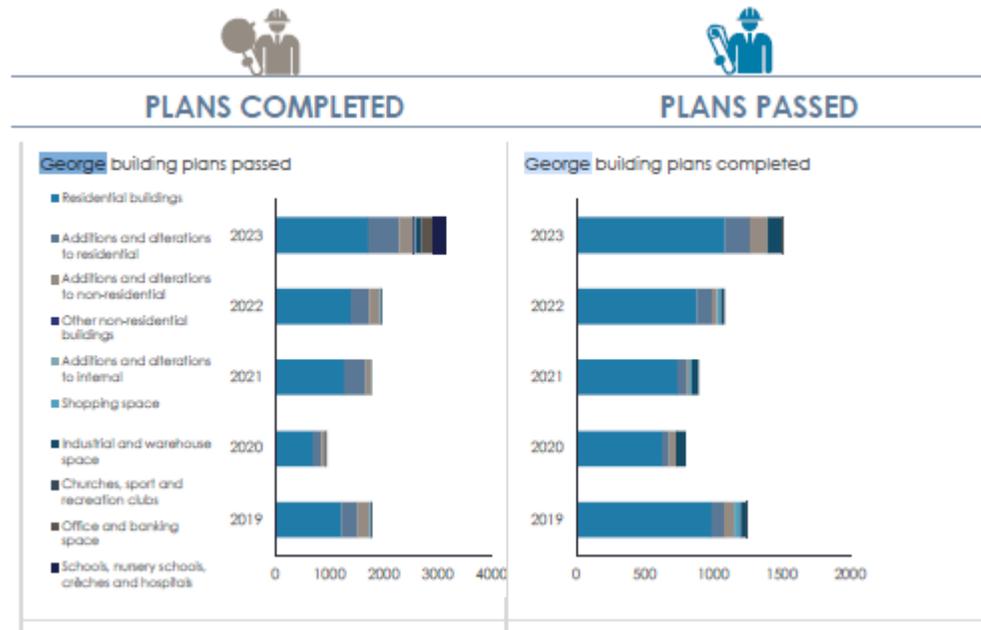


Figure 9: Value of Building Plans Passed and Completed: MERO: GRD, 2023 (R million)

5.4.3 Contraventions and Environmental Encroachments

Private development impact on sensitive environments is concerning and is being monitored by various government entities. Various contravention notices have been issued for illegal land uses, relating to environmental impacts. Of note is a municipal survey relating to encroachments onto state land and sensitive dune zones in the Wilderness area.

Figure 10 illustrate the position of surveyed encroachments. Issuing of notices and actions is in line with the policies of the MSDF aimed at the protection of priority environmental areas.

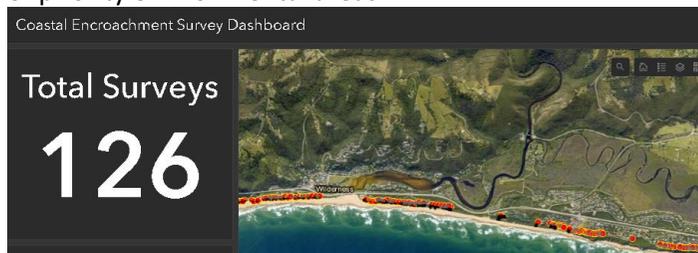


Figure 10: Extract of the GM GIS: Coastal Encroachment Survey Dashboard Feb2026)

5.5 POPULATION & HOUSEHOLD PROJECTIONS

5.5.1 George Municipality's Past and Current Population (2011-2025) and growth projections

The population of the George Municipal area, in 2022, was estimated at 294,929 people (85,931 households) (SEP2023, Census 2023).

Previous estimates in 2021 put the population at 221,637 people, and projections for 2025 reach 230,183. This growth trend was aligned with the broader demographic changes observed in South Africa and the Garden Route District. According to the 2020 Mid-Year Population Estimates based model developed by the Western Cape Department of Social Development (DSD, 2020), the population of George municipality had grown by 28% from 170 827 people in 2002 to 219 181 people in 2020, being an increase of 48 354 people over this 18-year period, at an average growth rate of 1.39% per annum.

The various estimations fell short of the actual increase in population, as per the recent Census count. Census data shows an increase in the population of George from 2011 (193672 persons) to the count in 2022 (294 929 persons). This constitutes a significant growth at an increase of 101257 persons in 13 years, at an average growth rate of approximately 3,6% per annum. The difference between the previous estimates and the actual growth rate could be attributed to in-migration.

Notwithstanding the historic population estimations, the MSDF 2023 was based on a functional area calculation which included gathered statistics such as available backyard dweller and informal settlement data. The baseline population calculated in 2022 for the city area was similar to the actual Census count. The 2023 Census figures confirmed the growth absorption that took place between 2011 and 2023.

On the assumption that the growth trend continues at 3,6%per annum, George will have to absorb an additional 155924 people by 2034 (from 2022); i.e. an additional 45860 households. Table 9 has reference. Should the growth rate as per the SEP estimation, being 1,3%, be adopted (See Table 9). The resultant absorption of 14 540 households will be required. Also Refer to Table 12, assuming a median growth rate **of 2,8%, thus adding an approximate 30 000 by 2034 and another 40 000 by 2044**, in addition to the current accommodated backlog (mostly already spatially absorbed).

Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Census 2011		Growth rate calculated on approximate Census figures 3,60%											
Population	193672	200644,2	207867,4	215350,6	223103,2	231134,9	239455,8	248076,2	257007	266259,2	275844,5	285774,9	
												Census 2022= 294292	
PROJECTION	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Census 2023- persons													
Upper bounds: Projection base: 3.60% per annum	294929	305546,4	316546,1	327941,8	339747,7	351978,6	364649,8	377777,2	391377,2	405466,8	420063,6	435185,9	450852,6
Lower bounds – Growth rate 1,3%	294929	298763,1	302647	306581,4	310567	314604,3	318694,2	322837,2	327034,1	331285,5	335592,3	339955	344374,4

according to SEP2023													
Average Household size = 3,4 persons per household, SEP 2023, IDP Review 2024)													

Table 9: Population growth projection based on the 2011 to 2023 trend and SEP2023 (upper and lower bounds).

		3,60%	1,30%
Upper Bound Estimate based on the growth trajectory of the past 10 years	Additional households from 2022 to 2034	155923,6	49 445,37
Lower Bound Estimate based on SEP growth rate estimation	Additional households from 2022 to 2034	45 859,87	14 542,76

Table 10: Upper and Lower Bounds: Household Growth Estimation 2022 to 2034

The main point of note in the ‘changing circumstances’ affecting the growth and development of George and the spatial concept is the acknowledgement of the GM estimation of actual population levels and the tempo of growth. Although the Status Quo analysis, which advised the MSDF 2023 postulated that the base population of the city area was approximately 91 000 families, i.e. approximately 309 400 persons (at an average family size of 3,4 persons per family), the official data (DSD) indicated 224 430 for the whole municipal area. The GM estimation was corroborated in the official population figures issued by Census2022, which confirmed the population of 294 929 for the George Municipal area. This calculates to a growth rate of 3,6% per annum, with the assumption that the base count for both the 2011 and 2022 Census iterations was correct. In a recent project-related report by Urban-Econ Development Economists, the growth rate is, however, estimated at 2,8%. An extract of the noted study states that:

“The Garden Route District Municipality encompasses seven local municipalities, each contributing differently to its overall composition. Within the Garden Route District Municipality, George Municipality accounts for 35.3% of the total population and 34.1% of the households.”

The local municipality experienced 2.8% year-on-year population growth between 2013 and 2023, surpassing the district municipality’s growth rate of 2.3%. Both the district municipality (DM) and local municipality (LM) experienced higher growth rates compared to the Western Cape (1.9%). The population's growth rate serves as a key indicator of increasing opportunities within both the DM and LM. Furthermore, the population density of 58.3 individuals per km² indicates enough space to accommodate a larger population in the local municipality. The average household income in the local municipality compares closely to the district's, at an average of R16 502, which is slightly higher than the district’s average of R15 368 and significantly lower than the provincial average of R20 266.

Overview of population and income in the study area, forecast to 2024

Indicator	Western Cape	GRDM	George Local Municipality
Area (km ²)	129 462	23 331	5 191
Population	7 709 474	876 944	311 176
Number of households (at 3,77 persons per family)	2 103 419	241 347	82 346
Population density (/km ²)	58.4	36.7	58.3
Average household size	3.6	3.6	3.7
Annual population growth (2013-2023)	1.9%	2.3%	2.8%
Average monthly household income	R20 266	R15 368	R16 502

Source: (Quantec Standardised Regional, 2024; Stats SA, 2011 forecast to 2024) as quoted by Urban Econ, November 2023

Table 11: Population statistics 2024: Urban Econ

The upper bound estimation, as indicated in Table 9 is thus most likely. Spatial absorption of 155 924 people (45 860 families) over the next 10 years (to 2034) is consequently expected (upper- boundary expectation).

Based on an expected 2,8% growth rate, the following will apply:

	2024	2034	2044
Population	311 676	410 804	541 460
Number of families (3,4 persons per family)	91 700	120 825	159 253
Additional families per 10-year interval		29 125	38 428
Absorption requirement 20-year horizon			67 553

Table 12: Growth estimation to 2044 based on a growth rate of 2.8% pa

MERO 2024/25 states that “An analysis of the expected population and household growth for 2024 reveals that George is projected to experience the highest (*in the Garden Route District*) household growth at 2.1 per cent and a substantial population growth rate of 1.5 per cent. This indicates George’s continued appeal as an urban hub, likely driven by its economic opportunities and higher living standards”

The growth trajectory is illustrated by the following two graphs, included in a presentation titled “**SPATIAL TRENDS & IMPLICATIONS ON MUNICIPALITIES: CENSUS 2022**” presented at a SALGA engagement in June 2024 by WC: DEA&DP and StatsSA respectively:

Census 2022: Total Provincial Population Growth by Local Municipality

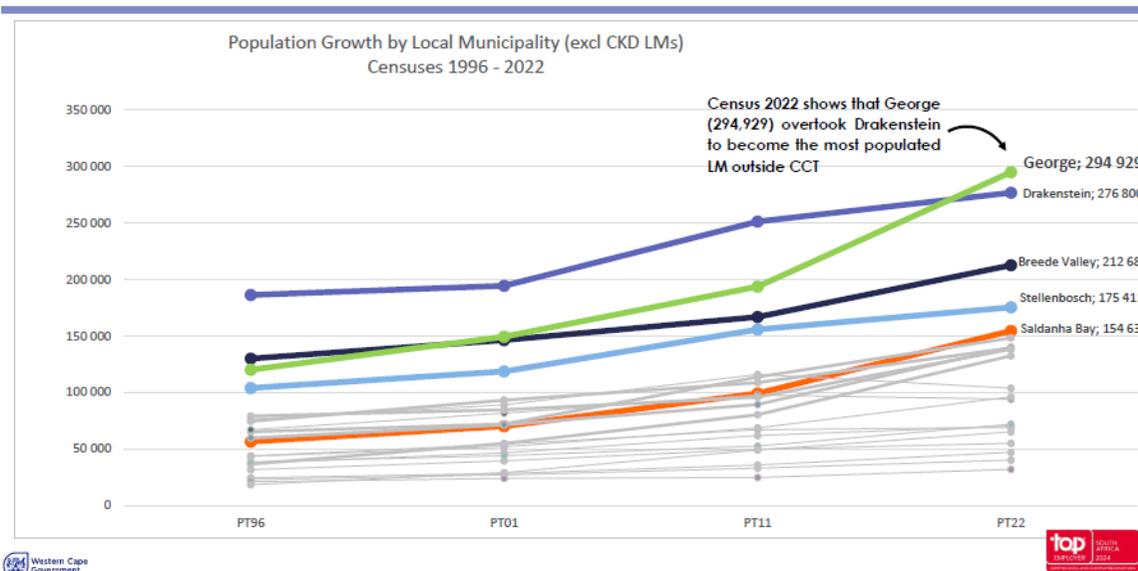


Figure 11: Census 2022: Total Population Growth by Local Municipality: WC (DEA&DP June 2024)

During the aforementioned presentation it was confirmed that the Garden Route District averaged 3.7% growth per annum between 2011 and 2022.

Key Spatial Trends in the Western Cape (5)

- Percentage change in population between 2011 and 2022

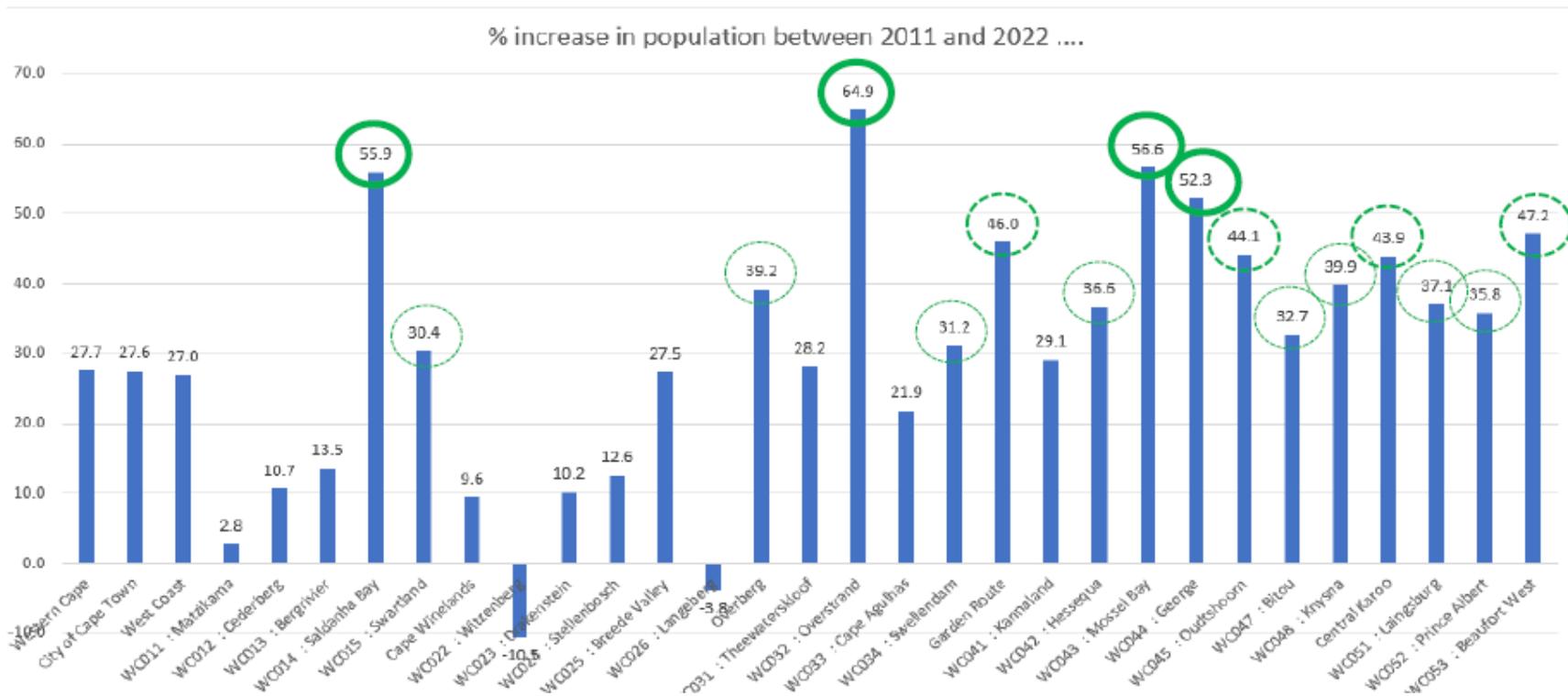


Figure 12: Key Spatial Trends: WC (Presentation by Stats SA June 2024)

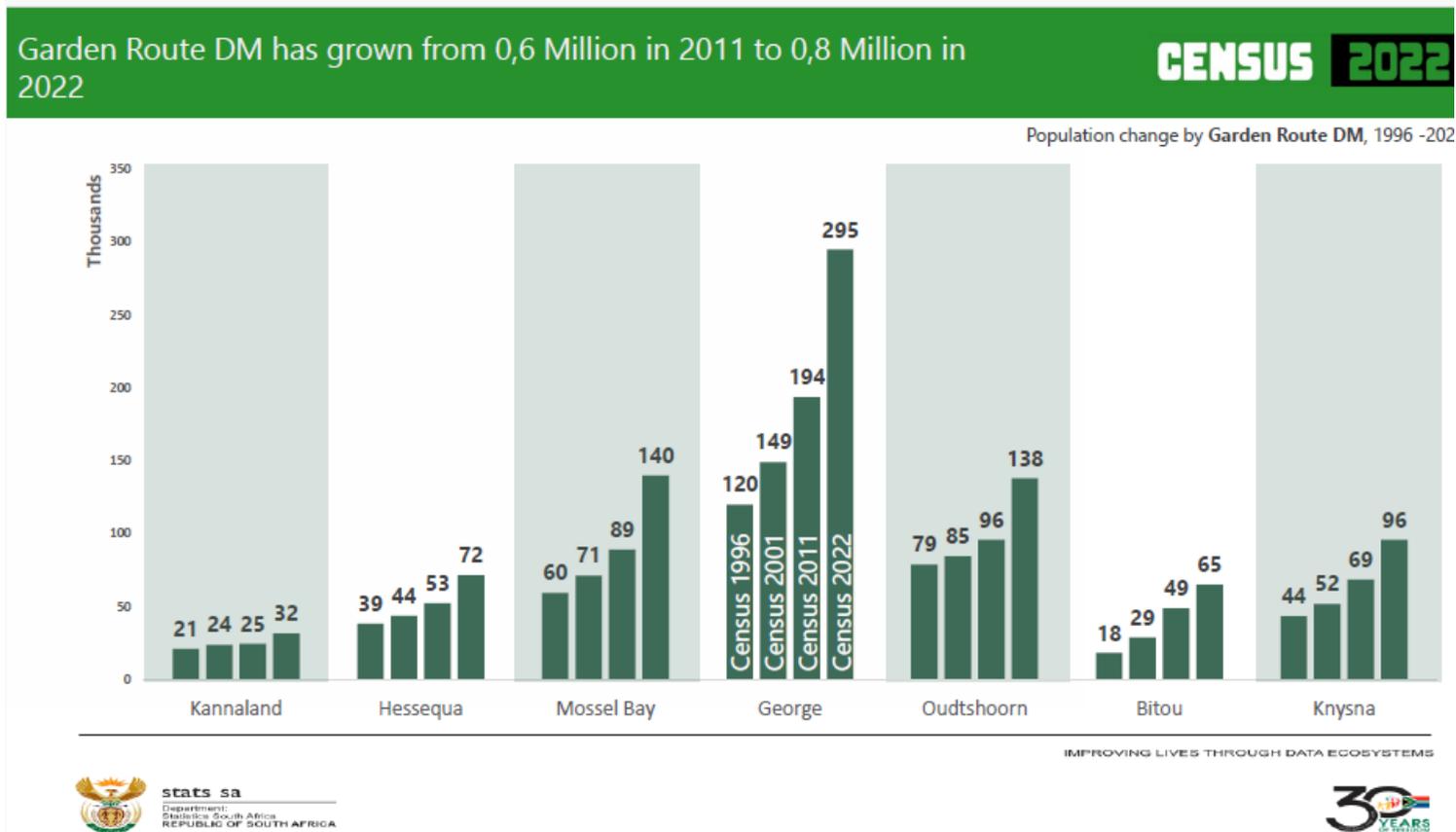


Figure 13: Population Growth of Municipalities in the Garden Route (Stats SA June 2024)

The Stats SA and DEA&DP presentations, June 2024, also highlighted the following trends observed from the Statistical Release P0302, midyear population estimates, 20 July 2024:

- WC experienced a positive net-migration
- Average household size in WC declined from 4,0 in 1996 to 3,3 in 2022 (note a household size of 3,4 was used in GM calculations)
- In WC, the percentage of households that resided in informal dwellings decreased from 16,7% in 1996 to 11,1% in 2022.
- % of WC population between 15 and 34 years old; 26% younger than 15, and 29% is 35 to 59 (10%% older than 60)

In conclusion, the official (WCG) growth rate of 1,3%, as included in the IDP, is thus noted, but given factors impacting the delivery of land for development, it is prudent to base an accommodating spatial planning trajectory on a growth rate of 2,8% (See Par 5.5). Uptake in development will, however, be linked to phased infrastructure implementation, which is based on actual development and network extension.

5.5.2 Population Dispersion and Density

The official Census 2022 Ward Level data was released in November 2025. However, Small Area Locality (SANLC/SAL) data, which are useful for doing spatial analysis, will not be officially issued but will be requested by the GM. See reference to ward demarcation and area growth analysis noted in Par. 5.2.

The IDP references the Western Cape, Social – Economic Profile (SEP) 2023 and estimates that 87.9% of the population of the George Municipal area lives in an urban area. Urbanisation in George is noted in MERO 2024/2025 as 93.7%, but GM estimates are higher. The discrepancy is most probably due to the inclusion of dense urban settlements in rural demarcation areas.

Notwithstanding the following trends to be noted:

- i. The updated spatial budget, planning approval data and building plan approval data show that development is concentrated in the city area, with uptake of previously approved opportunities (mostly residential) in Hoekwil, Herolds Bay/Oubaai and Le Grand and Wilderness.
- ii. No significant development in the smaller rural nodes. A 2024 survey by GM HSP&D confirmed that the demand for further subdivisions/densification in Haarlem is relatively low.
- iii. Most of the population is still located in the city area, and this trend continues. The highest population densities can be found in Thembaletu, Conville, Lawaaiikamp, Borchers, Rosemore, Protea Park and Pacaltsdorp. Densification of residential use in Pacaltsdorp and the CDB densification zones is a positive trend, set to continue, if enquiries in this regard (Pre-application submissions) are an indicator. Refer to Figure 15.

iv. The densities in the Thembaletu area are extreme. Par.5.5.3 has reference.

The spatial absorption capacity per functional area will be reviewed once the SANLC/SAL (Census 2022) data is made available. Note that the SANLC/SAL data must be adjusted as some of the urban development, such as the Groenkloof and Mooikloof, were previously counted as rural development (WC: DEA&DP). Nonetheless, the trend of densification in specific areas has not changed since the analysis in 2022, 2024, and 2025. Figure 15 relates to information gathered in surveys in 2016 and 2022, combined with base population data (Sensus 2011, growth adjusted). It shows that the most densely populated areas are the suburbs in the central-south and southern city areas, indicated as light blue and yellow in Figure 15.

From the newly released ward-based data Figure 14 illustrates the population distribution on a ward-based level within the Municipality. The map resembles the same trends we observed in previous years, where the population is distributed mainly to Thembaletu, Conville, Lawaai kamp, Borchers, Rosemore, Protea Park and Pacaltsdorp. It should be noted that wards are demarcated based on the number of registered voters, with a maximum deviation allowance of 15%. This provides a useful reference for understanding the density profile, as smaller wards generally indicate areas of higher population concentration. While this is not a precise measure due to variations in voter registration levels across the Municipality, it remains a helpful point of contextual interest.

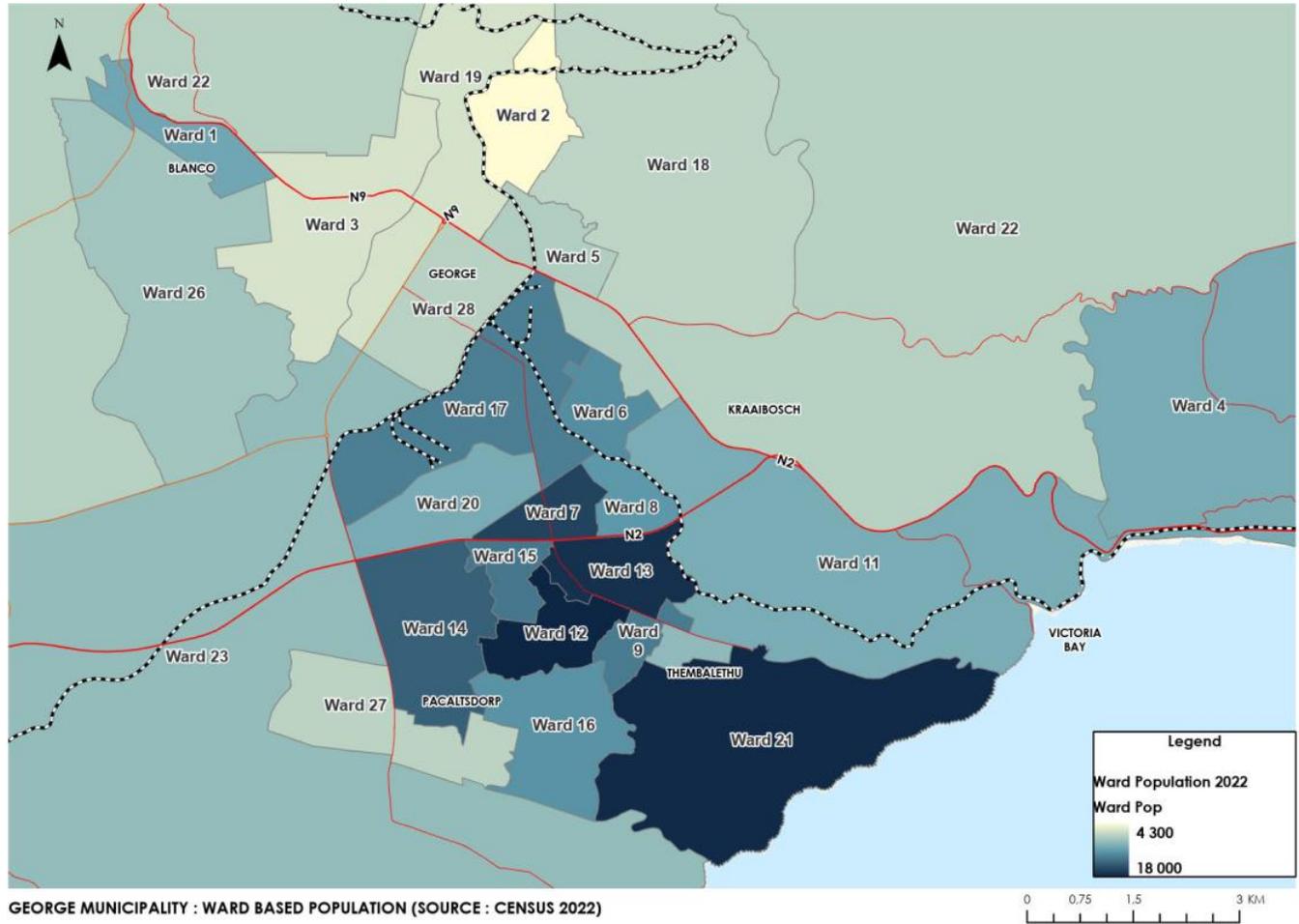


Figure 14: Ward Base population distribution (Stats SA, November 2025 – Census 2022)

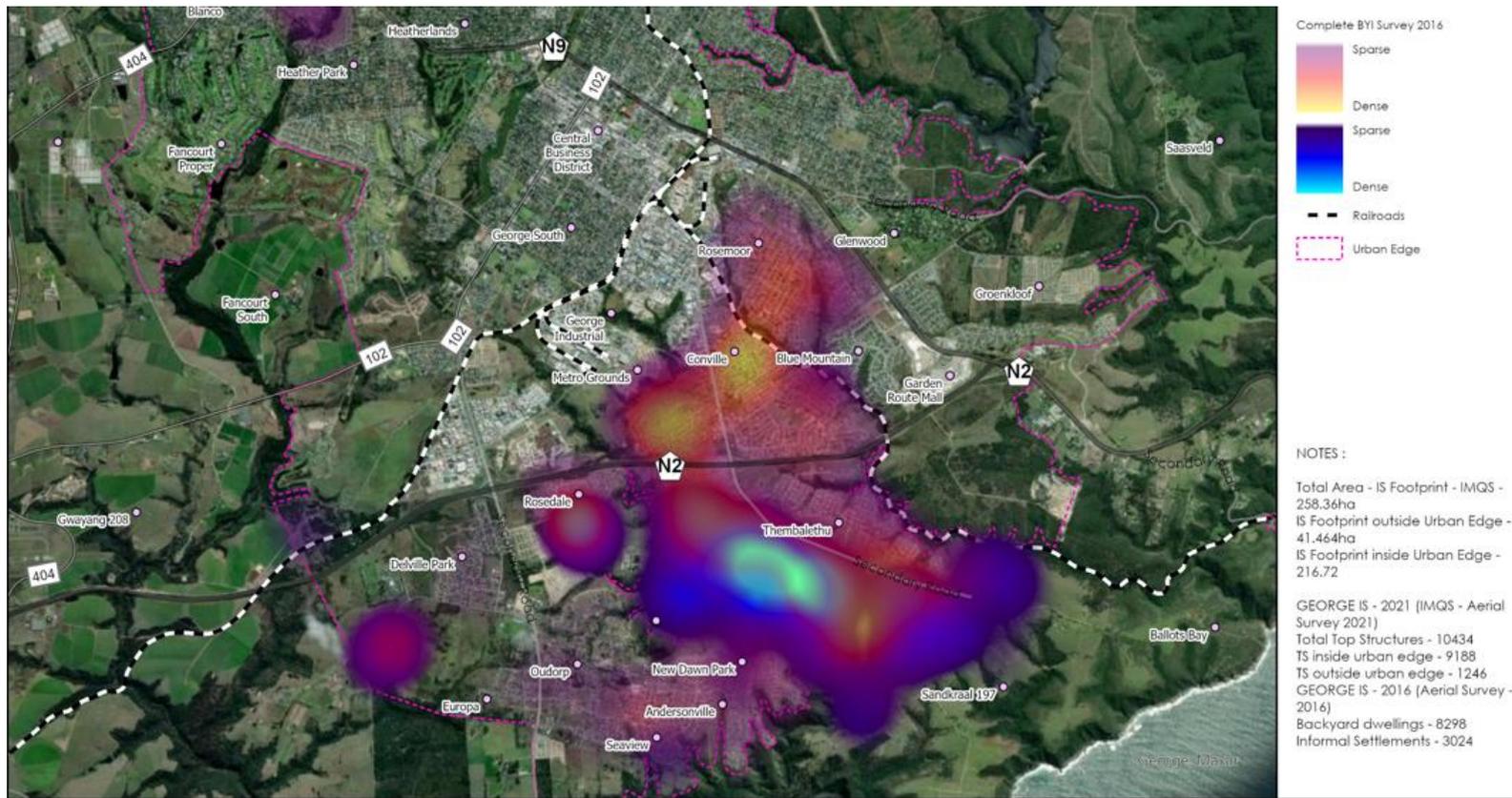


Figure 15: Density Heatmap: City area (2016 to 2021)

The information will be updated once the SANLC/SAL Census data is available and when the updated structures count is completed by the Human Settlements Department. Nonetheless Figure 19 represents data obtained from a Google Structures Count in 2023 and illustrates that densification has increased in the Thembalethu area.



Source: Electoral Commission

Figure 16: Registered voters per ward 2020 vs 2025

Another data source to illustrate population growth is data from the Electoral Commission, although not necessarily the actual population (registered voters recorded), it shows alignment with trends in available counts and population data. The localities of Wards are included in Figure 17, for ease of reference.

The following wards show a marked increase in the number of voters:

- Wards 21 and 15 – Thembaletu.
- Ward 16- Pacaltsdorp
- Wards 22 and 23 – Rural designation, but including densified neighbourhoods considered part of the city area
- Ward 26 – Infill residential areas in the west of George

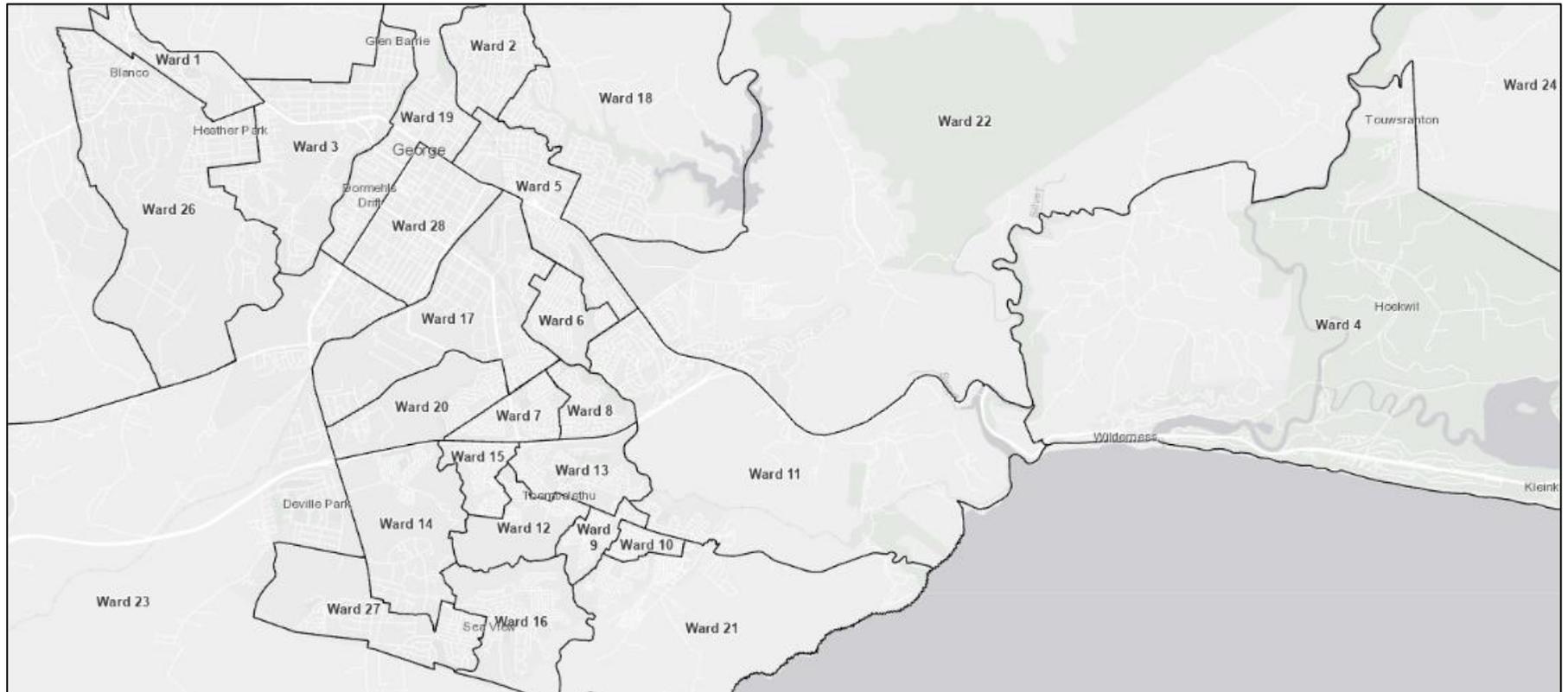


Figure 17: Ward Reference Map (Source: GM GIS)

5.5.3 Growth Trends and Growth Absorption

The updated spatial budget for the city area is attached as **Annexure A**.

The extracts of data from the spatial budgets (updated February 2026) in *Figures include densification opportunity in Pacaltsdorp and Thembalethu (in-situ upgrade), but not a densification factor for the densification zones and nodal areas, including the CBD.

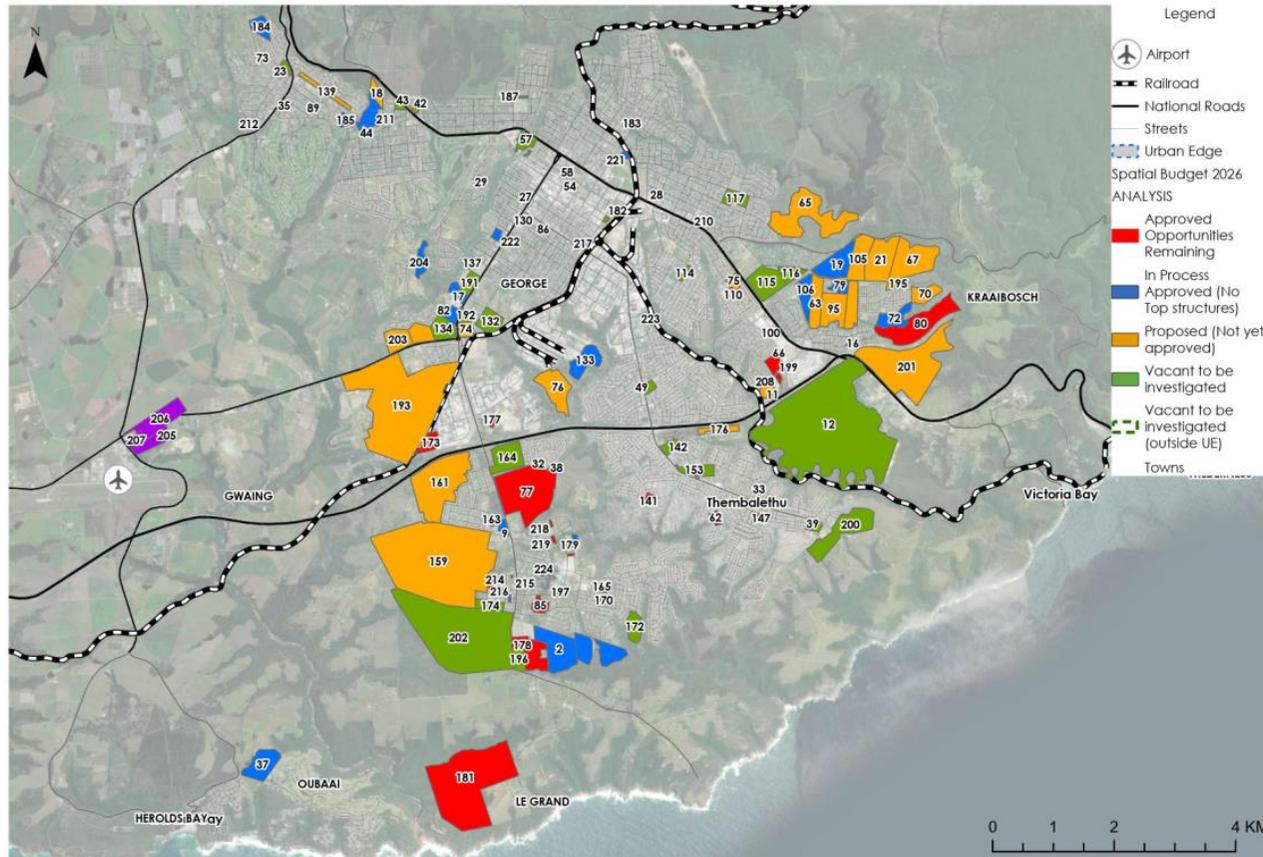
Table 13 shows a residential development absorption capacity within the urban development boundary (MSDF 2023), which has decreased from approximately 49 000 housing opportunities in the 2024 Review (Feb 2024) to an estimated 45800 in the 2025 Review (Feb 2025) and 45645 in the current review (Feb 2026). It should be noted that since the second review, no updated aerial photography has been available, which may result in the total number of housing opportunities being much lower than the number of 45586. With new aerial photography expected in 2026, the spatial budget should be updated as part of the amended MSDF process. **Note that the densification within nodal areas and the CBD has not been included and should be taken into account, subsequent to the updated CBD LSDF and relevant support studies are complete.** The construction and/or handover of approximately 3 332 units in one year is an illustration of the demand and the appetite for development in George. Should the population increase continue at an estimated growth rate of 2,8% p.a., (natural growth and in-migration) (See Table 12), the population up to 2038 can, theoretically, be accommodated within the current spatial concept. Note, however, that this projection is based on the assumption that a large proportion of the housing backlog can be upgraded in situ, i.e. as part of the current urban fabric, and within densified, identified Human Settlement pipeline projects.

	Approved Opportunities Remaining	Approved, in process	Proposed Residential Development	Vacant to be investigated	Total housing opportunities
2024 Review	2946	6604	12932	26722	49204*
2025 Review	1039	7021	12141	25671	45 872*
2026 Review	1026	6445	12695	25479	45645*

**Figures include densification opportunity in Pacaltsdorp and Thembaletu (in-situ upgrade), but not a densification factor for the densification zones and nodal areas, including the CBD.*

Table 13: Spatial Budget Extract: Residential absorption capacity: 2024, 2025 & 2026 Review

In addition to densification assumptions, the areas considered in the calculation of the available development area are shown in Figure 18. Note that the full extent of process/investigation projects is shown in said Figure, which may be subject to considerations such as engineering capacity and environmental constraints



Note that Figure 18 highlights property boundaries, not the developable areas within such properties.
 Figure 18: City Area: Spatial Budget Base Map 2026

Should the expected growth rate (2,8%) be realised, growth absorption within the current spatial framework and spatial concept is, theoretically, possible for the next 13 years. (See Par. 5.3). Given the planning horizon of 20 years envisaged in the MSDF, the capacity to absorb growth within the urban development boundary for the medium to long term is inadequate and must be considered as part of the 2025/2027 MSDF analysis (Status

Quo) and amendment cycle. Adjustment of the urban development boundary is considered a significant change in the spatial concept of George, and full public participation and circulation processes, associated with an MSDF Amendment, will be followed.

In addition to the medium-long term adjustment requirement. Also note that the nature of the available opportunities (proposed and vacant, to be investigated) also plays a role in the practical absorption potential within the urban development boundary. The following factors hinder the rate of uptake, resulting in the unavailability of opportunities:

- a) Speculation: Private development areas are secured for resale for profit, delaying the delivery of housing opportunities and increasing the price of units/houses;
- b) Land development processes: The processes involved in the release of land, including environmental impact assessment, land use planning, and servicing of erven/units, take approximately two years to complete. If development areas are not prepared timeously, this may hinder the delivery of units/houses;
- c) Land ownership: Urban boundary expansion has, due to land configuration outside historic urban edge areas, resulted in opportunities on large individual land holdings. Landowners tend to release land slowly, in consecutive phases and at high prices, thus hindering the fast, affordable release of land. Four project areas have been included as proposed projects in 2019 and 2023, iterations of the MSDF (public and private), totalling an estimated 14 000 housing opportunities – the non-performance of these projects places pressure on growth absorption;
- d) Land release of municipal land: The George municipality owns a few strategic land portions within the urban edge. The release of such land cannot only relate to the delivery of housing opportunities, as the municipal and governmental mandate to supply urban supportive uses, create a functioning public realm, provide space for catalytic economic development, secure an area for ecological and open space functions and allow for areas required for engineering and utility infrastructure, is of utmost importance. Land that has been earmarked for investigation for housing purposes is insufficient to address the growth absorption requirement in the next 20years, specifically in view of land release mechanisms (full title erven vs sectional title units).
- e) Engineering Services Planning must favour densification in priority areas, in addition to servicing of expansion areas for the anticipated absorption to be successful;
- f) Diversity of typologies must be included in both private residential and government human settlement projects, to support higher density. The human settlements delivery trajectory, favouring site-and service housing provision, does not support ordered high-density in situ upgrading and may affect the area required for formalisation in the medium long term. The quantification of current settlement (surveys 2026) and the finalisation of in-situ upgrading plans to advise the MSDF Status Quo analysis 2025/26.

Should a net density of 25u/ha* be applied, then an area of 2 280ha should be available for absorption of growth from 2022 to 2044. The available land, if densification is not realised to the extent expressed in the MSDF, is not sufficient to absorb expected growth over the long term (10 years plus). A considered expansion of the urban development boundary must be evaluated, following consultation and analysis during the status quo stage, in 2027. Refer to Par5.3 for general land requirement calculations and scenarios.

* Absorption relates to all income levels and housing typologies and needs to include space for the provision of socio-economic and recreation facilities. An overall density of 25 units/ha is considered medium-density development.

Census data relating to household growth per functional area to be updated once the Small Area Location (SANLC/SAL) data from Census 2022 is available. Currently, it seems that it is unlikely that this information will be made available. Although the SANLC/SAL data is not yet available, the growth absorption areas in and around Pacaltsdorp and the Groenkloof-Welgelegen areas have seen the most formal growth absorption (infill) in recent years. The absorption of informal and formal residential growth (formalisation of housing backlog/ in-situ upgrading) in Thembaletu is significant.

WC: DEA&DP conducted a spatial settlement analysis of available information, using the DoI HS 2022 count and the Google Building Structures count 2023. Based on caveats, the results show a densification of informal structures, particularly in the Thembaletu area:



Figure 19: Structures count: George Southern suburbs Google 2023

Muni/Town	Sum of DoI HS Structures 2022	Sum of Google Buildings Structure 2023	GM HS Sum of Informal Structures Count (Sept 2025)
George	6963	15849	11387

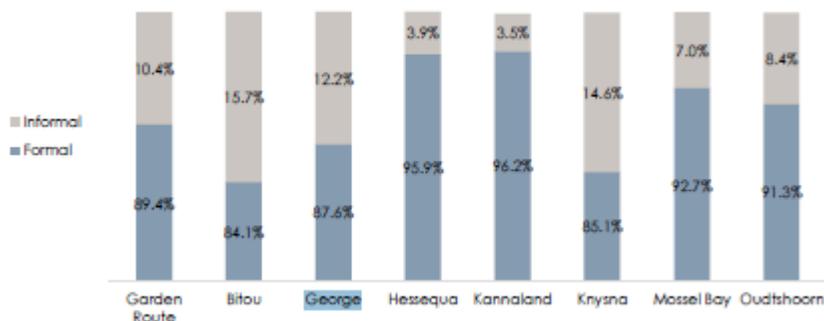
*Note that the Sept 2025 count does not include backyard housing structures, but only informal structures located in informal areas.

Table 14: Structures Count WC: DoHS 2022 and Google Count 2023, GM HS count 2025.

The Google structures count correlates broadly with figures shown in the Informal Settlement Count and Backyard Survey completed by GM at various points in the last 9 years. The informal structures count of George Municipality 2(Sept 2026) does not include backyard housing. Backyard housing structure count will be conducted in 2026.

MERO 24/25 also notes a relatively high percentage of the population in informal dwellings. Figure 20 has reference.

FORMAL DWELLINGS AND INFORMAL DWELLINGS, Garden Route District, 2023



Source: Quantec, 2024.

Figure 20: Formal and Informal dwellings in the Garden Route: MERO 2024/25

Informal dwellings are mostly located in the central south neighbourhoods and in the Thembaletu and Pacaltsdorp South areas. The locality of informal dwellings (backyards and settlements) correlates with the most densely populated areas of George. See Figure 15.

Semigration is a notable trend. BusinessTech.co.za (15 March 2025) “Property experts have noted that George in the Western Cape is seeing massive demand for property from affluent buyers and is now among the top five most popular towns for semigrants. Several experts have noted that semigration in South Africa—citizens moving from one province to another—is still a significant trend within the property sector”. Affluent buyers and retirees are noted as major contributors to the demand, favouring security- and lifestyle estates. Note that integrated living is an important spatial strategy of the MSDF2023, and guidelines with respect to fine-grain accessibility and integration are included.

5.5.4 Implications of Population Growth on Facility Provision

In the social facility analysis, which formed part of the 2022 Status Quo analysis, a conservative (Lower bound) estimate was used, which indicated that the population of the municipality will grow by an estimated 14 540 households between 2022 and 2034. On this basis, the need for the following new facilities was established, in addition to the current backlog, as per the standards applied in the Social Facility SDF schedule (*CSIR Reb Book/SA Schools Actor standards): (The growth estimate is now higher and will translate to a higher social facility need). Note that the SANLC/SAL data to review the location of new facilities within functional areas is not yet available:

Facility Type		Households		Population		Additional facility required for expected lower bound additional growth by 2034
		Min	Max	Min	Max	
Creche/ECD	1 per	600		2196		24
Primary School	1 per	1913		7000		9
Secondary School	1 per	3470		12500		4
Thusong Centre/Skills Centre/Mult-purpose centres	1 per	5464	54645	20000	200000	2
Tertiary Education Facility	1 per	Regional Requirement				
General Community Facility	1 per	2500		9150		5
Library (Branch) (excluding local/mobile)	1 per	13661	40984	50000	150000	1
Police Station (including satellite)	1 per	2732	16393	10000	60000	5
Fire Stations	1 per	(8min - CBD Informal) (30min - Residential) (23min - Rural)				Spatial determination
Primary health care clinic	1 per	1366	16393	5000	60000	10
Community health centre	1 per	40984	40984	60000	150000	0
Cemeteries	0.8 Ha	1366		5000		8ha
Parks neighbourhood play parks (750m radius)	1 per	250		915		60 or Combined facilities (54ha)
Community Park (min 1.5 Ha) (3km walking distance)	0.9 Ha	250		915		
Regional parks/ Stadiums (10km radius)	1 per	1366		5000		
ICT Hub (5km)	1 per	1366		5000		10 or based on distance: City area 13x10km plus secondary areas and rural town locations
Child and Youth Care Centre (25km)	1 per	5464	16393	20000	60000	2

Table 15: Social Facilities calculated according to the standard* required by 2034.

NB: It should be noted, however, that the abovementioned new facilities projections assume that current facilities are at capacity, and that current facilities cannot be expanded (which oftentimes, they can, in terms of capacity increase). Expansion and more effective utilisation may reduce the need to build new facilities. Mega schools, for example, accommodate more than one standard facility per site. The MSDF Amendment includes a facilities review assessment per functional area (current and required) to link population density to facility provision at a localised spatial level.

With respect to the provision of educational and health services, the MERO 23/24 sketches an improving and positive picture of George in relation to the municipalities in the district. Spatial provision for a growing population, and the services (Socio-economic) required by them, is nonetheless important.

5.5.5 Human Settlement Program

Also see Par 5.3.

The Human Settlements Division of the Planning & Development Directorate has confirmed the housing pipeline (funded and unfunded) identified in the Human Settlements Plan, the projects included in the social housing provision planning, areas earmarked for the affordable market and the areas for investigation for possible expansion of housing provision, in various affordability segments. The latter category, being land parcels considered for housing (various affordability market and typologies), includes public and private land, the majority of which is in the city area and 87% within the 2023 urban development boundary.

The current pipeline of projects is as per the new approved pipeline dated January 2026, with the addition of sites earmarked for social housing projects within the CBD (in investigation stage) as per the 2025 Review Report. The GRDM Omega street social housing project has also been added to the spatial alignment table 16 below.

Land parcels identified for the facilitation of 'gap' / affordable (bonded) housing include Delville Park, the Blanco strip, Gwayang portions and the Sweetpea project. All these areas are within the urban development boundary, and the placement aligns, in principle, with the policies of the MSDF2023.

Project Name	Delivery Programme	Anticipated Number of Units/sites	Aligned with MSDF 2023
--------------	--------------------	-----------------------------------	------------------------

Agri Herold	Agri-Village/FLISP	180	
Buffer strip Blanco	FLISP	TBC	
Conville	SH	TBC	
Croc Farm	social housing	500	
Delville Park	FLISP / SOA	900	
Erf 4200 (Borchards)	IRDP	TBC	
Europe	IRDP	507	
George Metro Grounds Erf 464	IRDP	664	
George Station	SH	TBC	
George Syferfontein/Pacaltsdorp Erf 325 East	IRDP/FLISP	2001	
George Thembalethu UISP Phase 2	USIP	1483	
George Thembalethu UISP Phase 3	USIP	1118	
Golden Harvest (36 units)	SH	2 (100 rental units)	
Haarlem UISP	UISP	TBC	
Moeggehuur IBS	IBS	50	
Moeggeploeg	UISP	200	
N2 LTA Thembalethu	IRDP		
Road camp	Social Housing	TBC	
Sandkraal	UISP	521 (tbc)	
Sweetpea	FLISP / NDP	TBC	

Syferfontein/ Pacaltsdorp Erf 325 West (3500) IRDP	IRDP/FLISP	7000	😊
Thembaletu Ext 42 & 58	PHP	600	😊*
Thembaletu N2 Densification	IRDP/FLISP	329	😊*
Thembaletu UISP (IBS)	IBS		😊*
Touwsrante	IRDP/UISP	TBC	😐
TRA Rosedale Erf 325 East	EHP	100	😊
Uniondale 25 units (part of 100 military veterans)	IRDP	25	😊
Uniondale (infill)	UISP	60	😊
Uniondale Larger extension	IRDP	180	😊
Wilderness Heights	IRDP	120	😐
Wilderness Kleinkrantz UISP	UISP/IRDP	150	😐
Omega Street (GRD)	Social Housing	168	😊

Table 16: Human Settlements: Housing Pipeline Project. Spatial alignment

- 😊 Projects are aligned with the spatial concept of the MSDF2023, being an infill housing development, within the PSHDA.
- 😊 Projects are aligned with the spatial concept of the MSDF2023, being an infill housing development.
- 😐 Projects outside the Urban Development Boundary (MSDF2023)
- 😊 * Various projects within the Thembaletu footprint. Position of all components to be confirmed to establish possible encroachment into environmentally sensitive areas.

The number of housing/tenure opportunities within the income category that qualify for subsidy, as indicated in the priority project list (16167), is relatively low compared to the housing waiting list and the structures count (unverified, see Table 14). A phased recount of structures and verification of the housing waiting list is planned within the Human Settlement Directorate, which should advise on the adequacy of the project areas identified in the Human Settlements Plan. The result of such a study will inform the MSDF Status Quo and Amendment process (2025/27). To date, the Informal

Settlements have been counted as of September 2025 with a total of 11387 informal structures, of which 9811 are situated in Thembaletu. Backyard dwellings have not been counted to date.

With respect to alignment of the Human Settlement delivery in the past three years and the spatial concept as per the MSDF2023, the following observations remain applicable:

- i. Land release and/or construction took place in various HS Implementation projects in the past three years.
- ii. All projects are located within the urban development boundary,
- iii. All areas are within the PSHDA,
- iv. Five sites, with the potential to yield approximately 1100 opportunities, have been identified as potential social housing sites in the Human Settlements Plan, the HDA Development Plan and the MSDF 2023, located within the RZ.
- v. No implementation of social housing projects has commenced. The process to realise opportunities within the Restructuring Zone (RZ) has progressed far:
 - a) Former Croc Farm, Erf 464, George (500 units) (Land Use Rights and Environmental Authorisation).
 - b) Omega Street, Erf 26823, George (168 units) (SDP stage).

Restructuring zones were proclaimed in 2016, which are indicated in the George MSDF (2023), and the report also identified further areas where densification, intensification and restructuring should take place. The availability of these sites for social housing must be reflected in the George MSDF amendment 2028 in accordance with the latest Human Settlement Plan.

Notes on the 2022 Department of Environmental Affairs and Development Planning: Housing Market Study are included in the 2024MSDF Review and place the spotlight on the facilitation of the provision of affordable housing, over and above the housing provided by private initiative and subsidy projects. Note that the next phase of the Housing Market Study is undertaken with the latest document dated August 2025.

Moving forward, policies and incentives must be developed to enable developers to supply freehold stock priced between R300 000 and R900 000. Delivery of affordable housing units by the private sector is encouraged in all densification and infill areas. Gated estates generally hold low densities and do not deliver housing for the affordable market. The land within these estates is therefore not utilised optimally and due to the limited amount of consumers within the estates, the cost of maintenance of infrastructure within the estates will become burdensome to its occupants, resulting either in the failure of the Owner's Associations to meet their obligations in terms of maintenance of the services or the exclusive occupation of estates by high income earners. Both instances undermine the objectives of the MSDF, as failure to maintain their services will result in the transfer of the risk to the municipality, while the reservation on the development for high-income earners undermines the municipality's objective to promote spatial transformation. Densification of estates must be encouraged to support the optimised utilisation of limited land resources and existing infrastructure.

Land (municipal) for affordable housing was identified in the Human Settlements Plan and noted in the MSDF 2023. Planning for the conditional release of municipal land for affordable housing is underway. An estimated 4000 units can be yielded within these existing planned projects. The Municipality owns limited land, and the purchase of strategic land for affordable residential development over the longer term must be addressed in the HSP and will advise investigations for expansion of the urban edge in the longer term.

The policies contained in the MSDF2023 support housing projects aimed at a variety of affordability categories and encourage densification. Progress on technical studies for areas identified for investigation to advise possible amendment of spatial elements (urban development boundary, nodes, settlement categories).

In addition to the above, various discussions and investigations relating to the management of forestry villages, of which three are located within the George Municipal boundary, are underway. Based on technical investigations, these settlements are to be reviewed in relation to the settlement hierarchy.

5.6 ECONOMIC PERFORMANCE AND THE GEORGE ECONOMIC GROWTH AND DEVELOPMENT STRATEGY

In addition to the economic performance statistics in the IDP report and the economic performance aspects noted in the (2024 MSDF Review (first), an Urban Econ in a Socio-Economic Report supporting one of the catalytic projects, provides the employment profile noted in Table 17 and the insights noted below:

Indicator	Western Cape	Garden Route District Municipality	George Local Municipality
Employed	2 070 822	174 231	64 788
Unemployment Rate	21.8%	24.6%	24.2%
Not Economically Active	2 068 815	281 666	101 349
Labour force participation rate	61.19%	51.57%	51.60%

Source: (EasyData, 2024; contained in Urban Econ Report Jan2024)

Table 17: Employment Profile: WC, GRDM and George

“The slightly higher unemployment rate and lower labour force participation in the Garden Route District Municipality and George Local Municipality, compared to the Western Cape, suggests outward migration due to low employment opportunities available within the district and local municipalities...”. Economic enablement and creation of economic opportunities are thus still deemed a priority...

With respect to the “economic profile at a provincial, district and local municipal level: South Africa’s economic performance in the first quarter of 2024 indicated a 0.1% contraction in GDP, and based on recent manufacturing and mining data, second quarter GDP is forecasted to grow by a modest 0.6% (South African Reserve Bank, 2024). The Central Bank does expect accelerated growth in the medium term due to improving logistics and consistent electricity supply, among other factors (South African Reserve Bank, 2024) ...

The gross value added (GVA) of the local municipality was valued at around R42 billion in 2023 (constant prices), which accounts for around 40.9% of the district economy’s GVA and 3.2% of the GVA of the Western Cape...

Sector	Western Cape		Garden Route District Municipality		George Local Municipality	
	2013	2023	2013	2023	2013	2023
Agriculture and hunting	4.9%	5.1%	7.0%	6.8%	5.1%	4.9%
Mining and quarrying	0.4%	0.3%	0.5%	0.3%	0.2%	0.1%
Manufacturing	25.9%	22.7%	23.5%	21.2%	23.4%	21.5%
Electricity, gas and water	2.4%	2.1%	2.7%	2.2%	3.2%	2.4%
Construction	7.4%	4.7%	9.4%	5.1%	8.3%	4.4%
Trade	11.3%	10.8%	12.5%	11.7%	12.7%	11.0%
Transport and communication	12.3%	16.9%	11.0%	16.0%	12.7%	18.4%
Finance and business services	23.7%	25.8%	21.8%	26.0%	23.7%	28.0%
Community services	4.2%	4.0%	4.1%	3.5%	3.7%	2.9%
General government	7.6%	7.6%	7.3%	7.1%	7.1%	6.3%
TOTAL GVA	R1 205 769	R1 331 963	R91 633	R103 447	R35 113	R42 348

Source: (EasyData, 2024; contained in Urban Econ Report Jan2024)

Table 18: Sectoral contributions to the GVA (2013 and 2023) (constant 2015 prices; R' millions)

The robust performance of the finance, manufacturing and transport sectors primarily drove the growth in the local municipality from 2013 to 2023. The mining, utilities and community sectors indicated a smaller contribution in 2023 than in 2013. Despite a noticeable contraction in the trade sector

over the last 10 years within the local municipality, it continues to be a significant contributor to the local economy. The finance and business sector grew the most in the local municipality for the period under review.

The construction sector contracted significantly from 8.3% in 2013 to 4.4% in 2023. This negative growth trend within the construction sector is also noticeable in the province and district municipality. The Infrastructure Report Card (IRC) and the Statistics SA June Report on the construction industry find that the state of the construction sector and property development in the Western Cape were in economic decline even prior to COVID-19 (Cape Business News, 2023). The dismal performance in the construction industry is attributed to the lack of infrastructure investment and government procurement. Additional factors driving poor industry performance include escalating interest rates and the negative sentiment towards the domestic economy and the political environment. Therefore, ... *project(s) (must)* contribute towards efforts to revive economic activity within the local municipality's construction sector...

Table 19 provides data on the compound annual growth rate (CAGR) between 2013 and 2023 within the George local municipality.

Sector	George Local Municipality		
	2013	2023	CAGR
Agriculture and hunting	1 785	2 069	1.5%
Mining and quarrying	75	63	-1.7%
Manufacturing	8 230	9 096	1.0%
Electricity, gas and water	1 124	1 025	-0.9%
Construction	2 902	1 860	-4.4%
Trade	4 462	4 663	0.4%
Transport and communication	4 458	7 797	5.7%
Finance and business services	8 306	11 864	3.6%
Community services	1 285	12 35	-0.4%
General government	2 487	2 678	0.7%
TOTAL GVA	R35 113	R42 348	1.9%

Source: (EasyData, 2024; contained in Urban Econ Report Jan2024)

Table 19: GVA per sector for the George Local Municipality (2015 constant prices; in R' millions)

The transport and communication sector had the highest CAGR between 2013 and 2023, at 5.7%. Over the last ten years, the CAGR of the local municipality increased marginally by 1.9%, primarily driven by the growth in the transport and finance sectors. The construction, utilities and community

services sectors realised a contraction between 2013 and 2023, with the construction sector experiencing the largest decline among all the economic sectors. Therefore, *...proposed project (s) (must)...* aid with improving business activity within the struggling construction sector...

As evidenced by the trade sector, which is the largest contributor towards employment on all levels, from provincial to local. The mining and quarrying sector contributed the least to employment in the George Local Municipality. The construction sector, which accounted for 5.4% of employment within the local municipality in 2023, can be expected to see improvements due to the recommendation of employing local labour for the construction of the *public and private projects...*

Sector	Western Cape		Garden Route District Municipality		George Local Municipality	
	2013	2023	2013	2023	2013	2023
Agriculture and hunting	10.6%	10.1%	13.3%	12.4%	10.8%	9.9%
Mining and quarrying	0.1%	0.1%	0.1%	0.1%	0.0%	0.0%
Manufacturing	10.9%	10.2%	9.0%	9.1%	9.7%	9.9%
Electricity, gas, and water	0.3%	0.4%	0.4%	0.4%	0.4%	0.4%
Construction	6.2%	5.7%	7.5%	6.1%	6.6%	5.4%
Trade	22.3%	22.9%	24.6%	24.2%	25.3%	24.4%
Transport and communication	4.6%	4.4%	4.1%	4.3%	4.7%	4.9%
Finance and business services	18.3%	20.1%	15.2%	19.3%	17.5%	22.5%
Community services	6.1%	6.3%	5.5%	5.3%	5.1%	4.9%
General government	20.7%	19.9%	20.4%	18.9%	19.8%	17.7%
TOTAL EMPLOYMENT	2 317 913	2 552 061	209 464	226 158	73 317	81 949

Source: (Easy Data, 2024; contained in Urban Econ Report Jan2024)

Table 20: Employment structure and contribution between 2013 and 2023 per economic sector

Western Cape Province, Garden Route District Municipality and George Municipality rely primarily on the trade sector for employment opportunities. The trade requires significant labour input, so even a slight reduction in the sector's size can result in more job losses compared to capital-intensive industries like manufacturing or utilities. Moreover, the trade sector often serves as a major source of employment in urban areas. These factors underscore the sector's importance and why it is usually prioritised in development strategies”.

The MERO (Municipal Economic Review and Outlook) for the 2023/2024 and 2024/2025 period, as compiled by the WC Government: Provincial Treasury, Local Government Budget Office, confirms the trends identified and notes the importance of developing the manufacturing sector, finance,

real estate and business services sector. The Mero does, however, not share the emphasis placed on Trade sector development that is noted in Table 20. Figure 21& Figure 22. summarizes the outlook for the sectors having economic potential in the Garden Route District.

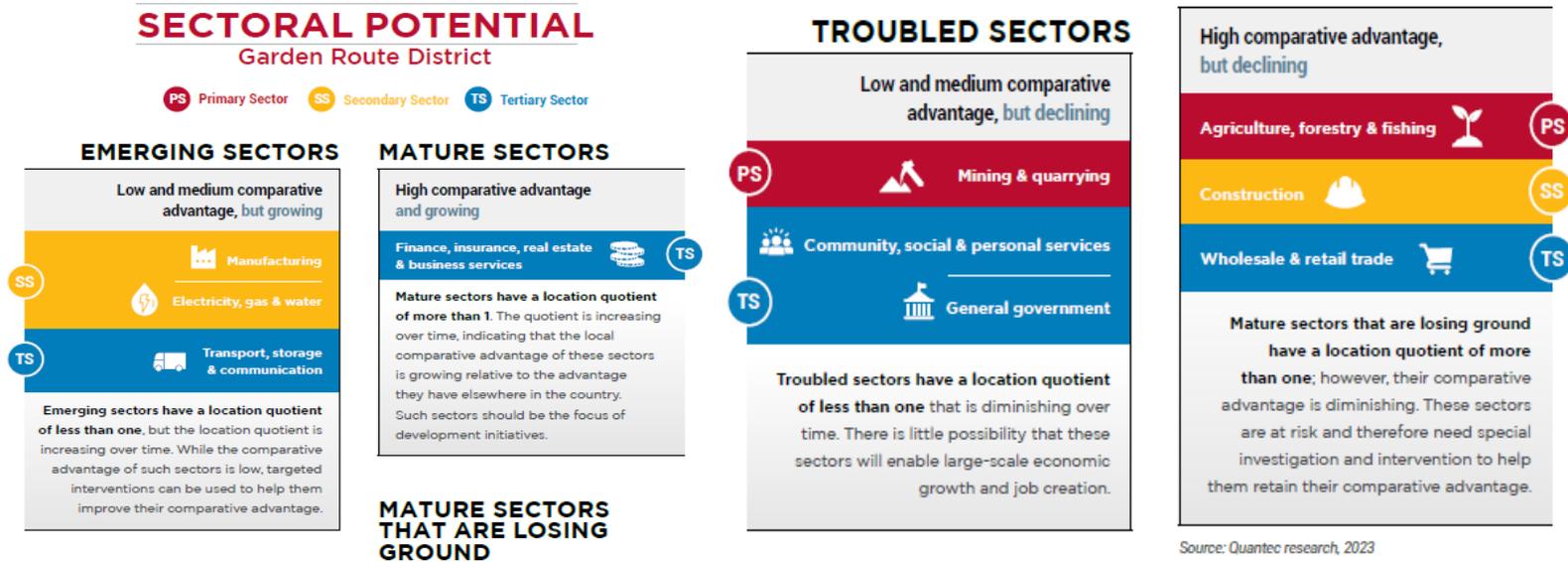


Figure 21: MERO 23/24: Sectoral Economic Potential: GRDM

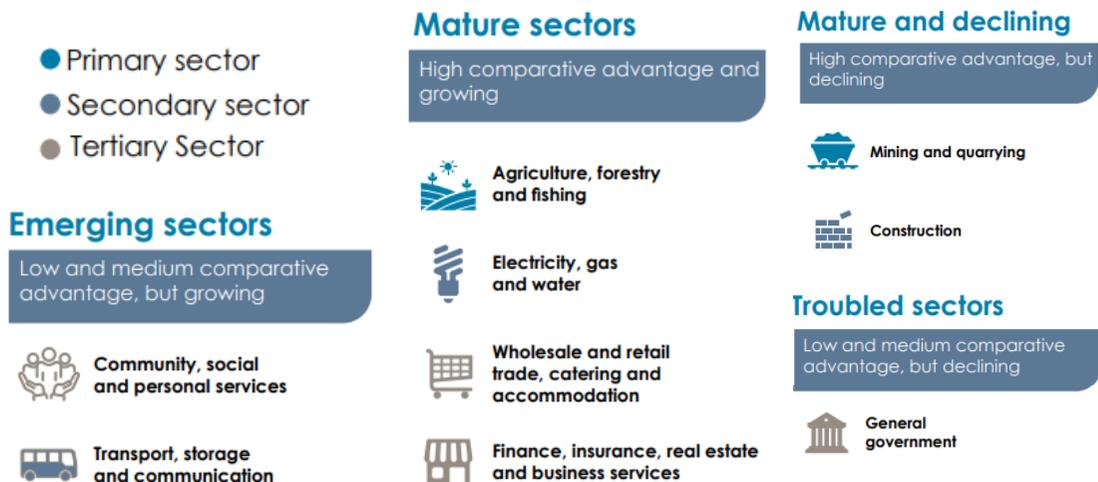


Figure 22: MERO 24/25: Sectoral Economic Potential: GRDM

The MERO also states, “Once primarily dependent on traditional industries like fishing and agriculture, George’s economy has diversified over the years. The municipal area has witnessed significant growth in sectors such as boutique tourism, artisanal crafts, and small-scale manufacturing, reflecting the region’s ability to adapt to changing economic conditions. With a thriving tourism sector, a growing focus on sustainable development, and the continued prominence of agriculture, George is positioning itself as a hub for both innovation and preservation. The combination of its rich natural resources, strategic location, and expanding industries makes George a dynamic and resilient economy, catering to a wide array of industries and livelihoods.” The MERO further states that “The GRD, especially the George municipal area, is growing as a service hub, with work-from-home trends further increasing its appeal and contributing to the finance sector’s comparative advantage in terms of employment. Furthermore, this comparative advantage has been increasing over the past decade. The George municipal area is home to the head offices of companies such as Dotsure Insurance, a subsidiary of Badger Holdings, and is also home to the regional offices of companies such as Zutari, SMEC, Royal HaskoningDHV, Kantey & Templer (consulting engineers), Mazars and Ernst & Young (the latter providing tax, audit and advisory services). There is also a strong presence of banks, insurance providers and real estate agents. The establishment of large agriculture-related companies in George underscores the importance of George as a regional centre.

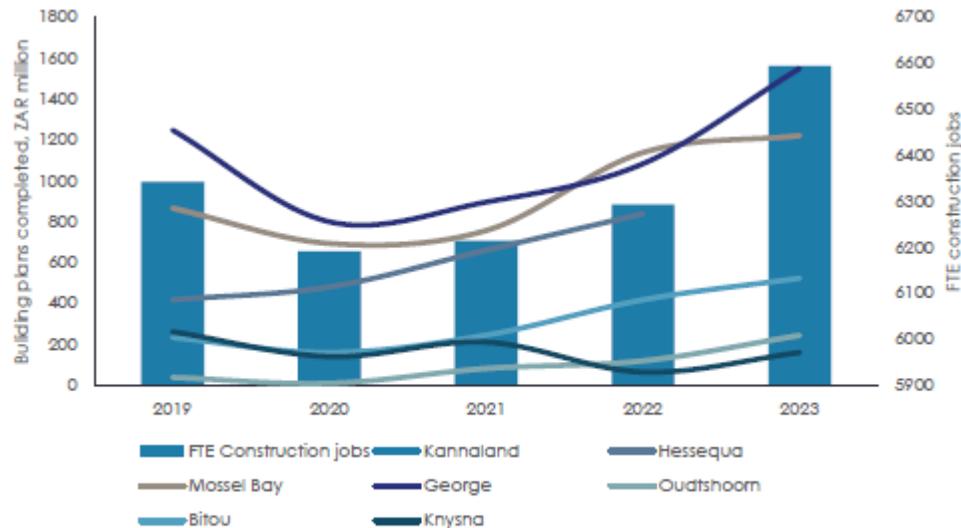
This sentiment is reiterated in the 24/25MERO “The economic contributions of the seven municipalities in the GRD to GDP and employment are influenced by private sector participation, as indicated by the number of businesses within each municipal area. George is home to the majority of businesses and hosts 3 424 establishments.” Reference is also made to the number of approved building plans in George in 2022, which bodes well for the construction industry. The rebound of the tourism industry after COVID is also mentioned as a positive economic trend.

“Public sector investment has contributed substantially to the growth in the comparative advantage of the transport sector in the GRD, with investments such as the Go George bus service and transport hub. Having an efficient public transport system is one of the key building blocks when it comes to community wellbeing, as it creates an enabling environment to attract investment, and workers have easy access to their place of work”.

“The economy of the George municipal area was valued at R22.8 billion in 2021, with sectors such as finance (32.2 per cent), trade (16.8 per cent), and manufacturing (14.8 per cent), leading the way in terms of GDP contributions. The town of George is the epicentre of general government services and retail activities. The larger municipal area, in turn, has a thriving agriculture sector specialising in mixed farming and non-perennial crops. The municipal area is considered a hub for dairy processing, with Clover, Lancewood, Morning Milk, Butlers Farmhouse Cheeses and Silver Lily Cheese Farm operating in the area and providing 829 formal jobs in 2022. Beyond George, tourism is an important local employer, with the short-term accommodation industry being the largest employer in Wilderness. The Herold’s Bay, Uniondale, Haarlem and Waboomskraal economies rely extensively on agriculture. These areas specialise in mixed farming, vegetable production and cultivating pome and stone fruits. Since the tertiary sector is the largest contributor to GDP and employment, most workers in the George municipal area are either semi-skilled (31.6 per cent) or skilled (28.0 per cent). Over the last decade, most new formal employment opportunities have been for skilled workers – a testament to George’s growth as a commercial hub in the GRD. The informal sector also plays an integral role in employment, with 18.3 per cent of workers being informally employed, typically in the construction, trade and transport sectors. Informal traders are a valuable source of employment in the trade sector, with licensed traders increasing from 80 in 2021 to 102 in 2022”. The growth of the George Airport is highlighted as an economic catalyst. “George Airport is a crucial gateway, facilitating access by leisure and business travellers seeking the GRD”. The benefit that the local freight industry derives from the fact that both the N2 and the N12 pass through George is also emphasised. “Other sectors that have yet to recover from the contractions in GDP growth that they recorded in 2020 include the mining, manufacturing, electricity, gas and water, and construction sectors. Amid load-shedding concerns, the GDP of the George municipal area is forecast to expand by only 0.9 per cent in 2023. Continued decline is anticipated for the agriculture sector, given high input prices and a reduction in international commodity prices. However, this trend is expected to ease in 2024 as markets normalise. Strong growth on the part of the finance, transport and personal services sectors is expected to stabilise the economy in 2024, with GDP growth of 1.7 per cent forecast for that year”.

The 2024/25 MERO reiterates the trends in the 2024/25 document, stating that “in terms of employment, George Municipal area again led with the highest share, accounting for 36.2 per cent of total employment in the district, with 81 949 jobs created”, with Mossel Bay’s figures approximately half. The importance of Agriculture as a major contributor to TFE (Full-time Equivalent) jobs is noted. The MERO 2024/25 concludes that “Infrastructure projects and business expansions supported economic growth, with key municipal areas making significant contributions to GDP. George led the way, contributing 40.4 per cent to the District’s GDP, amounting to R18.7 billion. Note that the majority of infrastructure spend is related to the areas of greatest population and density (city area), thus illustrating the alignment of economic development, population dispersion and spatial form.

The positive development trend, being testament to sustained growth in George, correlates with job creation in the construction sector. Trends in the GRD are illustrated in Figure 23.



Source: Quantec. 2024.

Figure 23: Building plans approved and FTE construction jobs: GRD, 2019 to 2023 (MERO 24/25)

The policies of the MSDF facilitate the absorption of economic activities and trends noted in the abovementioned sources.

Within the context of the reference to spatial implication of recorded economic factors noted in the 2024 MSDF Review Report, the reference to economic – and jobs- growth noted by Urban Econ in the extracts above, the MERO, the available data 2022-2024 on business/retail/commercial building plan- and zoning approvals, and the base information which informed the drafting of the GIEGDS, the following is re-iterated:

- a) Protection of economic enabling space, specifically in township areas, is important. The delineation of economic zones/nodes/activity corridors in the MSDF2023 guide development decisions in this regard. Allowances in the GIZSB support the accommodation of small, home-based enterprises.

The MERO notes “... the George Municipality recorded a substantial increase of SMMEs on its supplier database – from 1 926 in 2021 to 4 034 in 2022,²⁴ which emphasises the fact that George is growing as the business hub of the region”.

- b) Job creation and entrepreneurship in the informal sector affect many households and should, in addition to formal businesses, be protected. Zones for economic development are identified in LSDF’s and in the MSDF 2023. The majority of approvals for rezonings and building plans for commercial purposes, from 2022 to 2025, were in line with the Policies of the MSDF 2023 (designated areas) and the historic zoning allowance. The approval of the Montague Village along Montague Street does, however, exceed the “strip development” allowance along such route. Some commercial buildings, related to farming activities and tourism, were approved outside the intensification nodes and zones. Lower order facilities were also supposed to be in areas outside the intensification zones as per the nodal categorisation (See Par 4.3.2 of the MSDF2023).
- c) Very little formal rezoning and building plan applications and approvals for business use took place within the southern neighbourhoods, including Thembaletu. The spatial integration and reduction of regulatory barriers associated with the establishment of economic opportunities in Thembaletu are currently under investigation. A proposed zoning overlay is being considered, which would enable certain economic activities typically requiring a consent use application to be permitted as primary rights on affected erven. The proposed overlay zone is in the finalisation phase after public participation and will be submitted to Council for approval within the 2025/2026 financial year.
- d) In addition, the proclamation of trading zones (in process) and job creation possibilities in the Ilisoletu project should provide impetus for absorption of additional economic activity in Thembaletu.
- e) Specific, municipal-driven projects accessible from Pacaltsdorp, within Borchers, Touwsrante and Uniondale are noted Table 3 and Table 4. These projects are recent and current and add to the initiatives undertaken by the GM.
- f) The GIEG&DS aims to identify additional catalytic economic investments and interventions, should such projects/programs require significant development areas, over and above the areas already set aside for industrial and nodal development, land use intensification, agro-industrial and specialised nodes, this must be included in subsequent reviews of the MSDF. Catalytic projects noted in the MSDF2023 Implementation Plan are supported in the GIEG&DS.
- g) Comments on aspects impacting on the spatial facilitation of economic activity, contained in the 2024 and 2025 MSDF review are still applicable, including the impact of semigration, strong economic potential in the age cohort analysis, the importance of the agricultural sector as a support to the secondary and tertiary sectors, cautionary notes on Water Resource consumption, the importance of expansion of industrial areas and airport support areas, availability and release of land for residential accommodation purposes, protecting tourism areas and the importance of creating opportunity for skilled/unskilled, large, medium and small businesses.

- h) In Sept 2023, SALGA engaged with municipalities on the economic development and investment potential within the Oceans Economy Localisation Program. The applicability of such a program on George and the spatial requirements to be investigated and quantified.

5.7 ENVIRONMENTAL STUDIES AND INFORMANTS TO PLANNING

5.7.1 2023 Western Cape Biodiversity Spatial Plan

The 2023 Western Cape Biodiversity Spatial Plan (WC BSP) was adopted into law on the 13th of December 2024 (Gazette Extraordinary 9017) in alignment with the Western Cape Biodiversity Act (No. 6 of 2022) and marks the replacement of the 2017 WC BSP with the 2023 WC BSP.

The 2023 Western Cape Biodiversity Spatial Plan data was added to the George Municipal GIS on 24 February 2025. The Land Use Guideline containing the Desired Management Objectives of each map category in the WC BSP was circulated to all Planning staff in the Municipality.

The following BSP categories are included:

- a) Protected Areas
- b) Critical Biodiversity Areas
- c) Ecological Support Areas
- d) Other Natural Areas

5.7.2 Garden Route National Park

The Municipality has updated all spatial data for the Garden Route National Park (Wilderness Section). The data has been published on the George Municipal GIS Viewer (Including public viewer) on 10 December 2025.

5.7.3 Conservancies in George Municipal Area

A conservancy is a voluntary agreement between two or more landowners to cooperate towards the conservation of the environment on their combined properties. In the Western Cape, CapeNature is responsible for the registration of conservancies and issuing of registration certificates. The George Municipality is in the process of updating Municipal GIS with registered conservancies in the Municipal area. The Municipality will update their George Municipal GIS with the conservancy boundaries after the determination of the legal status of the conservancies.

The Municipality has, to its knowledge, the following conservancies within the Municipal area:

- Touws River Conservancy
- Constantia Kloof Conservancy
- Paradise Ridge Conservancy

5.7.4 George Municipal Environmental Spatial Data

- a) **Flood risk lines:** The George Municipality commissioned a hydrological study as part of the development of River Management Plans for the Gwaing, Schaapkop and Meulen Rivers. The scope of work included the completion of 50-year and 100- year flood risk lines for the subject rivers. The flood risk lines for the Gwaing, Schaapkop, and Meulen Rivers provide critical data for spatial planning, infrastructure maintenance and development, and river management. They support risk-based land use zoning and guide sustainable development by identifying areas prone to flooding. This information supports disaster risk reduction efforts by informing emergency preparedness and climate adaptation strategies. In addition, the flood lines will aid in identifying riparian buffers needed for ecosystem protection. The 50-year and 100- year RI flood lines for the Gwaing, Schaapkop and Meulen Rivers have been published on the George Municipal GIS viewer on 10 December 2025.
- b) **River Management Units:** River management units (RMU) were created and mapped as part of the status quo study for the River Management Plans. A spatial database was created to capture baseline ecological and environmental conditions, including the present and desired ecological states. This data will support informed decision-making for river management and rehabilitation priorities. It will also allow the public and interested parties to access the ecological data and planned interventions for each RMU. The seven River Management Units, being Upper Gwaing, Lower Gwaing, Camphersdift, Malgas, Meulen & Schaapkop has been published on the George Municipal GIS viewer on 10 December 2025. It should be noted that buffers were recommended that need to be established as areas that require special management to improve ecological function.

5.7.5 Estuarine Management Plans

In September 2024, the Western Cape’s Minister of Environmental Affairs and Development Planning approved the Estuarine Management Plans for the Gwaing River Estuary and Kaaimans River Estuary. As an outcome of EMPs, the George Municipality must incorporate the EMP and spatial zonation plans into all municipal and relevant government department planning documents and processes, including the IDP, SDF and Zoning Scheme.

5.7.6 Local Planning for Climate Change

The George Municipality will complete its first Climate Action Plan in Q1 of 2026. The focus of the action plan is the list of actions the municipality will plan for and implement over the 2025-2030 period to increase climate change resilience in municipal operations and planning. The CAP is informed by climate change projections for the George Municipal Area, as modelled by the Climate Systems Analysis Group at the University of Cape Town in partnership with the Western Cape Government Department of Agriculture. Relevant outcomes of the CAP will be added to the SDF during the 2025-2027 Review and amendment cycle.

By 2050, the George Municipality is projected to experience noticeable changes in its climate, which will have wide-ranging consequences for water security, ecosystems, infrastructure and community well-being. The key trends as reported by CSAG include:

- a) Drought risk: Increasing from 2 to 3 drought years per decade.
- b) Sea-level rise: A projected 42cm rise in sea level, which will accelerate coastal erosion.
- c) Rising temperatures: An increase of 1.2°C annually, resulting in 19 additional hot days (number of days above 30°C) per year.
- d) Rainfall patterns: Slight decrease in total annual rainfall (-8mm), with intensified rainfall in summer (+17mm) and winter (+16mm) but reduced precipitation in spring (-28mm) and autumn (-15mm).
- e) Extreme weather events: Increased rainfall intensity during some seasons.

The Climate Change Act 22 of 2024 was assented to by President Cyril Ramaphosa on 23 July 2024 to establish a legislative framework for climate governance in South Africa. The Act will require the George Municipality to adopt the district municipal climate change response implementation plan in its Integrated Development Plan. The Municipality used the Garden Route District Climate Change Adaptation Needs and Response Assessment (2024) as an informant to its Climate Action Plan and adopted the priority areas that fall within the mandate of the Municipality. The priority areas for climate adaptation identified for George Municipality comprise the following sectors: Biodiversity and Environment; Coastal Environment; Human Settlements and Development, Infrastructure and Disaster Management.

5.7.7 Environmental Protection Facilitation interventions by GM

Various actions and processes are undertaken by George Municipality to facilitate environmental protection. In addition to the efforts by relevant district, provincial and national departments, and further to the aspects noted in the MSDF 2023 and the sections included in Par. 5.7, The following may be noted:

PROJECT	STATUS	Aligned with MSDF Spatial elements
Riverine Management Plans for the Schaapkop, Meulen and Gwaing Rivers	<ul style="list-style-type: none"> i. 50- and 100-year flood risk lines were developed and completed for the subject watercourses and their tributaries. ii. Submitted on 4 December 2025 for approval to the Western Cape Department of Environmental Affairs and Development Planning in terms of the National Environmental Management Act (NEMA). Application to the Breede Olifants Catchment Management Agency in terms of the National Water Act will be submitted in Q1 of 2026. 	Aligned
Coastal Management	<ul style="list-style-type: none"> i. Procurement for the appointment of a service provider to develop a Coastal Dune Rehabilitation and Maintenance Management Plan for a section of Wilderness Beach is in progress. 	Aligned
Adoption of an 'urban area' in terms of the NEMA	<ul style="list-style-type: none"> i. The George Municipality was selected by the Department of Environmental Affairs and Development Planning to pilot the process for adopting an urban area in terms of the National Environmental Management Act, 107 of 1998. ii. The project also aims to assist the Municipality in incorporating water sensitive design, ecological infrastructure and climate change/disaster management into the urban area adoption process and use other environmental tools, such as the adoption of Maintenance Management Plans / SEAs / EIAs to facilitate ease of doing business (i.e. limit the need for EIAs). iii. GIS methodology has been completed and is being reviewed by the Department of Environmental Affairs and Development Planning 	In process
GM Protect Area Management Plans (PAMPs)	<ul style="list-style-type: none"> i. Amendments to Protected Area Management Plans for the Katrivier Nature Reserve and the Fort Nature Reserve are in process. 	Aligned

	ii. The PAMPs require amendments before it is submitted for approval in terms of the National Environmental Management Protected Areas Act. MSDF alignment to be confirmed on adoption of PAMPS.	
GM Climate Action Plan	i. Final Draft in process. Will be submitted in Q1 of 2026.	Aligned
OSCA/E Applications	<ul style="list-style-type: none"> i. 38 OSCA/E applications have been reviewed and finalised in 2025. ii. Three contravention notices were issued. iii. An OSCA/E Information series and application guidelines were developed and completed to provide a background to the regulations and provide proponents with information on what properties require permits, what the application process is, and what information must be submitted with the application. iv. The OSCAE information documents will be published on the municipal website. 	Aligned
Other	i. Stormwater Management Guidelines are being developed for the George Municipal Area to mainstream sustainable urban drainage systems (SUDS).	Aligned

Table 21: GM Additional Environmental Management Actions 2025

5.8 HERITAGE STUDIES

The George Heritage Strategy and Action Plan/Road Map was adopted by Council in 2023.

The first priority areas(draft), being Pacaltsdorp and the George CBD, were investigated, and Heritage Precincts were identified, and protection and enhancement guidelines derived. The intention is to adopt Special Character Overlay Zones, to be incorporated in the GIZSB for these areas. The process is not completed, with promulgation anticipated before the end of the 2025/2026 financial year. The provisional Heritage character areas are indicated in Figure 24. The next priority areas were identified as Uniondale, Haarlem, and Blanco, where a service provider will be appointed in the 2026/2027 financial year.

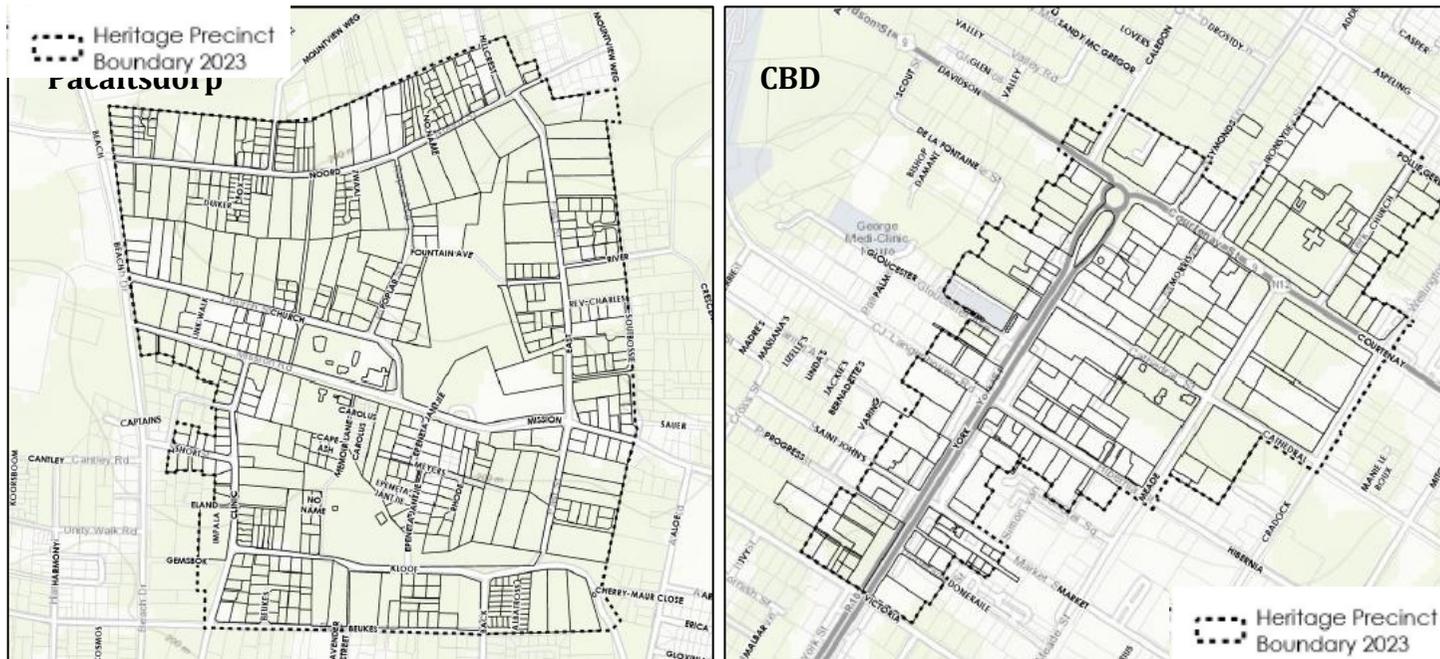


Figure 24: Proposed Special Character Areas (Heritage): CBD and Pacaltsdorp

5.9 ENVIRONMENTAL HEALTH

In addition to the various sector plans relating to Environmental Health, the following inputs have been noted in the past year:

- a) Cemeteries: A study was conducted by GM: Environmental Health to identify suitable areas to locate cemeteries within the George Municipal area. Various sites were identified, outside the urban development area and outside indicative environmentally sensitive areas, accessible via the primary and secondary road system, and not hindering the spatial growth absorption trajectory. The properties are privately owned, and a process is to be followed to secure the land and land use rights.
- b) Refuse and composting sites: Confirmation has been received that the George Refuse site is planned to be decommissioned in the short term, pending the arrangements relating to the GRDM facility in Mossel Bay. The current footprint of the refuse dump will be rehabilitated and used

for building rubble, within the area contained in the Gwayang Utility Precinct. The composting facility in this area remains. Additional sites for composting are being identified to relate to the principles contained in the MSDF. Various smaller sites are being identified and secured by Environmental Health to serve as localised transfer stations and are evaluated in terms of spatial and environmental impact on a case-by-case basis.

5.10 DISASTER RISK REDUCTION AND MANAGEMENT

See notes in Table 24 relating to the Disaster Risk Sector Plan.

The WCG provided a relative rating of municipalities within the Garden Route in terms of risks and vulnerability to disaster, including an evaluation of socio-economic, physical, economic, and environmental aspects. The result (George only) is indicated in Table 22.

Source: Western Cape, Social – Economic Profile 2023 (Quoted from IDP)								
Municipality	Socio-Economic		Economic		Physical		Environmental	
	The indicator shows the vulnerability of households living in the municipality regarding the household’s age composition, education and health status, access to basic services, and safety and security [2011 baseline]		Vulnerability of the municipality to external shocks is based on the economic diversity, size of the economy, labour force, GDP growth rate and the income inequality present in the municipality [2011 baseline]		Physical vulnerability addresses the physical fabric and connectedness of the settlements in the municipality. The more remote and/or structurally vulnerable, the higher the physical vulnerability score		Environmental vulnerability represents the conflict between preserving the natural environment & growth pressures associated with population growth, urbanization, and economic development. It measures air quality, env. governance, & the competition between the ecology and urban encroachment	
	Rank	Score	Rank	Score	Rank	Score	Rank	Score
George	9	1.60	16	3.38	22	6.03	8	4.36

Table 22: Risk and Vulnerability Rating: Geoge relative to all municipalities in the Garden Route District

The relatively high ranking in the physical vulnerability includes the risks associated with the limited access to very densely populated areas (and other settlement areas), due to the physical form (topography) of George. Such vulnerability was considered in the road linkage proposals in the GIPTN and the MSDF2023. The planning for implementation of road linkages, such as the extended Rand Street and Moira (Rosedale) street aim to address such vulnerability, and the roads master planning will program other road linkages to address disaster risk. An analysis of any other factors contributing to physical risk is required in the Status Quo analysis of the spatial form.

Disaster risk relating to the natural realm is well documented, delineated and captured in various documents. The IDP included reference to risk and vulnerability factors applicable to George. Sea level and storm surges, drought, extreme temperatures, vegetation fires and floods are noted.

Figure 25 and Figure 26 include extracts of the Disaster Risk data of the WC Government, which indicate, spatially, where the risk hot spots are and rate the various risks. The study was done in 2017 and advised the Status Quo and Amendment of the MSDF 2023. Disaster risk management, adaption and mitigation is a multi-sectoral approach.

With respect to the flood risk, data from additional sources, via the phased storm-water master plans study, the Riverine Management Plans and other sources are combined to advise interventions on a municipal level. The current George Municipality's By-law relating to Stormwater (July 2023) deals with the prevention of new flood risk and the management of existing risk. Furthermore, according to the George Municipality's By-law relating to Stormwater, the municipality may, for stormwater control purposes, manage and control the construction of buildings, structures, and earthworks to minimise the risk of the loss of lives or damage to properties. Other measures, such as rainwater tank requirements, water conservation and demand policy, are noted. It must be noted that the Municipality is currently reviewing and formulating a new stormwater management By-Law with the assistance of the GIZ that focuses more on Sustainable Urban Drainage Systems. The responsible directorates provide input on a land use application level. The Municipal GIS system also includes 'flags' such as CML, hydrological buffers, and gradient, used in the evaluation of proposals and plans to advise where specific site-related intervention and mitigation relating to flooding and stormwater management is required.



Figure 25: Extracts: WCG 2017: Flood Risk Areas

Fire risk to most areas in George is very high. Figure 26 includes extracts from the 2017 WCG Disaster Risk analysis.

2. GEORGE RISK PROFILE

According to the George Risk Assessment undertaken in 2017, the following risks were identified as extremely high and high risks:

RATING	HAZARD
EXTREMELY HIGH	DROUGHT
	WILDFIRES
HIGH	URBAN FIRES
	LOSS OF BIODIVERSITY
	DISRUPTION WATER SUPPLY
	FLOODS
	ROAD ACCIDENTS
	SEA LEVEL RISE
	ALIEN INVASIVE SPECIES (VEGETATIVE)
	MAJOR INCIDENTS, ROADS, AND INDUSTRIES
	MAJOR HAZARDOUS INSTALLATION
	THUNDERSTORM AND LIGHTNING
	STORM SURGE/ COASTAL FLOODING
	SEVERE WEATHER (STRONG WINDS)
	HUMAN DISEASES (HIV/AIDS)
	DISRUPTION: ELECTRICITY
	SHIPPING INCIDENT: MARINE POLLUTION
	ANIMAL DISEASES
	DAM FAILURE
	SEA LEVEL RISE
	COASTAL EROSION
	SOIL EROSION/DESERTIFICATION
	DISRUPTION: SANITATION
	SEISMIC HAZARDS
	AIR POLLUTION
SHIPPING INCIDENT: MARINE POLLUTION	
AIRCRAFT INCIDENTS: MINOR	
GROUND/SOIL POLLUTION	
CIVIL UNREST	

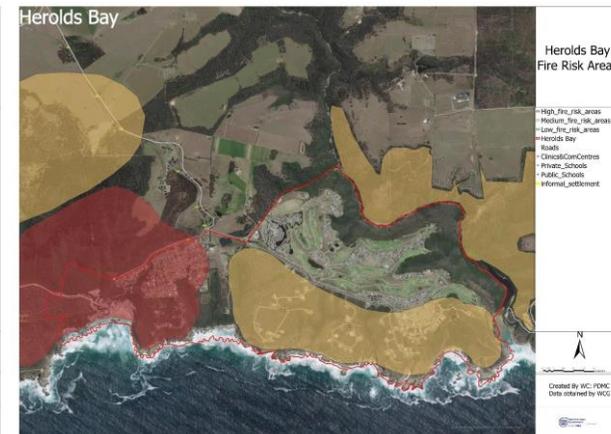


Figure 26: Extracts: 2017 WCG: George Fire Risk areas

The George Municipality Disaster Risk Reduction Plan 2023/2024 notes that: “Chapter 7 of the Community Fire Safety By-law also promotes risk reduction by stating that the owner or person in charge of the premises may not permit vegetation to grow or accumulate thereon, or other combustible material to accumulate thereon, in a manner likely to cause a fire hazard or other threatening danger. Moreover, landowners who have vegetation growing on their premises are required to maintain sufficient **fire break(s)** to ensure that the risk of a vegetation fire arising on or spreading from one premise to the next is minimised” From the fire risk mapping shown in Figure 26 It is evident that the greatest risk lies within the rural areas. The possibility of confirming a network of firebreaks, with allocated maintenance responsibility, is being discussed between GM, GRDM, and various fire associations. The DEA&DP: EIMS to provide input regarding owner responsibility as per approved environmental management plans for forestry and other rural land holdings.

The Disaster Risk Reduction Plan 2023/24 lists areas of risk for different disasters. Note the current/ known measures being implemented in Par. 5 of said report. The related Disaster Risk Mitigation Plan includes the following measures, which have specific spatial relevance:

Measure	Responsible party	Comment (update on process in 2025)
Conduct a study for the identification and preservation of open spaces so that they can be used as sustainable drainage systems (SUDS) and water retention ponds	George Municipality	Riverine Management Plans for the Schaapkop, Meulen and Gwaing Rivers, together with the findings of the phased Stormwater Management Plans, and vice versa, will be applied in the city area and to be extended to smaller centres
The development of a decision-making framework to support the integration of DRR and Climate Change Adaptation (CCA) into the development planning process	George Municipality (GM) Garden Route District Municipality (GRDM)	A Climate Change Action Plan is in process
Conduct a detailed flood line study and a strategy to review them	Department of Water and Sanitation (DWS)	Such a study can feed into work already completed by the GM, including work completed for the Riverine Management Plans for the Schaapkop, Meulen and Gwaing Rivers: i. 50- and 100-year flood risk lines for rivers and tributaries ii. Baseline reports, including the aquatic and terrestrial biodiversity assessments for the six river management units and also spatial data

		with the accompanying environmental and infrastructure information.
Various Water Security investigations	GRDM; GM	Spatial and environmental considerations are applied in investigations (Water Security Plan)
Development of spatial data on firebreaks and other DRR measures, so that these are spatially represented and shared with relevant stakeholders. Information to be provided by stakeholders and centrally coordinated by GRDM and George Municipality	GRDMC George Municipality SANParks Cape Nature DFFE SCFPA Landowners and property managers	Process initiated. Results to be shown spatially to advise planning applications. Enforcement responsibility to be confirmed.
Development of a Framework for developing the Wildland Urban Interface. Include aspects relating to town planning by-laws and building codes to improve the resilience of communities in the Wildland Urban interface	GRDMC George Municipality	

Table 23: Disaster Risk Mitigation participation – Spatial considerations

5.11 CIVIL ENGINEERING SERVICES

The Western Cape Infrastructure Framework 2050 (WCIF) emphasises a comprehensive, systems-based approach to infrastructure development. It is a living framework that is dynamic and evolving, remaining adaptable to changing circumstances over time. The Framework is designed to be regularly updated, reviewed, and refined in response to emerging challenges, new data, policy shifts, technological advancements, and societal needs and has been adopted by the WC Cabinet in October 2024.

The WCIF 2050 sets the broad vision, and the WCIS (Strategy) 2050 defines specific priorities (short, medium and long-term). The WCIP (Implementation Plan) 2050 is currently being drafted (WC: DoI) and translates the priorities into actionable projects for the first five years (phased approach with annual reviews). The estimated timeline for completion was in March 2025, but no final adoption has occurred yet.

For each sector, Social, Energy, Economic, Technology, and Ecological, projects will be designed to align with the WCIF 2050’s long-term vision for a sustainable, equitable, and resilient Western Cape. Note the inclusion of a Sector priority relating to ecological infrastructure:

Sector Priority 1: Social Infrastructure	Sector Priority 2: Energy Infrastructure	Sector Priority 3: Economic Infrastructure	Sector Priority 4: Technology Infrastructure	Sector Priority 5: Ecological Infrastructure
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With respect to water services planning in the GM, detailed future water requirement projection models were developed for each of the distribution systems, and the future water requirements were calculated. (See reference and summary of the **Bulk Raw Water Resource Study** in the IDP 2025) These models include the future projections up to 2048 and were calibrated by using historic billed metered consumption data and bulk abstraction data. The percentage of water losses was determined for each of the distribution systems, and growth in future water requirement was based on agreed population and growth figures. CES indicates that future water requirements for the George-Wilderness, Uniondale and Haarlem distribution systems are adequate up to 2028, within the current network, whereafter a shortfall in the George-Wilderness distribution system is foreseen. Supply in the other two distribution areas is confirmed until 2048 and beyond. The 2023/2024 Annual WSDP Performance- and Water Services Audit Report has reference.

The introduction of measures to augment the current water supply to the George-Wilderness, to support the anticipated growth of George and when these interventions must be completed is recoded in the Water Services Master Plan. The spatial requirements of the various interventions were noted, together with possible environmental impacts and other technical parameters in the George Municipality Bulk Raw Water Resource Study, June 2024, which was done with reference to the Spatial Development Framework for George. The following augmentation schemes for the George System were investigated and recommended as augmentation sources

- Groundwater Phase 1 (2026)
- Indirect Re-use Phase 1 (2030)
- Malgaskraal Dam (2032)
- Groundwater Phase 2 (2042)
- Indirect Re-use Phase 2 (2047)
- Groundwater Phase 3 (2056)
- Indirect Re-use Phase 3 (2061)
- Gwaing Desalination (2069)

Also investigated were:

- Maalgate Dam
- Kaaimans Dam
- Wolwedans Dam Transfer Scheme
- George / Knysna Regional Scheme
- Re-use of Wastewater Effluent (Direct and Indirect)
- Desalination of Seawater

The **Water Master Plan** (See summary in the IDP 2025) is supported by a demand and supply electronic model and describes the study undertaken with respect to the updating of the master plan for the **water distribution systems** (bulk and reticulation) of the George Local Municipality (GLM). The George system, including Wilderness & surrounding areas, Pacaltsdorp, Thembalethu and Herold's Bay, has three water treatment works (WTW) serving two main zones, namely the George main zone and Blanco main zone. The George main zone supplies 4 sub-zones, namely Kraaibosch, Thembalethu, Pacaltsdorp, and Herold's Bay. Part of Wilderness is supplied from the Kraaibosch sub-zone, and the rest from the Akela/Wilderness main zone, which is fed by the Ebb-and-Flow WTW. Uniondale, Haarlem and Avontuur are all supplied from their own WTW/filter via their own single main zone. The current capacity and plans to augment such capacity are noted in the Water Master Plan. Spatial absorption figures, as contained in the 2023MSDF was provided as input to the Water Master Plan model. Once the SANLC/SAL data is obtained, it will be provided as an input to the model.

Upgrades to the **Water treatment works** and reservoirs are required to facilitate the absorption of growth are detailed in the IDP2025 and captured in the CEF.

With respect to the bulk management of **sewerage**, the Outeniqua Wastewater Works has recently been upgraded, together with the linked network of infrastructure, and the Gwaing Wastewater Works is in the planning stages of the upgrading process. Growth estimation and the existing spatial development concept advised forward planning. The upgrading of infrastructure impacts the rate at which spatial absorption of growth can take place and will hinder the implementation of approved developments. Smaller wastewater treatment plants cater for areas outside the city area, including the Herold's Bay-, Breakwater Bay-, Kleinkrantz-, Uniondale-, Oubaai- and Haarlem WWTW. Capacity increases for all the systems are required and detailed in the Master Plan (summary in the 2025IDP).

The Water and Sewer Master Plans are regularly updated and used to guide all future water and sewerage infrastructure planning. The existing water and sewerage infrastructure of the various distribution systems is indicated on the Aerial Maps included in the Municipality's detailed WSDP documents (Administration, Information and Comprehensive Overview Report). Progress on the implementation of infrastructure advises the growth absorption

tempo within the various areas of George. A review of the absorption readiness of the various functional areas and possible urban boundary extension areas to form part of the 2025-2027 MSDF Status Quo and Amendment cycle.

In addition to the maintenance implementation managed by the Streets and Stormwater division of GM: CES, forward planning of the road network required to support the anticipated growth of George is done via the Comprehensive Integrated Transport Plan (CITP), which includes a model to establish the development effect on the existing system and to propose/evaluate impact mitigation proposals. The CITP includes specific reference to the policies and framework of the MSDF 2023, and proposals relate to spatial integration, in addition to aspects such as mobility and access. Road network linkages, recommended in the development of the CITP, were incorporated in the MSDF for the City area. Phased **Roads Master Plans** have been developed for areas of significant development pressure (such as Kraaibosch), and the LSDF's provide some input to forward planning of the secondary road network in some instances. Major road upgrades and linkages to support the growth absorption in the city area are required. A current Roads Master Planning project is underway and should advise the Status Quo and Amendment stages of the MSDF in 2025-2027.

Stormwater Master Plans (in process) are drawn up in relation to an evaluation of the open space system, from an ecological infrastructure requirement perspective. The Environmental Division of HSP&D is in the process of classification and evaluation of open space areas.

Mobility (**GIPTN and Go George**), being a function within CES, relates to the planning and implementation of public transport and non-motorised transport(nmt). In 2023, the crucial Phases 4a and 4b of the Go-George bus route were implemented, providing municipal bus transport to areas of Pacaltsdorp, the southern central suburbs and Thembaletu. The next stage of the roll-out will support secondary towns and nodes, such as the airport node.

The GMSDF (2023) makes proposals for intensification and densification along key public transport routes within the municipality, which connect key nodes within the city, and within such nodes (including the CBD).

5.12 NEW MUNICIPAL SECTOR PLANS, POLICIES & STUDIES

Sectoral plans and policies need to reflect projects and planning which support the enablement of the spatial development intent expressed in the MSDF. Table 24 reflects Sectoral plans noted in the IDP Review (2025), those used in the adoption of the MSDF2023, and the Plans referred to in the

2024 and 2025 (first & second) Review of the MSDF. The relation/impact of the intent of these sector plans with the intent of the strategies and policies of the MSDF2023 are noted, and possible actions to be taken and/or reviewed during the 2025/27 MSDF Amendment cycle are noted:

Sektor	Key proposals	MSDF Response/alignment	Action
Human Settlements Plan (no amendment since draft was considered in the MSDF 2023). Adopted 23 Feb 2024 Renewal: 1 Feb 2028	<p>Identifies and quantifies housing needs and how different types of housing opportunities are planned to support spatial concept and transformation objectives.</p> <p>Provides a list of prioritised projects.</p> <p>Principles of Integrated and Sustainable Human Settlements are set. IHSP further addresses the following objectives:</p> <ul style="list-style-type: none"> - Spatial planning analysis; - Topographical survey; - Bulk infrastructure services assessment; - Social amenities assessment; and - Implementation readiness assessment 	<ul style="list-style-type: none"> • See MSDF Response alignment in the 2024MSDF Review. • The principles of integrated and sustainable human settlements are noted in the HSP and align with the spatial planning principles reflected in the MSDF2023. 	<ul style="list-style-type: none"> • Remain as per the 2024 MSDF Review Report: • HS: Sector Plan to be updated to show infill development in rural settlements, where required. • HS: Acceleration of in-situ upgrades, at higher densities, within the urban development boundary (majority of informal settlement) – i.e., formalisation of settlement that took place between 2016 and 2025. • HS: Manner of implementation of Backyard Policy to be detailed. • Planning: New areas of extension of human settlement, which passed technical investigation (WCG), to be considered in the next MSDF Amendment cycle, given demonstrated progress on the previously identified areas of human settlement development. (No confirmation of areas to be investigated (HSP) in the past year). • Planning: Layouts of in-situ upgrading projects to be reviewed to ensure integration and densification. • HS: Alternative housing options and funding models to be investigated in densification zones. • HS: Social housing project sites to be secured and packaged. Progress on the

			<p>Croc Farm site is noted, and the GRDM Omega Street Project is added.</p> <ul style="list-style-type: none"> • Planning/HS/Properties: Land for affordable housing to be released, with conditions to ensure that the gap market is addressed and to avoid speculation. See Par.5.3. • Note that the technical investigations into alternative land parcels for absorption of specific tiers of demand are to advise the amendment of the urban development boundary in 2026. No information has been received to motivate project readiness for immediate amendment. Site-specific motivation may be applied in the interim. No application in the areas included in the extended urban development boundary 2023 has been received.
Sector	Key proposals	MSDF Response/alignment	Actions
Air Quality Management Plan Adopted April 2019; Reviewed 1 July 2024	Identification of users that require National Atmospheric Emissions Inventory System (NAEIS) registration (with GRDM) Monitoring and mitigation	Key Activities/ Projects/ Programmes/ Initiatives (measurable actions) do not relate, specifically, to the spatial aspect. Also see reference to the GRDM AQMP. GM is participating in discussions and planning where problems exist (Objective 1.2) in consultation with GRDM.	Industrial areas are in defined localities but located where it is accessible to the working population. On-site monitoring and control of air pollution is essential. NAEIS registration applies to relevant uses.
Updated Corporate Disaster Risk Management Plan (DRMP) 2025/26	Types of disasters and preparedness for response of various role players are noted. Community Safety and Security is addressed via various interventions. Of specific note (spatial):	. (Also see comments on the 2023 Disaster Risk Management Plan in the 2024MSDF Review)	The following action is listed in the DRMP, which should be evaluated and considered in the 2027 MSDF Amendment: <ul style="list-style-type: none"> • A new updated Risk Assessment, specifically focused on George Jurisdiction considering the climate change influences, is absolutely essential to ensure that we

<p>(Also see comments on the 2023 Disaster Risk Management Plan in the 2024MSDF Review) Adopted March 2024, yearly review expected March 2025</p>	<p>The George economy was traditionally based on forestry and agriculture. Over time, commercial forests were established on large areas cleared of natural vegetation, resulting in a transformation of the natural environment that protected the steep slopes of river gorges.</p> <p>Many urban developments have been established along the coastal zone, causing increased pollution through sewage and effluents released into the marine environment. These developments have a destabilising effect on the environment, disrupt natural drainage systems, and cause run-off to become unstoppable, resulting in heavy losses of property and infrastructure.</p> <p>Economic, industrial and commercial activities also negatively affect the environment by changes in land-use, and increased production and release of waste.</p>	<p>Steep slopes and gorges are identified on the municipal GIS and development prohibited on slopes steeper than 1:4. (Policy E1-3 relates to protection of ecological infrastructure, avoidance of steep slopes and stormwater management requirements adjacent to steep areas. Application of these principles are managed via the land use management application process and in the engineering evaluation of land use application and site development plans.</p> <p>The MSDF 2023 defines the coastal protection zone and notes guidelines in Policy E1 and E2.</p> <p>Economic, industrial and commercial development has a positive impact on the livelihoods of the resident community and in doing so indirectly increases their resilience to disasters Economic- and Industrial development projects are supported, but only once the required Environmental Impact Assessment process and related Environmental Impact Assessment processes have been completed.</p>	<p>can predict, prevent, mitigate and adequately prepare to respond to potential disasters.</p> <ul style="list-style-type: none"> Guidelines on Coastal Management in Policies E1 and E2 are to be augmented once the Wilderness Erosion Guideline and the Wilderness Coastal Encroachment are adopted.
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	<p>In addition, tourism has augmented the number of recreational activities on the estuaries and the coastline, mounting the pressure on resources in the coastal zone. Specifically, regional coordination concerns for spatial planning in George relate to:</p> <ul style="list-style-type: none"> • consistent management of the linear coastal system; • maintaining and managing the integrity of the linear green/open space systems; • understanding the regional settlement hierarchy and positioning of the major nodes and their sustainable growth related to one another; • development of the R62 as an important mobility route for goods and people; • protection of cultural and scenic 	<p>Tourism activities not only have a positive impact on the livelihoods of the resident community and the economy of George but relate to the identity of the sub-region and municipal area (George – live naturally). Tourism also increases the resilience of the rural (and urban) community.</p> <p>Tourism development projects are supported, but only once the required Environmental Impact Assessment process and related Environmental Impact Assessment processes have been completed.</p> <p>The coastal protection area has been defined and applications in this zone are referred to Provincial Departments and entities responsible for the administration of environmental processes.</p> <p>Green systems have been defined in the MSDF and are protected by zoning in most instances.</p> <p>See Spatial Concept (Par 4.3.2) and Table 3 in the MSDF 2023</p> <p>The R62 is noted as a tourism and freight route in the MSDF 2023. Tourism initiatives along the R62, including Uniondale and Haarlem, in investigation.</p> <p>The George Heritage Strategy and Action Plan was adopted in 2023. Heritage Focus Areas 3 and 5 relate to the protection of coastal landscapes and scenic routes.</p>	<p>Information contained in the Riverine Management Plan, PAMPS, Storm Water Management Plans and Coastal Management Plans, once completed, to augment the delineation of green spaces and to be reflected, upon completion, in the Status Quo analysis and the Amended MSDF 2027.</p>
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	<p>landscapes, routes and passes</p> <p>Also see specific Disaster Risk Management impacts noted in Par 5.10</p>	<p>Data collected as part of the MSDF Status Quo and spatial layers are made available to Disaster Risk Management Departments. Disaster risk- and environmental management principles, as contained in the MSDF, are applied in land use planning decisions</p>	<p>Proceed with the implementation of the Action Plan related to the adopted George Heritage Strategy 2023.</p>
		<p>Specific actions related to Disaster Risk Mitigation: (DRMP Table p 36), to be considered in the spatial planning:</p> <ul style="list-style-type: none"> • recommendation: Enhance landscaping and design measures, improve storm water management planning and incorporate flood mitigation in local planning. Response: Guidelines and procedures to evaluate stormwater management proposals in developments in process (LCCR project) to protect, specifically, adjacent ecological infrastructure and sensitive areas. Phased Stormwater Master plans evaluate flooding at the municipal level. Landscaping and on-site stormwater management were evaluated during the Land Use Management and Site Development Plan application stages. • Recommendation: Delineation of consolidated fire break plan and management of fire breaks (buffer zones around infrastructure) Response: Consolidated plan of fire breaks coordinated via GRDM (in process). GRDM Disaster Risk Management to investigate EMP's for forestry areas, combined with input of existing plans from Fire Protection Associations – information, when received, to be included as a GM spatial layer to inform planning and enforce implementation. • Recommendation: Plan for municipal properties as per the National Environmental Management: Biodiversity Act Response: Protected area management plans (PAMPS) have been completed for the Municipal. • Recommendation: Limit or restrict development in flood plain areas and flood-proof residential and non-residential structures. Response: Information on CML, areas below the 10m ASDL stormwater management plans and available hydrological and buffer areas are noted to applicants during the land use management process. Flood line investigations required in larger affected developments and avoidance/mitigation to be illustrated by applicants in LUMS applications, SDP's and building plans. • Recommendation: Protect and restore natural flood mitigation features Response: Phased Stormwater Master Plans and Riverine Management Plans are in process. <p>In addition to the aspects noted in the DRMP, the following actions and/or processes are required:</p> <ul style="list-style-type: none"> • Green corridors in rural and farming areas to be mapped and guidelines for protection issued (Cape Nature) 	
Sektor	Key proposals	MSDF Response/alignment	Action

<p>George Integrated Economic Growth and Development Strategy, 2024: Economic Development Strategy approved 30 June 2024, Review expected June 2025</p>	<p>Protect agricultural areas Facilitate tourism (protect heritage and natural areas, sport tourism) Stimulate the construction sector Augmenting Industrial development capacity Extend district and province-wide linkages Expand the airport and related functions (passenger and freight) Operational facilitation of development</p>	<p>Spatial elements implied in the George Integrated Economic Growth and Development Strategy (GIEGDS) are in line with the MSDF 2023 Spatial Strategies and Policies relating to Economic Growth (Theme B; Par 4.5.2). Catalytic Projects identified in the MSDF2023 Implementation Plan have been absorbed in the GIEGDS.</p>	
<p>Integrated Waste Management Plan (2020 to 2025) Approved: 10 Sept 2020, review: Nov 2024</p>	<p>Organic Waste (compost) Facility Construction and demolition of the waste area Crushing site at Gwayang Waste Disposal Facility Transfer Stations</p>	<p>Large footprint facilities are located in established utility areas. (Policy A5, Par. 4.5.1.5)</p>	<p>A Composting facility has been incorporated in the Gwaing utility precinct. Additional composting area required: Investigations to address MSDF principles – preferable location outside the urban development boundary and positioned not to hinder future growth absorption direction.</p>
<p>ICT Strategy Adopted May 2023</p>	<p>Key Activities: Public Wi-Fi strategy ICT Infrastructure Smart City Implementation Strategy</p>	<p>Connectivity is noted as a key principle in the MSDF. (Policy A4, Par 4.5.1.4)</p>	<p>Public Wi-fi zone data to be obtained to ensure that all communities, and specifically nodes in less privileged areas, are wi-fi connected.</p>
<p>Water Services Development Master Plan Approved: 24 April 2024; Review 31 October 2024</p>	<p>WSDP Performance- and Water Services Audit Report Vulnerability Index Water Demand Management System and Strategy</p>	<p>Growth projections and data on growth absorption per functional area are provided as input to the Water Master Plans. George Municipality’s Bulk Raw Water Resource Study was completed during June 2024, which investigated various</p>	<p>Updated SANLC/SAL data, when available, to be provided to CES. Program of Upgrading of Water Treatment Works, Reservoirs and bulk/link lines to be matched with growth absorption requirement</p>

<p>George Bulk Raw Water Plan: Approved June 2008 Review/renewal: June 2022-2024</p>	<p>Infrastructure upgrade and extension Comprehensive Operational and Compliance Water Quality and Final Effluent Monitoring Programs Bulk Water Resource Study (BWRS), completed June 2024 – detailed augmentation schemes for the George, Wilderness, Uniondale and Haarlem systems (50-year horizon) Water Master Plans (distribution systems) are regularly updated</p>	<p>augmentation schemes for the George, Wilderness, Uniondale and Haarlem systems. Water Augmentation Plans for George, Wilderness, Uniondale and Haarlem are included in the Water Services Master Plan The George system, including Wilderness & surrounding areas, Pacaltsdorp, Thembalethu and Herold’s Bay, has three water treatment works (WTW) serving two main zones, namely the George main zone and Blanco main zone. The George main zone supplies 4 sub-zones, namely Kraaibosch, Thembalethu, Pacaltsdorp, and Herold’s Bay. Part of Wilderness is supplied from the Kraaibosch sub-zone, and the rest from the Akela/Wilderness main zone, which is fed by the Ebb-and-Flow WTW. Uniondale, Haarlem and Avontuur are all supplied from their own WTW/filter via their own single main zone.</p>	
<p>Sewage Master Plan</p>	<p>Establishment of computer models for all the sanitation networks, linkage to consumer databases, mater planning of networks IMQS presentation</p>	<p>The existing models, master plan, future models and reports are continuously updated as part of a bureau service Growth projections and data on growth absorption per functional area are provided as input to the Water Master Plans.</p>	<p>Phased sewer works upgrades are underway Updated SANLC/SAL data, when available, to be provided to CES. Program of Upgrading of Wastewater Treatment Works, Pump station and bulk/link lines to be matched with growth absorption requirement</p>
<p>Storm Water Master Plan Approved: 2011, 2018, June 2019 for specific areas; Review: June 2022-2024</p>	<p>Capturing As-built data Storm Water System Modelling and Analysis Stormwater Management System The purpose of the stormwater master plans is to address stormwater issues while considering the impact on both the public and the natural environment. Operational and hydraulic</p>	<p>Stormwater management is noted in various policies in the MSDF, including:</p> <ul style="list-style-type: none"> - Policy A1 (Par 4.5.1.1) - Policy A6 (Par 4.5.1.6) - Policy C5 (Par 4.5.3.5) - Policy E1 (Par 4.5.5.1) - Policy E4 (Par 4.5.5.4) - Policy E5(Par 4.5.5.5) - Policy E6 (Par 4.5.5.6) 	<p>Completion of Plan in process. Completion is expected in 2025/2026. Spatial requirements to be evaluated in terms of an Ecological Infrastructure investigation and alignment with MSDF, evaluated before the MSDF Amendment To be reflected as a base data set in the Status Quo Analysis in the MSDF Amendment process (expected 2026), once completed, and to advise on the proposed Open Space Plan</p>

	<p>deficiencies are to be identified and remedied where possible. Effectiveness of the existing system tested, and augmentation proposed.</p>		
<p>Comprehensive Integrated Transport Plan Adoption planned June 2026</p>	<p>Provides a framework for transport in the Municipal area, also indicating priority linkages and road upgrading priorities</p>	<p>Growth projections and data on growth absorption per functional area are provided as input to the CITP. Comments and MSDF 2023 provided as input to the draft CITP (2024)</p>	<p>Updated SANLC/SAL data, when available, to be provided to CES(Transportation). CITP in process. Findings of modelling used to support the CITP and the model itself are to be used to advise the Roads Master Plan. Both documents, when finalised, are to be used in future MSDF Reviews and Amendments.</p>
<p>George Roads Master Plan Adoption planned June 2005 Renewal in progress (Phased)</p>	<p>Road network for short-, medium-, and long-term horizon planned, incorporating all transportation modes. Prioritisation of important road linkages, considers road classification and re-classification, strategic environmental and social assessments of proposed roads, spatial planning consideration and focus area determination, scheduling of future road infrastructure, and cost estimates</p>	<p>Road networks, current classification and proposed linkages are indicated in the MSDF.</p>	<p>Roads Master Plan follows from the CITP. In process. To be reflected as a base data set in the Status Quo Analysis in the MSDF Amendment process (expected 2026) once completed (next 2 years). NMT (non-motorised transport) Routes and pavement Plan to be added to the GIS database to inform planning application evaluations.</p>
	<p>Provides a program for road upgrading linked to the growth projections and</p>	<p>The Roads Master Plan for George was developed in 2005 for a period of 15 years to address short- and medium-term needs to</p>	<p>Linkages noted in the CITP and the MSDF to be prioritised. Timeframe for required processes to be implemented and capacity</p>

	incorporating the requirements of the CITP	be implemented through 9 phases driven by budgets and development. Anticipated completion: 2026	timeframe requirements to be confirmed, as this may impact the ability of smaller developments to be implemented. I.e. network upgrades (main network) to be identified and included in budgets (Municipal and provincial).
Pavement Management Plan Approved: June 2019; Review: June 2024	Prioritises maintenance actions based on conditional assessment- planning to be addressed in the Roads Master Plan	No specific consideration.	None
Street and Stormwater Maintenance Plan Approved: 1 July 2024; Review: 1 July 2025	Phased upgrading and implementation	No specific consideration.	None
Solid Waste Implementation Plan	Planning for solid waste disposal	No specific consideration. See previous comments relating to site identification.	None
Electrical Implementation Plan and Energy Master Plan: 2025 (once off) Electrical Master Plan: June 2025 Renewal: June 2050	Demand the status quo. Load forecasting. Master Plan for 66kV network Substation upgrading priorities. Renewable energy investigations and strategy, and Wheeling Independent Power Producers Informal area electrification	Growth projections and data on growth absorption per functional area are provided as input to the load forecasting. Areas for electrical upgrading are identified, specifically related to the informal settlement upgrade.	Land requirement and placement criteria to be considered on completion of the Alternative Energy Feasibility Study Upgrades proposed to be placed within the current urban fabric (HS upgrading plans to allocate utility space) Updated SANLC/SAL data, when available, to be provided to ETS.
Sport Master Plan 2024	Requirements and processes of various sporting codes are included.	Sport facilities to be absorbed in urban areas, where there is a concentration of participants, with adequate access provided to rural residents.	Requirement for large footprint, combined sporting facility areas to be quantified (Sport & Recreation) and draft localities proposed, to be evaluated against spatial policies, for

		Provision of sport facilities noted in the policies of the MSDF, including (See Table 14 in the MSDF): <ul style="list-style-type: none"> - Integration with Open Space: Policy C5 - Active and Passive Recreation areas: Policy C3.2 - Sport & Tourism: Policy B4 - Sport as a mechanism for social cohesion: Policy C3.1 	investigation (technical) and thereafter inclusion of dedicated areas in MSDF amendment. Sports Master Plan to be updated with reference to the requirements of Wards as expressed in the IDP Review and CSIR standards applied to functional areas.
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Table 24: Sectoral Plans, elements, alignment and actions

The relevant sectoral plans consider, for the most part, the strategies and policies of the MSDF and implementation is aligned with the spatial concept and elements of the MSDF.

5.13 OTHER STUDIES / EXPRESSED REQUIREMENTS

Provincial- and National Departments and Municipal Sectoral Departments, that were included in the Intergovernmental Steering Committee in the Status Quo and Amendment stages for the compilation of the MSDF2023, were invited to submit information, plans, policies and other documents, which may have a bearing on the policies and spatial trajectory which underscored the MSDF2023. Responses received are reflected below and in other parts of Par 5. In addition to current and updated Sectoral Master Plans, and documents referenced in the MSDF2023, recent studies, inputs and/or documents which may impact the spatial growth trajectory (approach and spatial concept) were considered and include:

5.13.1 Smart City Principles

The IDP states that “At the onset of a new Council cycle, Council is required to develop a new IDP. The longer-term strategy sets out the principles and actions required to meet the longer-term goals of the Municipality in order to create a George for the future of all its people.

It is acknowledged that there has been a strategic gap within the City over the past 5 years, and primary to this, there has been the (perhaps) perceived failure to meet the opportunities provided by the global drive towards smart cities. Whilst the majority of South African metros and intermediary cities have embraced a technological and data-driven response to opportunities and challenges, requiring a radically different strategic and operational approach to technology, citizens, institutions and the built environment, George has not been as explicit” ... “A smart city is rather a

settlement where investments in human and social capital, and traditional and modern communication infrastructure fuel sustainable economic development, a better quality of life and prudent management of natural resources”.

Using technology in enhancing and advising the strategic planning approach is evident in:

- i. the GIS layers which reflect various spatial elements (See Par 4.4 of the MSDF2023). Such an approach not only reflects spatial representation of risks, sensitivities, opportunity areas, etc., to inform land use management decisions, but also provides an accessible data source to the public via the Municipal GIS Viewer.
- ii. The Capital Expenditure Framework (CEF) is one of the mechanisms to facilitate the aforementioned smart city approach. See Par. 7.
- iii. Recording the results of various processes in the built environment, such as surveys, building plan approvals, land use management approvals, contraventions on an electronic platform, and spatially referencing such entries, not only informs the MSDF but also alerts other departments to focus their attention to specific areas.

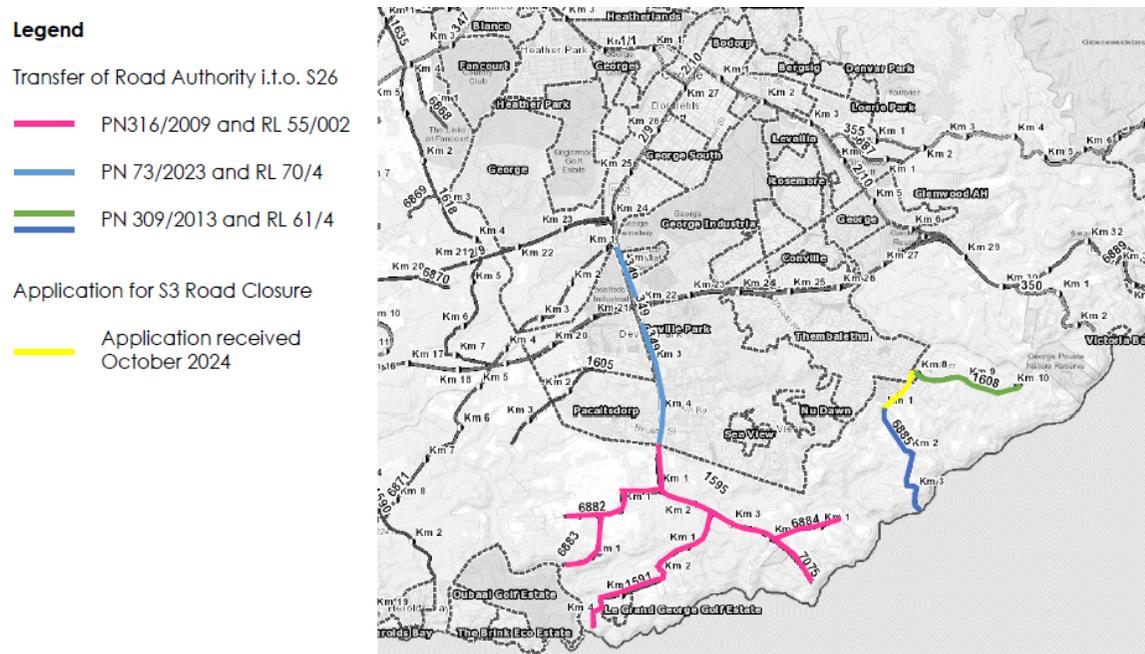
Two other components of the Smart City concept, noted in the IDP, which have specific spatial bearing, include:

- i. Access to public transport and integrated transport planning.
The spatial structure of George advised the development of the Go-George route network and, conversely, the spatial policies relating to intensification and densification support the public transport system.
- ii. Redevelopment, public and private, with a vision to make cities safer, resilient and less disaster-prone, is managed on an ongoing basis. The evaluation of land use management applications, based on data which supports policies, such as risk zones, CML, hydrological buffers, etc., and in line with the spatial policies, such as densification zones, addresses the aforesaid smart-city vision. Projects selected in the MSDF Implementation Plans, Human Settlement Plans, Transport- and Engineering Master Plans, Community Safety- and Health Sector Plans and Environmental Projects identified by the GM also aspire to this vision.
- iii. The incorporation of CCTV systems in area redevelopment is costly, but is being implemented in the Ilisoletu Neighbourhood Development Partnership Project in Thembalethu.
- iv. Counteracting the urban heat effect in development areas is an ongoing battle. The removal of existing vegetation, which is visible on the Municipal GIS viewer, is discouraged in all land use applications. Formal protection of the green infrastructure is, unfortunately, only possible if vegetation is classified or if sensitive areas are delineated via Environmental Impact Assessment processes. The release of land and the change in land use from open spaces, along green corridors, are opposed. The development of other zoned open spaces is only allowed if reasonable motivation, mitigation and offset can be illustrated.
The protection of “green lungs” within the urban area is prioritised. Riverine Management Plans support such a focus. A clear distinction is between urban and rural (natural and agricultural), and land use applications are evaluated in a manner to protect such areas.
Land invasion of zoned green spaces is problematic in Thembalethu. Re-location of settlers is not a sustainable solution, unless such green spaces are actively protected and the management thereof allocated to entities which will encourage sustainable, safe use of these areas.

5.13.2 WC: DoI: Transportation Infrastructure Branch

Updated GIS data was provided by the WC DoI: Transportation Infrastructure Branch, including a map from the WCG’s Road Network Management system, which shows the road network around George, highlighting key routes and their classifications. The dataset was included on the Municipal GIS system and shared with CES: Transportation.

The transfer of three road sections from the DoI authority to the Municipality was confirmed:



Transfer of roads’ authority and classification in terms of the Roads Master Planning (GM) advises the intersection spacing and access to uses along the main roads, whilst protecting the mobility function of such roads. The classification needs to align with the function of PN73/2003 and RL70/4 (York Street south and Beach Road), being an intensification corridor in terms of the policies of the MSDF2023. The alignment to advise the LSDF Review and, if supported, the amendment of the MSDF.

The first phases of the re-aligned western bypass have shaped the roads configuration and the access arrangements to George airport and the airport support zone. Upgrading took place in 2024. The proposed upgrading of the airport may impact on the road system in this vicinity. The George Airport Master Plan (ACSA) is in process. The impact of both the upgrading of the airport and the supporting road system, if amended from the current status quo, should be evaluated in the MSDF Status Quo and Amendment process. The current uses/zoning of the airport and the support zone align with the MSDF 2023 and LSDF intent.

The reserve alignment of the Western Bypass, as per the relevant road proclamation plans, is included in the GIS system and advises comments on land use planning applications.

5.13.3 SANRAL

SANRAL is in the process of upgrading the N2 between the N2/N9 intersection, through the Wilderness and Kleinkrantz area, up to the proposed intersection of The Lakes Road with the N2. The proposed alignment sees the closure of existing intersections from secondary road systems at Wilderness Heights, in Wilderness and in Kleinkrantz. Information on the amended road structure is used to advise land use planning applications. The closures do not affect the spatial structure/framework of the adjacent urban and/or rural fabric.

The realignment of the proposed Trunk Road 89 (George Western Bypass) in the vicinity of the airport, as well as the proclaimed remainder of such road were captured on spatial layers which formed part of the data that advised the compilation of the MSDF2023.

5.13.4 SANParks

Updated information (GIS datasets, including Terrestrial Zonation, Wilderness Protected Environment and boundary, Buffer Zone Management Area) has been added to existing information layers previously received from SANPARKS. Such information forms part of the data spatially representing relevant spatial elements.



Figure 27: SANParks Spatial Delineation 2025

5.13.5 Tree Management Policy

The Tree Management Policy was adopted in 2021. A masterplan needs to be developed for Tree Planting needs to be developed as a guideline for the prioritisation of planting and replacement of trees in road reserves and open spaces. Curbing and reversing the urban heat island effect and aligning with the heritage value of certain trees and open spaces identified in the Heritage investigations in Pacaltsdorp and the CBD, to advise on such a Master Plan. The Riverine Management Plans, PAMPS and Stormwater Master Plans to provide input to the Tree Master Plan. The adoption and implementation of the plan is essential as it speaks to the character of George and its strategic position within the Garden Route. The value of tourism and citizen well-being contribute to the importance of the document.

5.13.6 Community Safety Forum and Guidelines

A Community Safety Forum has been established in George. Urban growth scenarios and catalytic project planning have been tabled at such forums. The Safety forum to provide spatial input (position of hot spots) to add to the MSDF Status Quo analysis process (2026/27). In support of the

implementation of the Ilisoletu NDPP project, the National Treasury has included George in the process of upgrading the Design Guidelines for Safety during August 2024. The results of such a study to be confirmed and mainstreamed in the George Land Use Planning and Building Control system.

5.13.7 Emergency Services Infrastructure areas

During analysis processes in the Ilisoletu project in Thembalethu, it came to light that additional areas for Fire Stations are required. Space was provided within the Ilisoletu Precinct for short-term extension requirements, but the need, over the medium-long term, for the repositioning of the facility was noted. The Emergency Services Directorate, together with the GRDM, SAPS and other authorities tasked with emergency services to analyse the settlement areas and the spatial trajectory (growth absorption areas) of George to best locate infrastructure and secure land.

5.13.8 Community Development Requirements

The IDP 2025/2026 notes, in addition to the planning for cemeteries and parks, the following social support services, with spatial requirements:

- a) Project Hope, ECD's, nutritional centres, aftercare skills centres, libraries and soup kitchens to be absorbed into the existing urban fabric as per the MSDF2023 Spatial Policies A7 and C2. Combined facilities recommended.
- b) Pauper burial to be coordinated in the Cemetery planning process.
- c) Vegetable Gardens have been established in Touwsranten, Borchards, New Dawn Park, Andersonville, Kleinkrantz and Rosedale. The DRDLR has established FSU's I Haarlem and Thembalethu. Areas allocated for rent for community garden purposes via the Properties Division of the HSP&D Department are added to this list. Possible additional areas to be identified for gardening via the Open Space Study component in process via the Environmental Department, if any.

The opening of the Pacaltsdorp SatelliteThusong Service Centre on 18 September 2024 is a welcome addition to the social infrastructure network of George. The site (Old Tourism Information Centre, Mission Street) is located within an area where a cluster of municipal and social facilities is located, strengthening this node. Note that the development is in line with the heritage preservation intent of the area. This Thusong Centre, together with the Centres in Waboomskraal and Thembalethu, and the 15 community halls, can house multiple services (one-stop community services centre). The services provided and the outreach programs are noted in the IDP.

5.13.9 SALGA: Spatial Transformation Barometer:

The National Development Plan identifies Spatial Transformation as a key pillar to reorganise the spatial economy and development. Spatial transformation is the overall outcome of the national urban policy titled the Integrated Urban Development Framework (IUDF), and is anchored around land, jobs, housing and transport. Chapter 8 of the National Development Plan calls for the transformation of South Africa's human settlements and national spatial economy as a mechanism to address poverty and inequality.

SALGA has taken the initiative to monitor municipal spatial transformation through the Spatial Transformation Barometer (STB) tool and the annual publication of findings (Not yet published for 2024/25 or 2025/2026). An engagement with the HSP&D Department took place in January 2024. Municipalities must incorporate the recommendations of the SALGA research in the review of their SDFs and LUS to improve opportunities for successful spatial transformation. This is to be considered once the findings and monitoring categories for 2024 are confirmed.

Spatial transformation is about 'creating a better future' in which settlements are compact, housing for all income groups is provided, land uses are mixed, pedestrian and bicycle paths are built, public transport is the norm, etc. (SALGA Presentation 14 January 2025)

SALGA further noted that the critical outcomes of spatial transformation are:

- a) Proximity to employment and economic opportunities.
- b) Reduced travel distances and costs (particularly for poor households).
- c) Equitable access to land and housing.
- d) Access to infrastructure and government services (particularly by poor households).
- e) Inclusivity

Limited transformation of township economies, limitations to economic change and challenges with transport were identified in the 20 municipalities (excluding George) that were included in the 2023 STB study.

Once the findings on George are published, such information must be assessed to establish whether the MSDF and implementation actions facilitate transformation in both urban and rural areas. Documentation to also express the integration already taking place in George and plans to foster integration.

5.13.10 George Airport

Also refer to par 5.3.1 in the 2024MSDF review.

During an engagement in April 2024, ACSA indicated their intent to proceed with Master Planning and the upgrading of the George airport. In February 2025, ACSA confirmed that the Master Plan will be finalised in mid-2025. To date, the master plan has not been completed. It was initially anticipated that construction would start in 2026 after the design of the upgraded terminal, departure lounge and runways. The master planning also includes a freight requirement (load) and an infrastructure study. Feasibility studies for the inclusion of a hotel in the airport precinct/property are positive.

The proposed upgrades will strengthen the airport node, which aligns with the intent of the Gwayang LSDF. Space requirements, specifically for the lengthening of the runway, extension of the private plane facilities and freight area extension, may require an extension of the nodal area, to be considered after the completion of ACSA's technical studies and Master Plan. The inclusion of a development boundary around the airport node, specifically to extend the area of investment opportunity related to the airport use (passengers and freight) to be considered in the MSDF amendment, following the finalisation of the ACSA Master Plan. Secondary Road network planning to be initiated. Separate access to freight terminals to be investigated.

5.13.11 Forestry Villages

Various consultations with the National Department of Forestry, DRDLR and SALGA, coordinated via the GRDM, regarding the future of forestry villages in the Garden Route.

During preliminary analysis, including surveys of the current situation (DFFE and DPW), the following Forest Villages were investigated:

- a) Uitsig
- b) Bergplaas
- c) Witfontein

The number of houses and families to be confirmed. Preliminary input has been provided by HSP&D (Spatial) and CES. Indication is that Uitsig and Bergplaas are not close to settlement areas (socio-economic infrastructure), have accessibility issues, are situated in a rural area (environmentally sensitive to be investigated) and are not connected to municipal service systems. All three areas are currently outside the urban development

boundary, and the creation of individual erven is not supported in principle. Witfontein is closer to the urban area, and extension of the urban use area could be investigated, following technical investigations.

I.e. the villages relate to accommodation to serve the functioning, adjacent forestry areas and are not considered to be urban areas of George at this point. The worker housing requirement of the ongoing adjacent forestry must be addressed during the investigations and formalisation discussions. Technical investigations to advise on the status of service provision. The result of the investigations relating to the sustainability of use and the ownership and management arrangements will advise how these areas are included in the 2025/27 MSDF Amendment.

5.13.12 Progress on Existing Studies 2023, 2024, 2025

Various studies were noted in the 2024 and 2025 Review of the MSDF2023. Progress on these studies, and the impact of findings on the spatial concept and policies of the MSDF2023, is indicated below:

Study/document	Status	MSDF alignment
National Spatial Development Framework (NSDF)	Gazetted 1 February 2023	The Draft NSDF provided input to the MSDF 2023. No significant changes, which affect the MSDF, were noted in the final gazetted version
Protected Areas Management Plans (Municipal Nature Reserves)	In the process of awaiting final approval	Aligned – Protection of natural Elements (MSDF Policy E)
Riverine Areas Maintenance Management Plans	In Process, Spatial data concluded.	Aligned – Protection of natural elements (MSDF Policy E)
Cost-Benefit - and Land Leasing model for municipal properties	Concluded	Aligned- retention of strategic land parcels in order to support densification and transformation intent (Policies A & B)
George Heritage Study	Adopted	Implementation action (Policy B)
Pacaltsdorp Heritage Precinct	In process (Expected to be finalised within the 2025/2026 financial year.)	Implementation action: Draft delineation included on GIS (Policy B)
CBD Heritage Precinct	process (Expected to be finalised within the 2025/2026 financial year.)	Implementation action: Draft delineation included on GIS (Policy B)
Backyard Strategy	Adopted	Aligned (Policies A, B, C and D)

Priority Agriculture Area (Agriculture Bill)	Gazetted	Partially aligned: Supports structured densification (Policies A, B, C and D) and protection of agricultural areas (Policy B), but limits growth direction (Policy C)
Social Housing Design Guidelines	Adopted	Aligned (Policy C)
The National Infrastructure Plan, 2022	Adopted	Creating a foundation for achieving the NDP’s vision of inclusive growth, linking NDP objectives to actionable steps and intermediate outcomes and aiming to promote dynamic infrastructure delivery, address institutional blockages and promote sustainability
Maps relating to dam risk lines	Final data awaited	Alignment to be confirmed
Disaster Risk Reduction Plan (WC: DEA&DP)	Draft (To confirm final plan)	Aligned
Oil and Gas Underwater Infrastructure Sector Plans for Government April 2022	Draft	Aligned
RSA Investment Strategy 2022 (Draft)	Draft	Aligned
SEP and MERO, PERO 2024	Issued (draft)	Aligned
Economic & Jobs Analysis – Year-on-year Aug2024	Issued	Aligned
Draft National Buffering Mechanisms Policy	Draft	Aligned
Threatened Ecosystem Data	Gazetted	Included in GIS – on-site verification at the project level is required
Western Cape Provincial Land Transport Framework 2023	Adopted (tbc)	
Transport Modelling Strategy	Draft	Aligned
George Wilderness Uniondale Destinations Snapshot 2023	Information document	Aligned
Integrated Zoning Scheme Bylaw, 2023	Adopted	Aligned
New Western Cape Provincial Spatial Development Framework.	Notice of the intention to compile a new Western Cape Provincial SDF (Notice P N 67/2024: 10 June 2024) in terms of the	Alignment to be evaluated when the draft WCPSDF is received. Comments on the compilation to be provided by GM.

	DEA&DP: WCLUPA,2014 (Act 3 of 2014)	
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Table 25: Recent documents and inputs (2023-2025)

Implementation Actions were identified in the MSDF2023. Table 29 has references. Progress on the implementation actions can be summarised as follows:

<u>Implementation actions (from the MSDF2023)</u>	<u>Progress 2026:</u>
<u>Infrastructure</u> (various implementation actions/steps noted specifically)	
i. Upgrading of the Transport Hub in the CBD of George: GIPTN	Funding allocated
ii. Consideration of environmental risk lines in prioritising infrastructure upgrading: Engineering Sector Plan	Shared data on GIS Maintenance Management Plan of Riverine Areas - Gwayang Meulen and Schaapkop in final review
iii. Investigation of sites for the development of Solar Farms: Sites previously identified are being investigated for environmental constraints and required Environmental Authorisations in process- Electro-technical Services.	Priority sites identified. Ossie urban street implemented. Technical authorisation obtained and implementation design underway in Gwayang site
iv. Areas for Solar Energy Generation are spatially accommodated in the Gwayang area (2) and Ossie Urban Street.	
<u>Socio-Economic Growth</u> (various implementation actions/steps noted specifically)	
i. Overall design guidelines for the Airport Precinct to be developed and extended to all development in the precinct	Applications approved for the precinct – guidelines are also approved for the precinct.
ii. Confirmation of a site for the development of a Government Precinct: The National Department confirmed the intent to develop a Government Precinct. Sites have been identified and visited. Feasibility and planning for implementation are underway. Timeframe to be advised	Council Resolution National Public Works and Infrastructure (Planning and Precinct Development) commenced with the feasibility
iii. Confirmation of the requirement for the development of a regional state hospital.	Confirmation received. Budget allocated for completion by 2034
iv. Land leasing model to be investigated for application in catalytic project roll-out and release of land for socio-economic or housing purposes.	The study concluded.
v. Sites to be identified for GRDM regional facilities (abattoir, film school and fresh produce market), to be evaluated and confirmed. Implementation to be programmed.	No progress. Identified sites not submitted to GM, and proposals made by GM not confirmed by GRDM

	District Municipality expressed requirements for sites to develop regional facilities in the George Municipal area. Various sites to be investigated by GRDM- Process to include technical studies, feasibility studies, land allocation, land acquisition, land use rights and other permissions, implementation.	
vi.	DRDLR to facilitate a farming Cooperative south of Thembaletu (See notes on DHS coordination -Policy C2.2) – Environmental Assessment and Management Plan to be submitted to DEA&DP: EIM	In process. Fencing and road upgrading are underway. Land transfer from DoI to DRDLR is in process
vii.	Market areas and trader areas/zones to be identified and adopted (LED)	Trader spaces and zones, as part of the Ilisoletu NDP Node, were identified. Proclamation to be done when the detailed design of Nelson Mandela Boulevard is completed Traders’ areas in Pacaltsdorp included in the SMME Hub- Site Plan approved. First phase construction completed. Funding for the remaining structures is to be secured.
<u>Growth Management (various implementation actions/steps noted specifically)</u>		
i.	Priority agricultural area delineation to allow for continuous long-term growth areas to the west of the George City area, in a phased manner. Discussions with DALRRD to facilitate long-term growth.	Recommendations received from the Department of Agriculture to be reviewed
ii.	Social Facility Schedule to be updated regularly (with each MSDF review) and shortfall of facilities to be based on existing capacity and actual demand, rather than on the number of facilities compared to formal demand by implementing authorities.	Updated with census data. Update per functional area to be done when SANLC/SAL data is available. SAL data not available and not anticipated to be released by StatsSA.
<u>Integrated Housing (various implementation actions/steps noted specifically)</u>		
i.	Motivation for the inclusion of Blanco into the PSHDA	Included in the HSP. PSHDA boundary extension to be concluded in 2026/2027
ii.	Gap Housing projects to be planned and packaged	Gwayang housing in the planning process (Concept design completed, Land Use Management – and EIA process underway) Delville Park area identified for release. Sweetpea – project in planning phase (town planning application in process) Blanco's investigations and design to be actioned
iii.	Transformative HS planning to be linked to existing and proposed incentives and measures to support the Policies of the MSDF	Incentives Policy for affordable housing adopted by Council> Packaging of priority social housing and affordable units completed by GM.

<p>iv. HS implementations focus to include rental and ownership projects</p>	<p>Social Housing project approved (planning and environmental authorisation) Ownership projects are underway as per HSP</p>
<p>Wealth of Natural Assets and Resilience (various implementation actions/steps noted specifically)</p>	
<p>i. Encourage Biodiversity Stewardship Agreements – SANParks/ Cape Nature</p>	<p>Applicants are advised, in priority and sensitive areas, during the pre-application meeting, to enter into the Biodiversity Stewardship</p>
<p>ii. Climate Change Action Plan- GRDM</p>	<p>Climate Risk adaptation and mitigation strategies of provincial government to be correlated with the schedule of interventions at the GM level – all sectors and linked to aspects identified in the GRDM: Green Book Roll-out evaluation. The Climate Action plan is proposed to be finalised in the first quarter of 2026.</p>
<p>iii. Ecological and hydrological networks to be identified in consultation with environmental authorities, and areas of ecological/environmental importance to be excluded from agricultural use.</p>	<p>Buffer areas around hydrological features are mapped on GIS, including rural areas. Maintenance Management Plan (including Gwayang) is underway.</p>
<p>iv. Primary dune area to be confirmed.</p>	<p>Data to be obtained from Provincial Departments (Coastal Management) prior to finalisation of SDF Status Quo (end 2025)</p>
<p>v. Development guidelines and mitigation measures to be adopted for areas below 10m (amsl) related to climate risk</p>	<p>To be addressed Areas flagged in the Land Use Management evaluation and risk expressed to applicants, with a requirement for flood risk mitigation to be illustrated</p>
<p>vi. Ecosystem-based Adaptation (EbA) or Nature-based Solution to be considered during land use application processes, including Strategy for Biodiversity and Tree offsets.</p>	<p>To be addressed</p>
<p>vii. Coastal access audit to be reviewed and extended to detailed routes to be captured on GIS to inform land development applications.</p>	<p>In proses, initial assessment initiated and mapped. Ground truthing commenced in Hansmoeskraal. Consultation with the Provincial Government is required</p>
<p>viii. Public launch sites to be identified by relevant authorities and captured on the GIS system- related facilities</p>	<p>No public launch sites identified.</p>

ix. Invasive Alien Plant Monitoring, Control and Eradication Plan (2021) with the Open Space System planning and Disaster Risk Management Plan.	Invasive Clearing Management plan completed and considered in the Disaster Risk Management Plan. This plan is valid until 2025 and needs to be revised.
x. Institutional capacity to be created to monitor the implementation of SUDS and applicable storm water management during pre-application and application stages.	Bylaws on Stormwater Management and Stormwater Management Evaluation Guideline are in process. The by-law is being updated to mainstream SUDS along with guidelines.

Table 26: Supportive Implementation Actions and Progress

5.14 GARDEN ROUTE DISTRICT SDF

The Garden Route District Municipality (GRDM) embarked on a process to amend the District SDF in January 2025, as an update from the 2017 Eden Spatial Development Framework. On completion, the impact of the new Framework on the Spatial Concept and Policies of the George MSDF2023 to be assessed.

The George IDP notes GRDM Projects for consideration for B municipalities to include in their 2022-2027 IDPs. Including:

- a) The Regional Landfill site
- b) The Skills Mecca
- c) The participation of Local Municipalities in the Youth Environmental Services, 2022 program
- d) The GRD Growth and Development Strategy.

From a spatial perspective, the following considerations apply to the noted GRDM projects:

- a) The Regional Landfill site
Adequate and effective road and rail solutions to be investigated in view of the fiscal ability of the municipalities to take refuse to the regional landfill.
- b) The Skills Mecca
The identification, acquisition and implementation of infrastructure to support SMMEs and entrepreneurs, which is assisted in the Skills Mecca, to be done by the GRDM, if required. Land identified to be in line with the policies of the MSDF and spatial absorption for economic growth is encouraged.
- c) The GRD Growth and Development Strategy.
The spatial requirements from the Implementation Plan, currently being developed, to inform the next iteration of the MSDF.

Also see reference to facilitation of GRDM initiatives in Table 26 and Table 30.

6. MSDF RESPONSE TO NEW PLANNING INFORMANTS

The MSDF is reviewed on a yearly basis to establish whether new trends and informants render the spatial policies contained in the adopted MSDF null and void, or whether the growth and development are in line with the spatial trajectory and concept. New inputs to the policy environment and IDP requirements provide important inputs and are evaluated to establish whether the actions and policies contained in the MSDF must be amended. **The 2024, 2025 and 2026 Review Reports will provide input to the 2025-2027 MSDF Status Quo and Amendment cycle.** The informants and trends noted in the foregoing part of this report do not constitute an immediate amendment of the MSDF but do require consideration in the aforesaid Amendment cycle.

This Review Report must be read with the adopted George Municipal Spatial Development Framework, 2023

6.1 GROWTH PRESSURES, LAND COVER CHANGE AND GROWTH PROJECTIONS

The infill development experienced in the past two years is noted in Par. 5.1 and 5.4. Development has occurred in line with the spatial concept and the anticipated growth absorption trajectory noted in the MSDF2023. No amendment of the spatial elements or the strategies and policies of the MSDF was required to facilitate such general infill growth, nor to accommodate projects outside the spatial development guidelines provided by the MSDF.

During the conceptualisation of the spatial concept of the 2023 MSDF, a significantly higher base population than the projected, official population was assumed. Base population figures which supported the MSDF growth absorption calculations were corroborated in the Census2022. The MSDF Review Report for 2024, 2025 and Par. 5.5 have reference.

The absorption of anticipated growth in the short, medium and long term is supported within the spatial concept, should the 'official' growth rate of 1,3% (lower bound) be adopted. There is sufficient 'space' within the current spatial concept to absorb 95% of growth over the next 20 years. However, should a growth rate of 2,8% be assumed, and the required infrastructure be available, additional area must be set aside, over the medium-long term to absorb growth. See Par. 5.3.

Given the obligatory protection of the rural areas (natural and agricultural) in George, and specifically adjacent to the city area and coastal towns/hamlets, the investigation into long-term absorption area must be approached with oversight and with the required opportunity for

participation, by both government (ISC members) and the public. The 2025-2027 MSDF Status Quo and Amendment Cycle will provide such a participatory process.

6.2 IDP INFORMANTS

The planning and implementation of the majority of the IDP priorities are spatially facilitated in the MSDF and via the Zoning Scheme Bylaw. The MSDF 2023 provides guidelines for the selection of sites for the placement of agricultural uses, urban support uses (socio-economic) and human settlement. The locality- and area requirements of sport facilities and cemeteries to be noted in the relevant Sector Plans and resultant technical studies.

The accommodation of Ward Committee requirements and implementation of Sector Plans, within the policies and spatial concept, is facilitated in the MSDF2023.

6.3 ENVIRONMENTAL INFORMANTS

The Strategies and Policies of the MSDF2023, which facilitate the protection of environmentally sensitive areas, are still relevant. Updated mechanisms and processes to advance environmental management align with the spatial concept and policies. The MSDF 2023 allows for the inclusion of environmental datasets, specifically updated information and guidelines from environmental departments and agencies, such as DEA&DP, SANParks, Cape Nature, DFFE and others. within the Municipal GIS. Such updated data is used to inform decisions and conditions related to Land Use Management applications, infrastructure planning, etc. Refer to Section 5.7 for relevant updated datasets.

6.4 SPATIAL CONCEPT ASSESSMENT

The spatial concept remains consistent with national and provincial policy and supports the spatial development approach and strategies. Any amendment to structuring elements of the spatial concept, specifically the urban development boundary, settlement and nodal hierarchy and delineation is not required for the short term, and the full public participation and circulation (Intergovernmental Steering Committee) process will be followed as part of the 2025-27 Amendment Cycle to support proposal to the spatial concept over the long term, if any.

The sustainability and technical feasibility of all the areas of investigation for human settlement projects and relating to the forestry villages must be confirmed, albeit only in principle, before significant changes are made to the spatial concept to accommodate development of an urban (full title, relatively small erven and urban community supportive facilities) nature outside the urban development boundary. Theme C (Table 14) of the adopted

MSDF2023 states the importance of management of the growth of urban settlements, and accommodation of rural living, to ensure the optimum and efficient use of resources:

“Human Settlement refers to all activities related to the transformation of the environment to accommodate socio-economic and housing development. This policy aims to coordinate and guide development planning to create a compact, efficient urban form, whilst allowing opportunity for all (economic, housing, social) and protecting the rural area (natural, tourism, agriculture, rural economy). ...Controlled development patterns facilitate better resource use, protection of sensitive environments, integration, opportunity for all (including transformation), fiscal sustainability and resilience, economic potential and legibility (use and investment). It guides the implementation of IDP priorities by using measures to advance SLUMA principles. Managed growth also prevents further loss of natural and agricultural assets”.

The spatial concept and elements do not require immediate amendment, but the extension of the CBD area to include the 1 on York, Groeneweide-Outeniqua Precinct, and the commercial component of the Gwayang Development may be considered, based on processes underway, in the Status Quo and MSDF Amendment Process (2025-2027). Extension of the urban development boundary to absorb long-term growth to be assessed on a 5 year cycle basis. The current growth absorption potential, within the spatial concept, supports a compact, efficient urban form and does not require immediate amendment. Considered expansion

6.5 SECTOR PLANS DEVELOPED SINCE MSDF DEVELOPMENT & OTHER INPUTS AND INVESTIGATIONS (2025)

No amendment to the spatial concept is required to facilitate alignment with Sector Plans, at this stage. The implementation of projects and actions as per the Municipal Sector Plans must relate to the approved MSDF spatial concept and the associated policies. Development management models (engineering demand management systems, transportation models, etc.) acknowledge the spatial concept and absorption estimates. Such estimates on a functional area and ward level to be updated once the SANLC/SAL data is available.

6.6 MUNICIPAL BUDGET ALLOCATION & ALIGNMENT TO MSDF PRIORITY DEVELOPMENT AREAS

Municipal budget allocation is one of the key levers that the municipal administration must enable the implementation of the MSDF. To this end, it is critical that the IDP and concomitant municipal budget demonstrate the municipality’s commitment to investing in the priority investment areas of the municipality. The CEF (See Par. 7) is a mechanism to ensure spending in areas where it has the most impact. The Implementation Framework of the

MSDF2023 identifies Spatial Categories, and the following priority investment areas:

- a) Intensification areas: Nodes/Precincts and densification areas.
- b) Upgrading areas (support to informal settlements to maintain acceptable service delivery and housing support.
- c) Support development in areas of growth absorption (consolidation areas).
- d) Support development in the medium-long term growth absorption areas.

Par. 5.2.4.1 and Maps 38 and 39 of the Adopted MSDF2023 have reference.

In addition to the spatial categories (focus areas) for investment, specific priority investment areas are noted, including:

- a) The George CBD.
- b) The York to Beach Road corridor in Pacaltsdorp.
- c) The Nelson Mandela Boulevard corridor in Thembalethu.
- d) The Blanco node.
- e) George Southeast and Nelson Mandela Boulevard / Rosemoor / Conville Corridor
- f) Gwayang-Groeneweide mixed-use Precincts
- g) Courtenay Commercial Corridor (including Knysna Road- densification and mixed-use interface

The CEF system includes a geo-spatial component, tracking the existing (in process) and proposed localities of investment projects and interventions, to ensure that such spending supports the spatial concept, categories and development of the priority areas as per the MSDF. Note that infrastructure investment, such as projects for water treatment works and other bulk infrastructure, may be located outside the priority areas but is required to serve the intensification in the investment areas.

The proposed capital projects included in the CEF relate mostly to the projects within the City Area. **Error! Reference source not found.** illustrates the approximate positions of projects. The prioritisation tool applied to select projects for budgeting purposes favours projects that have city-wide impact, or impact in more than one functional area. Rating weight is afforded to projects that address backlogs. Consideration should be given to add weight to catalytic projects (listed in MSDF) in future iterations. The new system for the capturing of, and reporting on, the alignment of capital projects and

the spatial concept, adopted by the George Municipality (See Par 7), is in the process of implementation. The majority of the capital expenditure (future requirement) relates to engineering infrastructure provisions to facilitate growth and development and to support the current and future population.

Figure 28 has reference. Engineering Services projects are managed using an active service supply-and-demand model. Forward Planning is based on the accommodation of the spatial concept as per the MSDF2023.

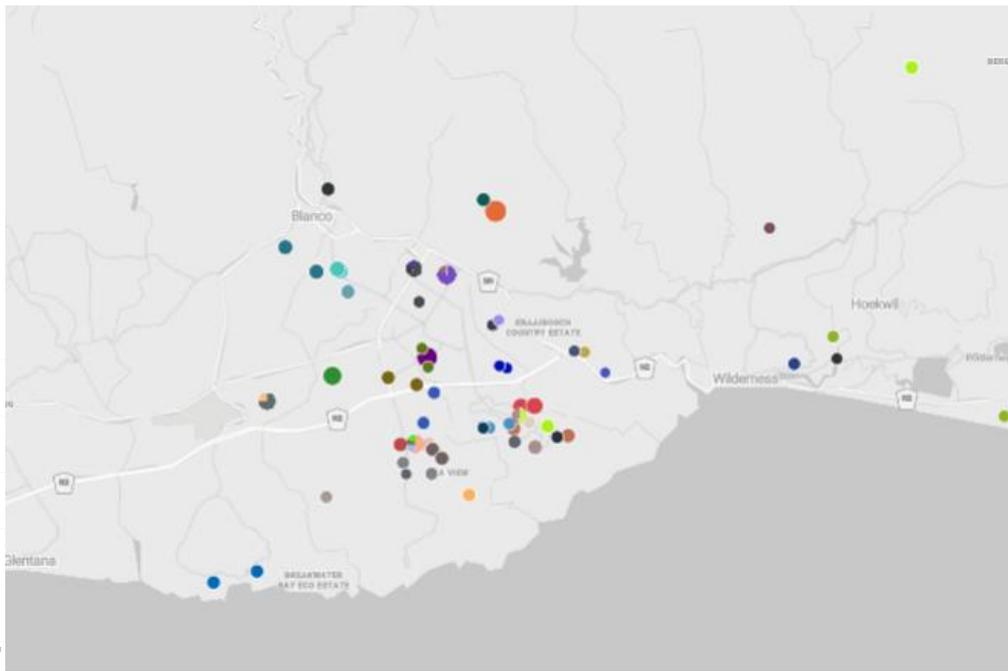
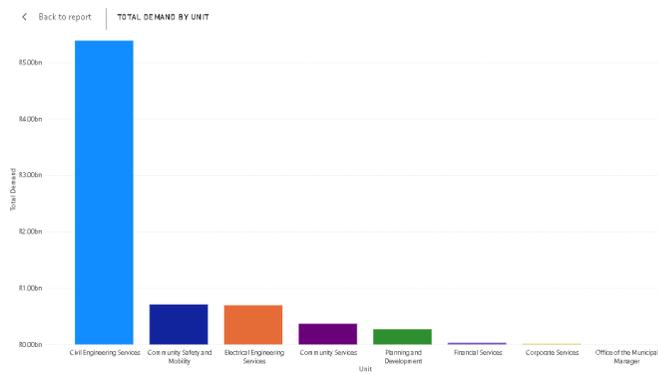


Figure 28: Draft CEF allocation per Department, March 2026 Figure 29: Municipal Capital Projects: Locality City Area

Source: Capital Expenditure Platform (draft budget) March 2026.

6.7 PROVINCIAL BUDGET ALLOCATION & ALIGNMENT TO MSDF PRIORITY DEVELOPMENT AREAS

DEA&DP: Development Planning, Intelligence Management, and Research confirmed the following planned and estimated provincial infrastructure expenditure for the Medium-Term Expenditure Framework (MTEF) period 2025/26 to 2027/28 (see Table 27 and Table 28):

Sector	No of Projects	Value of infrastructure projects & programmes (Rand)						Total (Rand)
		Infrastructure Transfers Capital & Current	Maintenance and Repairs	New or Replaced Infrastructure	Non-Infrastructure	Rehabilitation Renovations Refurbishments	Upgrading and Additions	
Education	3	0	0	175000000	0	0	0	175000000
Environmental Affairs	0	0	0	0	0	0	0	0
Health	5	0	0	0	56729000	22240000	0	78969000
Human Settlements	7	235235000	0	0	0	0	0	235235000
Public Works	1	0	0	0	0	35380000	0	35380000
Transport	10	0	0	118500000	0	302034000	9250000	429784000
Grand Total	26	235235000	0	293500000	56729000	359654000	9250000	954368000

* Excludes Across District and unfunded Projects & Programmes. See the Excel database for more detail.
 Table 27: Provincial MTREF 2025-28 Spending per Sector

Sector	Nature of Investment	Project no	Project Name	Funding	Latitude	Longitude	Delivery mechanism	Total Project Cost	Previous Years Expenditure	MTEF 1 2025/26	MTEF 2 2026/27	MTEF 3 2027/28	MTEF Total (Rand)
Education	New or Replaced Infrastructure	DTPW018/2015	Pacaltsdorp SS	Education Infrastructure Grant	-34.0098	22.4513	Individual Project	130000000	1913000	15000000	35000000	30000000	80000000
Education	New or Replaced Infrastructure	TBA 964	George HS - EIG	Education Infrastructure Grant	-33.9622	22.4907	Individual Project	95000000	0	0	0	20000000	20000000
Education	New or Replaced Infrastructure	TBA 897	George HS - BFI	Education Infrastructure Grant	-33.9623	22.4907	Individual Project	95000000	0	5000000	70000000	0	75000000
Health	Rehabilitation, Renovations & Refurbishment	CI840121	George - Harry Comay Hospital - Fire compliance (Alpha)	Health Facility Revitalisation Grant	-33.9802	22.4726	Individual Project	30000000	102746	459000	573000	275000	1307000
Health	Rehabilitation, Renovations & Refurbishment	CI840083	George - George Hospital - Wards R, R and R (Alpha)	Health Facility Revitalisation Grant	-33.9519	22.4503	Individual Project	70000000	2536357	239000	181000	513000	933000
Health	Rehabilitation, Renovations & Refurbishment	CI860063	George - WCCN Southern Cape Karoo Hostel 1 - Residential accommodation - New	Equitable Share	-33.9663	22.4612	Individual Project	20000000	0	5000000	13100000	1900000	20000000
Health	Non-Infrastructure	CO860076	George - George HT Maintenance Hub - Infrastructure Support	Equitable Share	-33.9519	22.4501	Individual Project	0	0	14511000	11356000	28312000	54179000
Health	Non-Infrastructure	HCH840038	George - George Hospital - HT - Refurbishment 2025-26	Health Facility Revitalisation Grant	-33.9519	22.4503	Individual Project	3000000	0	2550000	0	0	2550000

Sector	Nature of Investment	Project no	Project Name	Funding	Latitude	Longitude	Delivery mechanism	Total Project Cost	Previous Years Expenditure	MTEF 1 2025/26	MTEF 2 2026/27	MTEF 3 2027/28	MTEF Total (Rand)
Human Settlements	Infrastructure Transfers - Capital	Thembaletu 718 additional sites	Thembaletu 718 additional sites	Human Settlements Development Grant	-33.9201	22.4768	Individual Project	70000000	0	20688000	20500000	20500000	61688000
Human Settlements	Infrastructure Transfers - Capital	Syferfontein Combined (transfer 200)	Syferfontein Combined (transfer 200)	Human Settlements Development Grant	-33.9611	22.4541	Individual Project	60000000	32060000	40163000	11000000	3100000	54263000
Human Settlements	Infrastructure Transfers - Capital	Syferfontein East Ph C (30 tops)(MV)	Syferfontein East Ph C (30 tops)(MV)	Human Settlements Development Grant	-33.9201	22.4768	Individual Project	9000000	1900000	9360000	0	0	9360000
Human Settlements	Infrastructure Transfers - Capital	Europe (505)	Europe (505)	Human Settlements Development Grant	-33.9611	22.4541	Individual Project	40000000	0	0	0	40000000	40000000
Human Settlements	Infrastructure Transfers - Capital	Metro Grounds (664) Transfers 200@R	Metro Grounds (664) Transfers 200@R	Human Settlements Development Grant	-33.9201	22.4768	Individual Project	100000000	28099000	46630000	0	0	46630000
Human Settlements	Infrastructure Transfers - Capital	Thembaletu (1753 of 4350)(1753-456=1297)	Thembaletu (1753 of 4350)(1753-456=1297)	Informal Settlements Upgrading Partnership Grant	-33.9201	22.4768	Individual Project	40000000	0	19000000	0	0	19000000
Human Settlements	Infrastructure Transfers - Capital	George Municipality: Solar Geysers Metro Grounds (2024/25 200)	George Municipality: Solar Geysers Metro Grounds (2024/25 200)	Other	-33.9041	22.4805	Individual Project	10000000	0	4294000	0	0	4294000
Public Works	Rehabilitation, Renovations & Refurbishment	CM-GI000013	York Park 1st (DHS) & 2nd (DSD)	Equitable Share	-33.9602	22.4549	Individual Project	35380000	0	10380000	25000000	0	35380000
Transport	New or Replaced Infrastructure	C1047.5	C1047.5 MAALGATE RIVER BRIDGE	Equitable Share	-34.0065	22.343	Individual Project	40000000	23958663	12000000	1500000	0	13500000
Transport	New or Replaced Infrastructure	C377.1	C377.1 George West bypass	Equitable Share	-34.0112	22.383	Individual Project	1100000	0	0	5000000	100000000	105000000

Sector	Nature of Investment	Project no	Project Name	Funding	Latitude	Longitude	Delivery mechanism	Total Project Cost	Previous Years Expenditure	MTEF 1 2025/26	MTEF 2 2026/27	MTEF 3 2027/28	MTEF Total (Rand)
Transport	Rehabilitation, Renovations & Refurbishment	C1294	C1294 Outeniqua Pass George-Oudtshoorn	Equitable Share	-33.8864	22.3991	Individual Project	40000000	0	10000000	0	0	10000000
Transport	Rehabilitation, Renovations & Refurbishment	C1157.2	C1157.2 Garden Route Area	Equitable Share	-33.9688	22.4873	Individual Project	55000000	0	15000000	20000000	0	35000000
Transport	Rehabilitation, Renovations & Refurbishment	C1101.PRMG	C1101 Rehab Walboomskraal	Provincial Roads Maintenance Grant	-33.9201	22.4768	Individual Project	250000000	0	20000000	66000000	50000000	136000000
Transport	Rehabilitation, Renovations & Refurbishment	C1101	C1101 Rehab Waboomskraal	Asset Finance Reserve	-33.8588	22.3542	Individual Project	250000000	0	89534000	0	0	89534000
Transport	Rehabilitation, Renovations & Refurbishment	C1294 PRMG	C1294 Outeniqua Pass George-Oudtshoorn	Provincial Roads Maintenance Grant	-33.9778	22.4953	Individual Project	40000000	0	5000000	25000000	1000000	31000000
Transport	Rehabilitation, Renovations & Refurbishment	C1321	C1321 GARDEN ROUTE	Equitable Share	-33.9778	22.4953	Individual Project	52000000	0	500000	0	0	500000
Transport	Upgrading and Additions	C851 RONDEVLEI	C851 RONDEVLEI	Equitable Share	-33.9881	22.453	Individual Project	131863430	70519000	0	1500000	0	1500000
Transport	Upgrading and Additions	C851 Rondevlei	C851 Rondevlei	Provincial Roads Maintenance Grant	-33.9881	22.453	Individual Project	131863430	83711000	7750000	0	0	7750000
TOTAL								1799206860	244799766	353058000	305710000	295600000	954368000

* Excludes Across District and unfunded Projects & Programmes. See the Excel database for more detail.

Table 28: DEA&DP: List of Funded Infrastructure Investment Projects and Programmes (MTEF 2025-28)

Of importance, from a spatial perspective, is that the location of the projects or investments supports the areas of highest population, with the support required provided to the rural area. Figure 30 has reference.

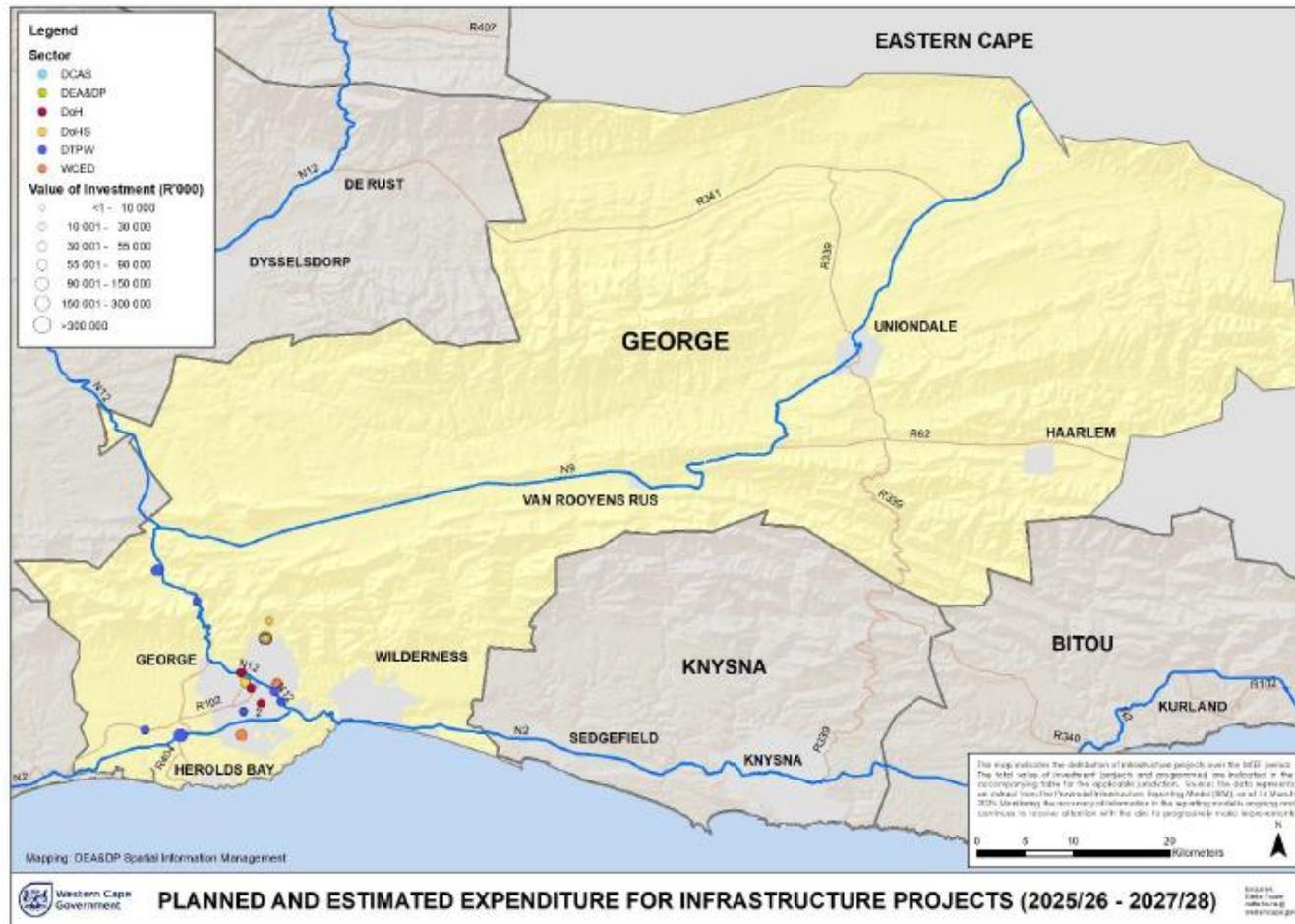


Figure 30: Spatial Distribution of Provincial Infrastructure Investment MTEF 2025-28

No applications for zoning or land use change, required to facilitate National or Provincial projects, have been received, which is not in line with the spatial trajectory and the strategies and policies of the MSDF 2023.

6.8 LAND USE DEVELOPMENT APPLICATIONS, DEVELOPMENT PERMISSIONS AND BUILDING PLAN APPROVALS – ALIGNMENT TO MSDF

As stated in the first and second Review Report of the MSDF, one of the mechanisms to test the applicability and effectiveness of the MSDF Strategies and Policies and the pertinence of the spatial elements is to analyse building plans and land use approvals. The updated figures below illustrate the areas within the George city area where various land use and building plan approvals have taken place. The following is noteworthy:

- a) The existing urban fabric is being utilised on a more efficient basis, given the number of small infill/second dwelling/group housing applications.
- b) Densification (flats) within densification zones, including the CBD, supports the spatial concept, elements and development approaches (Refer to Par. 4) adopted in the MSDF 2023.
- c) The 2024 Review identified 303 building plan approvals in the intensification zones in the city area. During the 2024 period, this number increased to 488 and in 2025, the number was 577. See Figure 31. Although the figure is relatively low, in comparison to the total number of approved building plans (new/extensions/renovations, see Par.5.4.2. The increase in activity points to intensification in the priority zone.
- d) Of note is the number of residential unit plans approved in the priority zone (See Figure 32), keeping in mind that blocks of flats were counted as one building plan approved. (Par. 5.1a has reference). The number of units in areas such as the CBD is not yet at the density levels envisaged in the MSDF and the CBD Densification Strategy (LSDF). Bulk services availability (Civils and Transportation, including parking) must be reviewed to establish hindrances to the densification proposal in intensification areas.

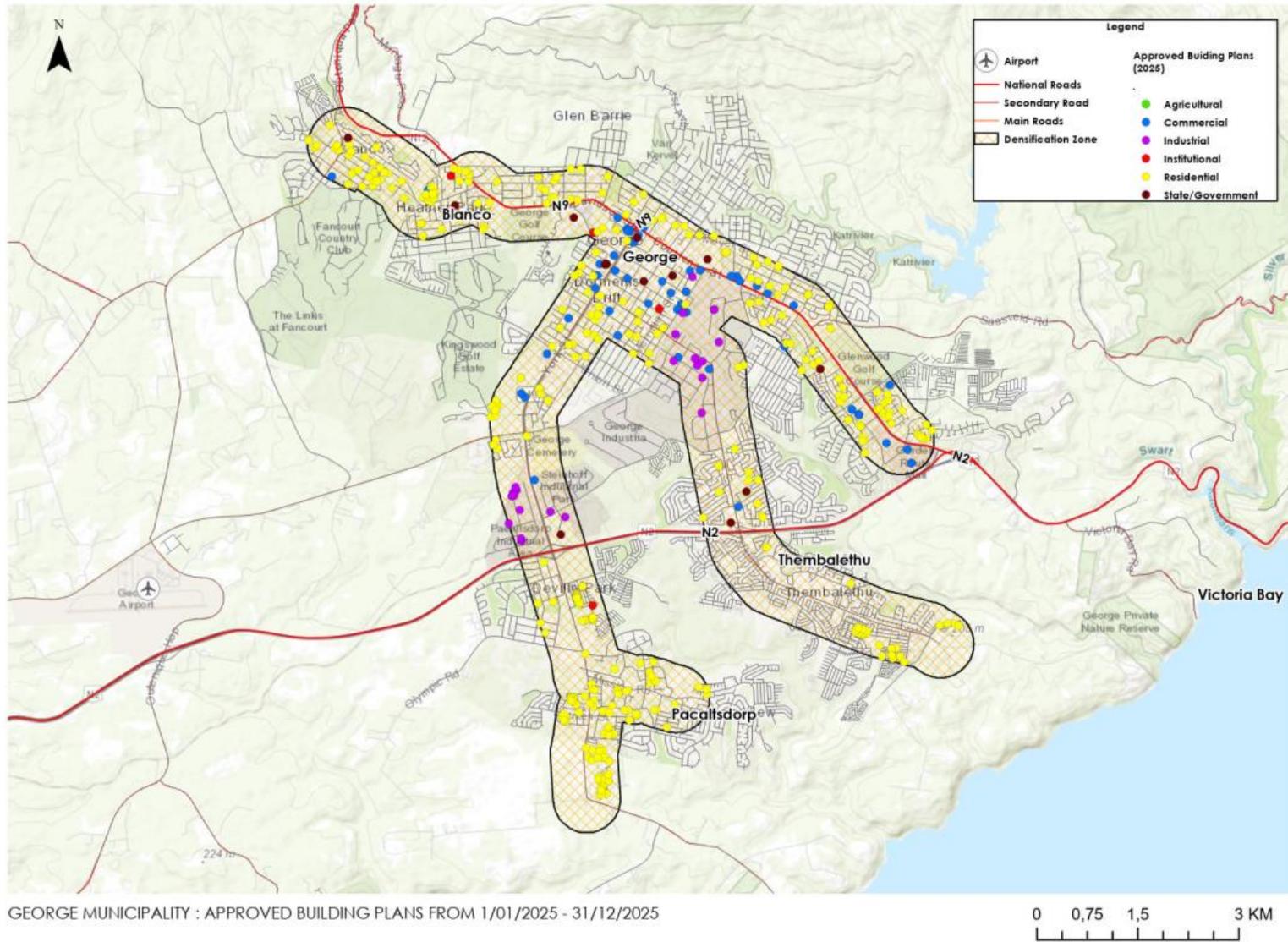


Figure 31: Map of Building Plan approvals in the priority areas: January 2025 to December 2025

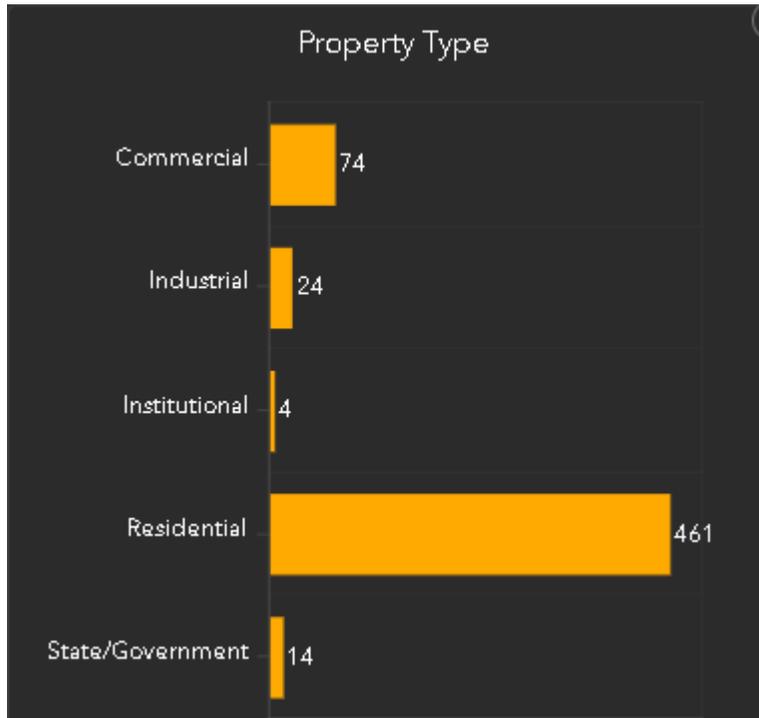


Figure 32: Dashboard of Building Plan approvals in the priority areas: Building type: January 2025 to Dec 2025.

- e) Again, the most significant uptake of residential units, as per building plan approvals, outside the subsidised unit category, has been in estates.
- f) The infill housing development trend in Pacaltsdorp continues. Table 8 has reference.
- g) The approval of new units and alterations in the small holding areas in the Wilderness, Hoekwil, and Lake’s area is still notable. The impact on the heritage, natural, and rural quality of these areas of the Garden Route to be considered.
- h) There has been no urban development (high intensity business/offices/residential intensification (High density)) approved outside the urban edge of the city area, nor outside the development boundaries of the secondary service centres, small towns or the rural/tourism settlements.

6.9 ACCOMMODATION OF HUMAN SETTLEMENT POLICIES AND PLANS: MSDF ALIGNMENT

Par. 5.3 and 5.5 have reference.

The Human Settlements Plan includes a project pipeline, which relates to the accommodation of the housing backlog and growth absorption, focused on subsidy housing provision. The priority implementation projects are noted in the MSDF2023 and include situ-upgrading projects (UISP) and large-scale projects, such as the 325West project. Implementation is subject to funding and infrastructure (bulk) availability.

The identified human settlement projects (in progress) are spatially located within the urban development boundary and within the PSHDA. The current project sites are components of the priority investment areas (see Par. 6.6) and, as such, are weighted in the draft Capital Expenditure Framework. The spatial concept and policies facilitate such project implementation.

Further phases of the 325 West projects have been noted and, if technically feasible, may be considered in the MSDF Amendment process.

In addition to the planning and implementation of subsidy housing projects, the preparation for the implementation of social housing projects has gained momentum. The location of the current and next phase projects, within the Restructuring zone, is in line with the Spatial Strategies and Policies.

Several affordable housing projects have been identified in the Human Settlements Plan and are noted in the MSDF2023. These projects are in various stages of project preparation and release and are aligned with the Strategies and Policies of the MSDF2023.

Approved private projects (past land use management application stage, before implementation) align with the strategies and policies of the MSDF and provide residential growth absorption opportunities. Projects in progress and areas under investigation will be evaluated in terms of the Strategies and Policies of the MSDF, balanced with the availability of infrastructure, to facilitate the creation of “a City for a Sustainable future” (IDP vision).

6.10 IMPLEMENTATION ACTIONS

The purpose of this section is to assess the extent to which the various implementation actions set out in the MSDF have been implemented within the George Municipal Area. The evaluation of the implementation actions, which formed part of the 2024 Review Report, was used as a basis for the following progress summary:

6.10.1 Municipal Implementation Actions

The following are municipal implementation actions that have been identified in the MSDF2023, and an indication of the extent to which these implementation actions have been implemented or are in progress (from 2023 to date) is noted herewith:

- a) The SDF gives spatial expression to the Municipality's service delivery and development agenda. It clarifies and directs development and management activities in its urban and rural areas and aligns with national and provincial spatial policies. As such, it establishes a credible spatial framework to replace the former statutory spatial plans impacting on the spatial structure of towns and villages within the George municipal boundaries. Services forward planning takes the spatial concept and growth trajectory as per the MSDF into account. Engineering services supply and demand models (updated continuously) are linked to planning approval systems. A similar system/model of supply and demand, based on the CITP, is envisaged to support road master planning.
- b) The new George Integrated Zoning Scheme Bylaw had been concluded and adopted in September 2023, and the updated Zoning Scheme Bylaw (2023) was aligned with the MSDF 2023. In accordance with the provisions of Section 24 of the Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA), the Integrated Zoning Scheme By-Law, 2023, gives effect to the SDF objectives. It is a facilitative tool and allows flexibility in governance, as directed in the development principles of SPLUMA and is aimed at promoting more sustainable livelihoods.
- c) The MSDF also provides direction to complementary municipal programs (e.g., housing, community facility provision, integrated public transport, bulk services augmentation, etc.). Elements crucial to the spatial form, such as road linkages, are noted in the CITP and yet to be prioritised in the Roads Master Plan (underway) and implemented. The priority linkage road (Rand Street and link to Thembaletu) has been conceptualised and is in the detailed design stage.
- d) The SDF provides the context for the Municipality's Human Settlements, Land Affairs and Planning Department's action agenda and provides input to the Housing Development Agency's Human Settlements Development Plan.
- e) Since the adoption of the 2013 MSDF, the municipality has adopted nine (10) local spatial development frameworks founded in the objectives of the SDF, to guide land use planning decision-making on a local level. Some of these LSDF's need to be amended to reflect changing circumstances, make provision for the Go-George Bus System (GIPTN), and give effect to the spatial structure and intensification zones articulated in the George MSDF (2023).

f) Implementation actions identified in the MSDF2023, relating to aspects identified in the 2021 Status Quo, Review and Amendment process, include the following:

George Municipal Spatial Development Framework 2023: Implementation Actions					
		Completed	In process	Not commenced Completion scheduled 2025/26	Not commenced
Task	Responsible Municipal Department	Implementation Status			
Review of existing LSDFs to align with the reviewed MSDF	Planning and Development	Reviews planned for 2024-2026 Process not initiated. Service provider to be appointed			Programmed for completion 2027/28
Open Space Classification and Development Strategy, including assessment of the role of and impact on the open space system in storm water management practices.	Planning and Development (Environmental), Civil Engineering, Parks and Recreation	A Natural Asset Inventory is being compiled, taking ecosystem services functioning and stormwater master planning into account. All municipal open spaces to be mapped and categorised. Process in initial stages (await phased storm water master plan completion). Service provider to be appointed			In process.
Heritage Strategy and Precinct Planning (Pacaltsdorp and George CBD)	Planning and Development	Heritage Strategy and Action Plan (Road Map) adopted by Council in October 2023			Strategy Adopted
		Draft Precinct delineation and guidelines completed. Additional workshops with Municipal Departments/ Councillors completed. Council adopted drafts. Public Participation Process to follow.			Final document to be adopted before the end of the financial year 2025/2026
		Second Phase heritage precinct investigations for Uniondale, Haarlem and Blanco to be initiated in 2025. Delay in the appointment of a consultant.			Programmed for initiation 2026/2027. TOR completed.
Cemetery Master Plan	Community Services	Technical studies were completed to identify possible sites.			

		Spatial Requirements to be confirmed and positions selected in consultation with Spatial Planning.	
Comprehensive Integrated Transport Plan and Roads Master Plan Approved 2005. Currently under review – phased Master Plans	Civil Engineering Services/ GIPTN	Finalisation of the CITP is in process. Roads Master Plan – consultants appointed. Process initiated, including: <ul style="list-style-type: none"> • Investigation of the utilization of the Railroad on District Level • Long-distance bus stop facilities • NMT network • Location of transport facilities/stops in or near nodal positions. • Disaster risk linkages • Prioritisation of transformative linkages • Secondary Road Network to support development of nodes and intensification zones. Parking study to be conducted. No Progress PT1 and 2 as referred to in GIZSB to be confirmed, and lower parking ratios to be applied without requirement for technical studies relating to the lowering of ratios: In process	Anticipated completion in March/April 2026
Prioritisation of implementation projects via the CEF	IDP/All	Review prioritisation of implementation projects under the criteria of the Capital Expenditure Framework, completed Capital Expenditure Framework system implemented to advise capital allocation – sectoral projects included, prioritized and departmental budgets to be adjusted accordingly.	
Sport Facility Master Plan	Community Services	Focus is on better utilisation of existing facilities.	
Waste Management Master Plan	Community Services	Waste management requirements are expressed within the current utility footprint. Composting facility operational, Intent to divert refuse to the proposed regional facility still applicable.	
		Identification of the recycling site in Thembaletu. Identified as part of the Ilisoletu NDP project	
		Waste drop-off site in Wilderness. To be confirmed.	
		The Waste Master Plan aims to identify future circular economy projects in localities that are not environmentally sensitive and can be linked to the economic potential in nodes.	
		Establishment of a composting facility. Completed (Gwayang)	
Environmental Management Plans for Municipal Nature Reserves	Environmental (HS, P&D)	EMP's completed. Implementation underway: Service Provider appointed.	

Haarlem and Uniondale Overlay Zones to enable division and land release, and economic development, respectively.	Planning and Development	Haarlem overlay investigation completed: Overlay not required. Agriculture remains a priority. Division to be managed on an individual application basis.	
		Uniondale – Economic enabling zoning overlay completed.	
Overlay zone for Thembalethu to enable economic opportunity and appropriate informality	Planning and Development	Development opportunities are facilitated via individual applications. Overlay investigation underway.	To be completed before the end of the financial year 2025/2026
Technical studies to facilitate the release of serviced residential land for affordable housing	Human Settlements, Planning and Development	Ongoing – as per the GSHSP Gwayang: In town planning and EIA Phase (Concept design completed) Sweetpea: Zoning application underway Dellville Park: Land Release to be investigated Blanco: Process of investigation and release to be initiated.	
Design Guidelines for Social Housing	Human Settlements, Planning and Development	Completed	
The CBD regeneration initiative	Several Departments	The CBD Regeneration Task Team was established, and regular walkabouts have been conducted. Several municipal departments are responsible for individual projects, tasks and maintenance of walkability, pedestrian routes, NMT, and Green Infrastructure, specifically in the CBD, to be addressed in the CITNP, Open Space Study and Review of the LSDF's	
The Gwayang Mixed Use Development	Planning and Development	Concept investigations (Design, Environmental Scoping, Outline Engineering Reports and Traffic Impact) concluded, which support development.	
		Planning- EIA and WULA applications initiated.	
Metro Industrial and Mixed-Use Development	Planning and Development	Rand Street reserve and access point confirmed. Layout updated. Land use management- and environmental impact assessment processes initiated.	
The Thembalethu Nodal Development	Planning and Development	Development Framework concluded.	
		11 Implementation Packages identified	

		<p>Project 1 (Nelson Mandela Boulevard upgrade and facilitation of activity street elements): engineering concept design stage completed. Detailed design initiated (Capital implementation project)</p> <p>Project 7 (Recreation Route): Funding for phased Implementation received.</p> <p>The Area Management committee is established and convenes monthly. Private investment confirmed in respect of Packages 4 (Dlabs Precinct) and Package 5 (Inkcubeko Centre Extension).</p> <p>Site Development design for various economic and open spaces: tender in process.</p> <p>RSEP funding for community spaces (walkways, park) secured.</p> <p>Processes to enable Project 11 (Transport hub) are underway (Go-George)</p> <p>Additional funding for the implementation of other packages to be secured, and actions programmed.</p>	
The George Dam Educational Precinct	Planning and Development	<p>Environmental Authorisation challenged.</p> <p>Planning approval process halted.</p> <p>Alternative land use/release to be investigated.</p>	
Affordable Housing and Social Housing Implementation Priorities	Human Settlements	<p>Various as per the HSP, including Croc Farm, Delville re-layout, Sweetpea Project, Gwayang Residential.</p>	
The York Street South Precinct	Planning and Development	<p>Environmental Scoping completed.</p> <p>Investigations in terms of the Cost-benefit analysis and Land Leasing Model were completed.</p> <p>Council Resolution to proceed with ennoblement process issued.</p> <p>Precinct Planning and Traffic Impact investigations are underway.</p>	

Table 29: Progress on MSDF2023 Implementation Actions

Also, refer to the secondary actions identified in Table 26.

6.10.2 National, Provincial, District and SOE Implementation Actions

Refer to Par. 6.7

The implementation of Human Settlements allocations and projects being undertaken within the municipality via the Human Settlements Development funding, and the alignment of the locality with the spatial concept, is noted in Par. 5.3.

In addition to the projects already undertaken (or in process) by National, Provincial and State-Owned Enterprises, and Municipal Sectoral Departments, the following specific land requirements were noted in the Review Report 2024 (again, the sectoral departments must be able to place these facilities/uses within the spatial concept noted in the Spatial Development Framework (2023)):

Project identified in the Status Quo, Review and Amendment of the MSDF 2023	Implementation Status
Addition to the Regional Hospital.	The provincial budget was allocated for implementation by 2034. Sites to be investigated by DoH
Health Sector-related Residential Facility	No further engagement (DoH).
Upskilling facility	Site for TVET college presented. Uptake not realised. Alternative site options included in catalytic projects (in process).
Three reservoir areas (Dol funded)	Secured
New Ambulance facility in Uniondale	Site to be identified by GRDM
Government Precinct Plan	Investigations are underway by the National Department of Public Works and Infrastructure.
District Fire Training Academy	Use is incorporated in the existing facility east of George.
Abattoir	No further enquiries received from GRDM.
Fresh Produce Market	No further enquiries received from GRDM.
Traders and Economic Opportunities	Areas and Projects to be confirmed in the GIEGDS (underway)
Film School	No further enquiries received from GRDM.
Convention Centre	Alternative site options included in catalytic projects (in process).
Thembaletu Node Redevelopment	NDPP (NT) funding received. Projects identified and implementation initiated.
Railway line use	Tender for the upgrading of the rail line from Mossel Bay to Knysna awarded by Transnet. Function (passenger/tourism/freight) to be confirmed.
Western Bypass and N2 upgrades	Western Bypass reserve alignment (section) completed and included in the George GIS. Implementation of the first phase of upgrading is completed (near the airport node). Upgrade to the N2 from the Garden Route Mall to the Lakes intersection (Kleinkrantz) initiated.

Table 30: Progress on District and Provincial- and National project Requirements and Actions

The viability of the facilities proposed will be the responsibility of the implementing authority, but the MSDF 2023 is such that an opportunity for implementation exists and is facilitated.

7 CAPITAL EXPENDITURE FRAMEWORK: BUDGET ALIGNMENT TO SUPPORT THE SPATIAL CONCEPT

- i. Is the **municipal budget** being spent in line with **the priority development areas** of the MSDF?
All projects identified in the Municipal MTREF have been consolidated into the CEF prioritisation tool and scored accordingly. The ranking of the respective projects will guide the prioritisation of the budget with respect to each project.
- ii. Are **implementation actions identified by the MSDF** (including the Capital Expenditure Framework) being brought forward into the **IDP, and SDBIPs (Service Delivery and Budget Implementation Plans)** and being **budgeted** for?
Integration between the MSDF, CEF, IDP and SDBIP is an ongoing process and demands improvement; however, it has improved significantly over the past 2 years.
- iii. Are **implementation actions identified by the MSDF** (including the Capital Investment Framework) in the **Strategic Plans and/or Annual Performance Plans and Budgets** of relevant **provincial and national government departments** and state-owned entities?
There remains a gap in alignment between provincial and national plans and budgets with the MSDF, with some sector departments.

The definition and function of the CEF were detailed in the MSDF 2023 (Par. 5.2). The link between municipal planning tools (the MSDF, Infrastructure Master Plans, the IDP), and municipal budgets from a built environment planning, budgeting, and implementation perspective was illustrated in Figure 13 of the MSDF2023.

7.1 CEF METHOD AND GEORGE CEF PROGRESS

(Adapted from Novus Capital Expenditure Framework: Additions to the Spatial Development Framework, 21 February 2025)

7.1.1 Introduction: CEF

The George Local Municipality is actively enhancing its Capital Expenditure Framework (CEF) to align spatial, infrastructure, and financial planning. This initiative ensures that capital investments are strategically integrated into the broader municipal planning framework, particularly within the Spatial Development Framework (SDF) and Integrated Development Plan (IDP), to ultimately enhance and solidify long-term planning as part of the Local Government Accountability Cycle.

The CEF serves as a bridge between long-term strategic planning and short-term budget implementation, ensuring that spatial transformation priorities, infrastructure development, and financial sustainability are effectively managed. It also aligns municipal investment decisions with key legislation, including:

- a) The Spatial Planning and Land Use Management Act (SPLUMA) (Act No. 16 of 2013);
- b) The Local Government: Municipal Systems Act (Act No. 32 of 2000), and;
- c) The Municipal Finance Management Act (MFMA) (Act No. 56 of 2003);

To support the strategic vision of the MSDF, the CEF provides a structured, data-driven investment approach, prioritising projects that drive urban transformation, improve service delivery, and support sustainable municipal finances.

7.1.2 The CEF's Alignment with Municipal Planning Processes

The CEF is not a stand-alone document but a crucial mechanism that ensures financial and spatial planning coherence. It integrates with the following key municipal processes:

a) *Integrated Development Planning (IDP)*

The IDP is the primary strategic planning tool for local government, guiding development priorities, infrastructure projects, and budget allocation over a five-year period. The CEF extends this planning horizon to at least 10 years, ensuring that capital investments are aligned with long-term municipal growth objectives. Key linkages between the IDP and CEF can be summarised as follows:

- i. The CEF informs the capital budget, ensuring that infrastructure projects identified in the IDP are financially and spatially prioritised;
- ii. The MSDF (as part of the IDP) guides the spatial structuring of capital investments, ensuring they support strategic growth nodes, transport corridors, and economic hubs, and other spatial structuring elements, and
- iii. The CEF, particularly the Long-Term Financial Model (LTFM) component, provides the long-term financial projections necessary to sustainably implement capital projects.

Aligning with the IDP, the CEF ensures that infrastructure investments are not only reactive to immediate needs but also proactively planned to accommodate future growth and urban transformation.

b) Local Government Accountability Cycle

The Local Government Accountability Cycle is a structured governance framework that regulates the planning, budgeting, implementation, monitoring, reporting, and oversight processes within municipalities. It ensures that municipal resources are allocated efficiently, financial performance is transparent, and service delivery is aligned with strategic development priorities. This cycle, as part of the Municipal Standard Chart of Accounts (MSCOA) reform, is legislated under the Municipal Finance Management Act (MFMA) No. 56 of 2003 and is designed to foster fiscal discipline, operational efficiency, and public accountability in local government. The accountability cycle integrates key municipal planning instruments, such as the Integrated Development Plan (IDP), Medium-Term Revenue and Expenditure Framework (MTREF), Service Delivery and Budget Implementation Plan (SDBIP), and Annual Reports, creating a continuous feedback loop that strengthens municipal governance and decision-making. The CEF plays a crucial role within this cycle by:

- i. Informing multi-year budgeting (MTREF) through long-term financial planning.
- ii. Ensuring capital projects align with available funding streams, including grants, municipal revenue, and private sector contributions.
- iii. Supporting evidence-based decision-making in capital project selection, reducing financial risks and ensuring sustainable infrastructure investment, and;
- iv. Defines municipal priorities and strategic rationale as informed by other strategic informants such as the IDP.

The CEF provides a stable, long-term investment planning framework, ensuring a capital project pipeline that is properly costed, strategically located, and delivers long-term value to communities in line with the strategy of the municipality.

7.1.3 The Role of CP3 in Enhancing the CEF

To streamline capital project planning and ensure alignment with the IDP, SDF, and financial strategies, the George Local Municipality has adopted the CP3 System. CP3 is a structured, data-driven Software as a Service designed to support municipalities in identifying, prioritising, and managing capital investment projects. It provides a systematic approach to aligning long-term capital expenditure with municipal strategic objectives, spatial planning frameworks, and financial sustainability principles.

a) How CP3 Supports Municipal Processes

The adopted electronic management system embeds a data-driven, evidence-based process into capital project selection and budgeting. This system:

- i. Simplifies capital demand collection – Captures multi-year budget requests from different municipal departments in a
- ii. central platform.
- iii. Applies a prioritisation model – Uses spatial, financial, technical, and socio-economic criteria to rank projects based on

- iv. strategic importance.
- v. Develops budget scenarios – Tests different financial scenarios to determine the most affordable and impactful infrastructure investments.
- vi. Monitors project implementation – Tracks progress using real-time dashboards and reporting tools.

b) *The CP3 Process and Its Stages*

Leveraging CP3, the CEF, and other municipal planning processes, George Municipality ensures capital investments remain spatially targeted, financially sustainable, and responsive to community needs. The CP3 system follows a structured process to integrate the CEF with municipal governance frameworks - this is done by establishing processes around the following key elements:

- i. Project Identification – Aligns infrastructure needs with the IDP and MSDF.
- ii. Data Consolidation – Gathers spatial, financial, and technical data to inform prioritisation.
- iii. Prioritisation Framework – Customises scoring criteria based on George Municipality’s strategic, economic, service delivery and other goals.
- iv. Budget Scenario Modelling – Simulates funding scenarios in terms of the LTFM funding envelope to ensure financial sustainability.
- v. Implementation Tracking – Facilitate the compilation of Capital Works Plans and monitor project performance against key milestones.
- vi. Annual Review and Adjustments – Updates the framework to reflect emerging priorities and new financial constraints.

7.1.4 How the CEF and CP3 Strengthen the MSDF

The Capital Expenditure Framework (CEF) is essential for translating the spatial vision of the MSDF into implementable, budgeted infrastructure projects. Without a well-defined CEF, spatial planning remains conceptual, with no clear financial path to realisation. The CEF can support the MSDF in the following ways:

- i. Aligning Capital Investment with Spatial Priorities – Ensures funding is directed towards growth nodes, infrastructure corridors, and economic hubs identified in the MSDF.
- ii. Promoting Spatial Transformation – Supports investment in historically underdeveloped areas, fostering more equitable service delivery.
- iii. Ensuring Financial Feasibility – Provides a long-term financial strategy to ensure capital investments are affordable and sustainable.
- iv. Improving Coordination Across Sectors – Aligns housing, transport, water, energy, and social infrastructure planning with the spatial vision of the MSDF.
- v. Enhancing Infrastructure Resilience – Supports investment in climate-resilient, sustainable infrastructure, reinforcing the environmental goals of the MSDF.

7.1.5 Progress on CEF Development and Implementation

The ongoing development of the CEF and implementation of CP3 mark a significant step towards improving capital investment planning in George Municipality. These initiatives strengthen the link between spatial planning, financial sustainability, and service delivery, ensuring that the MSDF’s strategic vision is effectively implemented. The following actions have been taken to date to maximise benefit from CP3 towards supporting the planning and budgeting processes in the municipality:

Action	Summary	Date
System Data Configuration	<p>The system was configured and activated for the municipality. This included:</p> <ul style="list-style-type: none"> ▪ Configuration of the system to align with the latest mSCOA chart release (version 6.8) ▪ System User Registration/Management procedures and roles ▪ Configuration of the municipal organisational structure to mirror the existing approved structure within the municipality ▪ Configuration of strategic outcomes (MTSF/IUDF) to reflect the municipality’s strategic objectives ▪ Default configuration of system life cycle phases, sub-phases, and milestones as part of project financial and implementation planning component of the system, in alignment with National Treasury’s Framework for Infrastructure, Procurement, and Delivery Management (FIPDM, 2019) ▪ Configuration of default technical questions to assist the municipality in gathering additional technical information to determine a project’s readiness for implementation 	October 2024
Spatial Data onboarding	<p>As part of the initial spatial data onboarding process, the following spatial layers were uploaded onto the system:</p> <ul style="list-style-type: none"> ▪ Administrative Boundaries: <ul style="list-style-type: none"> ▪ Municipal Boundary ▪ District Boundary ▪ Wards ▪ Municipal Spatial Development Framework (SDF) Shapefiles 	November 2024
Data Onboarding	<p>As part of the budget onboarding process, the 2024/2025 ORGB budget was uploaded onto the system in alignment with the existing data on the Financial Management System (FMS), on the <i>2024/2025 ORGB Capital Budget (20241105)</i> baseline.</p>	November 2024

Action	Summary	Date
	<p>A desktop assessment of various municipal master plans and strategic planning documents was conducted to determine an initial capital investment demand project list, including the following information:</p> <ul style="list-style-type: none"> ▪ Project Name ▪ Project Description ▪ Organisational Structure Alignment ▪ mSCOA Alignment ▪ Budget Information ▪ Project Location <p>A total of 1 494 projects were included in the initial capital investment demand baseline: <i>2025/2026 Planned Capital Demand (20241203)</i></p>	December 2024
User Registration	<p>A user registration procedure was established, including the activation of Microsoft Single Sign-on. The ICT admin users were given training on managing user registration, role allocation, and activation. Both the Admin and Standard Users were registered on-site during training.</p>	December 2024
System Admin and Standard User Training	<p>The training sessions held focused on equipping both system administrators and standard users with the necessary skills to effectively navigate and manage the system.</p> <ul style="list-style-type: none"> ▪ Admin User Training included: <ul style="list-style-type: none"> ▪ Managing baselines ▪ Verification of data completeness ▪ Monitoring User Activity ▪ Standard User Training included capturing and reviewing the following: <ul style="list-style-type: none"> ▪ Project Technical Information <ul style="list-style-type: none"> ▪ Project Name & Description ▪ Project Contact person ▪ mSCOA Project Segment information ▪ Strategic Outcomes ▪ Technical Questions ▪ Financial Information ▪ Project Location <ul style="list-style-type: none"> ▪ Works Locations ▪ Benefit Area 	December 2024

Action	Summary	Date
Capturing Season 1 & 2	To improve the accuracy and completeness of the capital projects on the system, standard users were given access to capture new projects and review the existing projects on the system on the <i>2025/2026 Planned Capital Demand (20241203)</i> baseline. Users were also tasked with noting projects that need to be archived – those that are completed, withdrawn, or duplicated. Additionally, users submitted technical question answers for projects with identical answers to be bulk uploaded by the operational support team. Throughout the process, project completeness reports were generated to provide real-time feedback on captured data, along with a sign-off report at the end of the season to verify the data that has been captured.	December 2024 - January 2025
Prioritisation Model Calibration	The Prioritisation Model was configured on the system to help the municipality identify and rank projects that best align with the municipality’s long-term development goals and vision, taking into consideration the strategic planning outlined in various municipal planning documents. Additionally, it was configured to align with the current CEF Prioritisation criteria to ensure consistency in project selection.	February 2025
	An on-site Capital Prioritisation Model session was conducted with the Capital Planning Forum to present the model and assess its implementation and effectiveness in guiding project prioritisation.	February 2025
	Review of Capital Prioritisation Model ongoing	February 2025 – February 2026
Budget Scenario Tracking	Budget Scenario Tracking baseline configured, Simulating funding scenarios in terms of the LTFM funding	October 2025
Draft Budget Planning and Capex Project forecasts	Draft Budgeting inputs incorporated for the Draft Budget of the 2026/2027 financial year.	February 2025

Table 31: Progress on CEF Development and Implementation

8 REVIEW CONCLUSIONS

Again, as in the 2024, and 2025 Review of the adopted MSDF2023, this Review Report is based on inputs and investigations aimed at establishing whether the growth of George takes place in a manner to support the spatial development policies and strategies contained in the MSDF2023 and whether the

guidelines and the related spatial concept must be scheduled for amendment to address misalignment between the actual and the intended accommodation of development to serve the community of George.

The 2026 Review of the MSDF 2023 concludes that the Spatial Development Framework for the George Municipal Area (MSDF Map 36) and the City area (MSDF Map 37) remain consistent with national and provincial policy in response to the trends observed and that the **Strategies and Policies** (MSDF Section 4.5) remain relevant to guide future growth. The need to consider long-term growth absorption (all residential typologies, economic activity and supportive urban uses) outside the delineated urban development boundaries requires due consideration and participation by all, and will, if required, be assessed during the MSDF Status Quo and Amendment cycle (2025-2027).

The review established that the respective **implementation projects and actions** identified in the MSDF are underway. Projects and processes completed have been noted, and implementation actions to be completed within the next three years have been highlighted. The implementation of projects and the processes must address aspects identified in the MSDF 2023, see Table 26 and Table 29. Support the spatial intent and do not require amendments to the spatial concept or the Strategies and Policies of the MSDF. The emphasis must be on budget allocation and implementation. No aspects identified via the planning informants noted in this Review Report (Par.5) necessitate immediate amendments to the spatial concept, or the Strategies and Policies of the MSDF.