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**Our Ref.: 1489/GEO/25**  
**Your Ref.: Erf 14780, George**

The Municipal Manager  
George Municipality  
PO Box 19  
GEORGE  
6530

**ATTENTION: MR. CLINTON PETERSEN**

Dear Mr. Petersen,

**PROPOSED REZONING AND DEPARTURE ON ERF 14780, 9 MYRTLE ROAD, HEATHERLANDS, GEORGE MUNICIPALITY AND DIVISION**

1. The above matter refers.
2. Attached hereto find the following:
  - A copy of the required documentation;
3. We hope that you will be able to process the application as soon as possible.

Yours faithfully  
**DELPLAN Consulting**

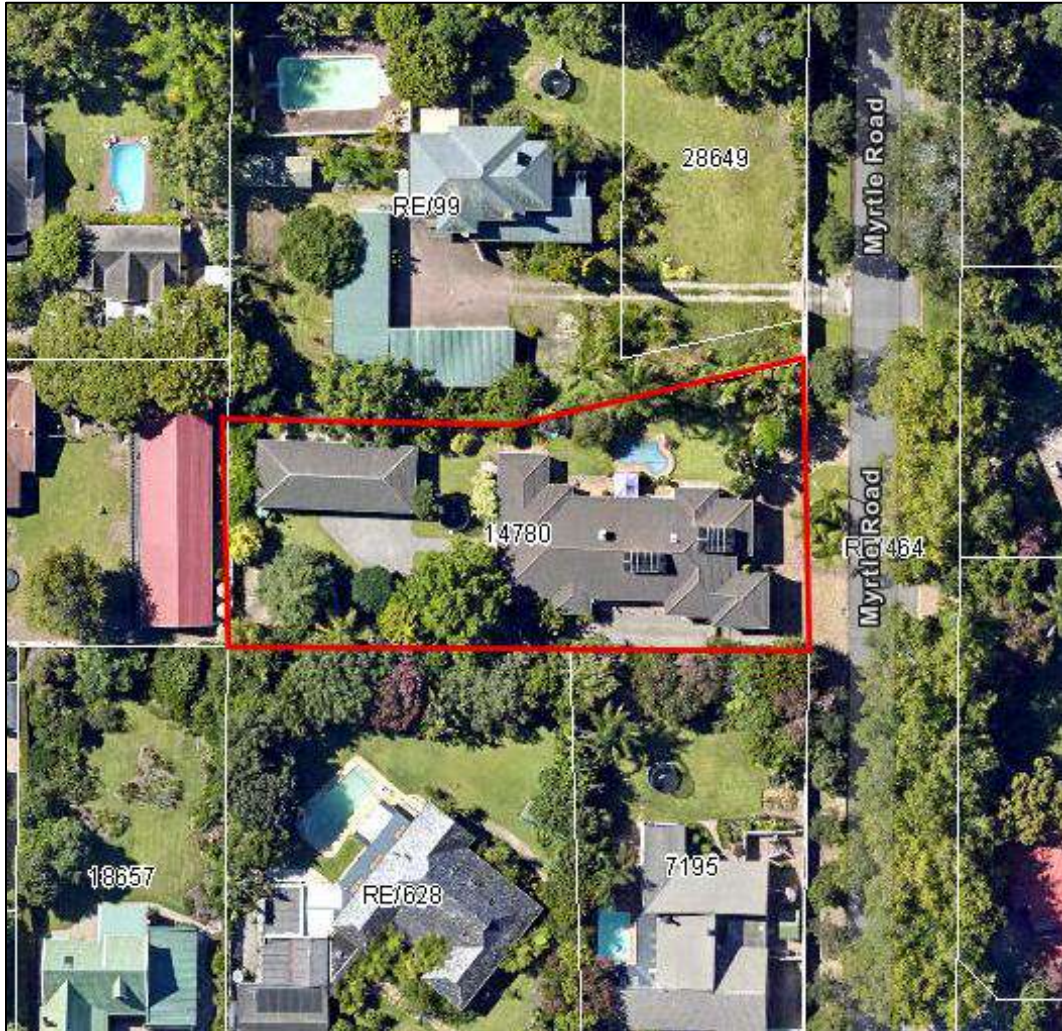


**DELAREY VILJOEN Pr. Pln**

<https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2025/1489-GEO-25/Korrespondensie/Cover letter.docx>

**Cc: A C Groenewald & J C Groenewald**

**PROPOSED REZONING AND DEPARTURE ON ERF 14780, 9 MYRTLE ROAD,  
HEATHERLANDS, GEORGE MUNICIPALITY AND DIVISION**



**FOR: A C & J C GROENEWALD**



**DELPLAN**  
CONSULTING

URBAN & REGIONAL PLANNERS

D E V E L O P M E N T   E N V I R O N M E N T   L I N K

**CONTENTS**

**1. INTRODUCTION..... 3**

    1.1 Title deed..... 3

    1.2 Land Use Application..... 3

**2. CONTEXTUAL INFORMATION ..... 3**

    2.1 The locality of the subject property..... 3

    2.2 Existing Land Uses and Character of the Area..... 5

    2.3 Zoning..... 7

**3. DEVELOPMENT PROPOSAL..... 8**

    3.1 Proposed Development ..... 8

    3.2 Accessibility and Parking ..... 9

    3.3 Engineering Services..... 11

    3.4 Pre-application feedback..... 11

**4. RELEVANT SPATIAL PLANNING POLICIES ..... 13**

    4.1 Exiting Policy Frameworks..... 13

        4.1.1 George Municipal Spatial Development Framework (2023)..... 13

**5. STATUTORY FRAMEWORKS ..... 15**

    5.1 Spatial Planning and Land Use Management Act, 2013 (ACT 16 OF 2013) (SPLUMA) ..... 15

        5.1.1 Development principles..... 15

        5.1.2 Public Interest..... 16

        5.1.3 Environmental Legislation..... 19

    5.2 Land Use Planning Act (LUPA)..... 20

    5.3 Compliance/Consistency with Spatial Policy Directives..... 20

    5.4 George Integrated Zoning Scheme By-Law (2023)..... 21

**6. NEED AND DESIRABILITY ..... 21**

**7. CONCLUSION ..... 22**

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## **ANNEXURES**

1. POWER OF ATTORNEY
2. TITLE DEED
3. SG DIAGRAM
4. CONVEYANCER CERTIFICATE
5. LOCALITY MAP
6. APPROVED PLANS
7. LAND USE PLAN
8. CURRENT ZONING PLAN
9. PROPOSED ZONING PLAN
10. PROPOSED SITE PLAN
11. PRE-APPLICATION FEEDBACK

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## PROPOSED REZONING AND DEPARTURE ON ERF 14780, 9 MYRTLE ROAD, HEATHERLANDS, GEORGE MUNICIPALITY AND DIVISION

### 1. INTRODUCTION

Erf 14780, George is currently developed with a main dwelling, second dwelling and outbuilding. The prospective property owner wishes to rezone the property to allow a guest lodge on the property. As a result, departure is required for one existing structure. *DELPLAN Consulting* was appointed by the registered owner of Erf 14780, George, referred hereafter as the “subject property”, to prepare and submit the required land use application. A copy of the Power of Attorney to submit this land use application is attached as **Annexure 1**.

#### 1.1 Title deed

The subject property is currently registered to Adolf Coenrad Groenewald and Janetta Cornelia Groenewald in terms of Title Deed T19180/2022. The title deed describes the property as measuring 2095m<sup>2</sup> in its current extent and is attached as **Annexure 2**, with the accompanying SG Diagram attached as **Annexure 3**. The title deed has been scrutinised, and no relevant conditions were found that could hinder the proposed development. This is confirmed by the conveyancer’s certificate attached as **Annexure 4**.

#### 1.2 Land Use Application

- **Rezoning:** Application in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law, 2023, from “Single Residential Zone I” to “General Residential Zone V” to allow a guest lodge on the property.
- **Departure:** Application in terms of Section 15(2) (b) of the George Municipality: Land Use Planning By-Law, 2023, to relax the following building lines:
  - 5m street building line to 4.6m for existing garage that becomes a guest room.

### 2. CONTEXTUAL INFORMATION

#### 2.1 The locality of the subject property

The subject property is situated in Heatherlands, just north of C.J. Langenhoven Road in Ward 3 at 9 Myrtle Street. Figure 1 provides a visual of the subject property in relation to the surrounding area. Figure 2 provides a more detailed view of the subject property in relation to the immediate surroundings.

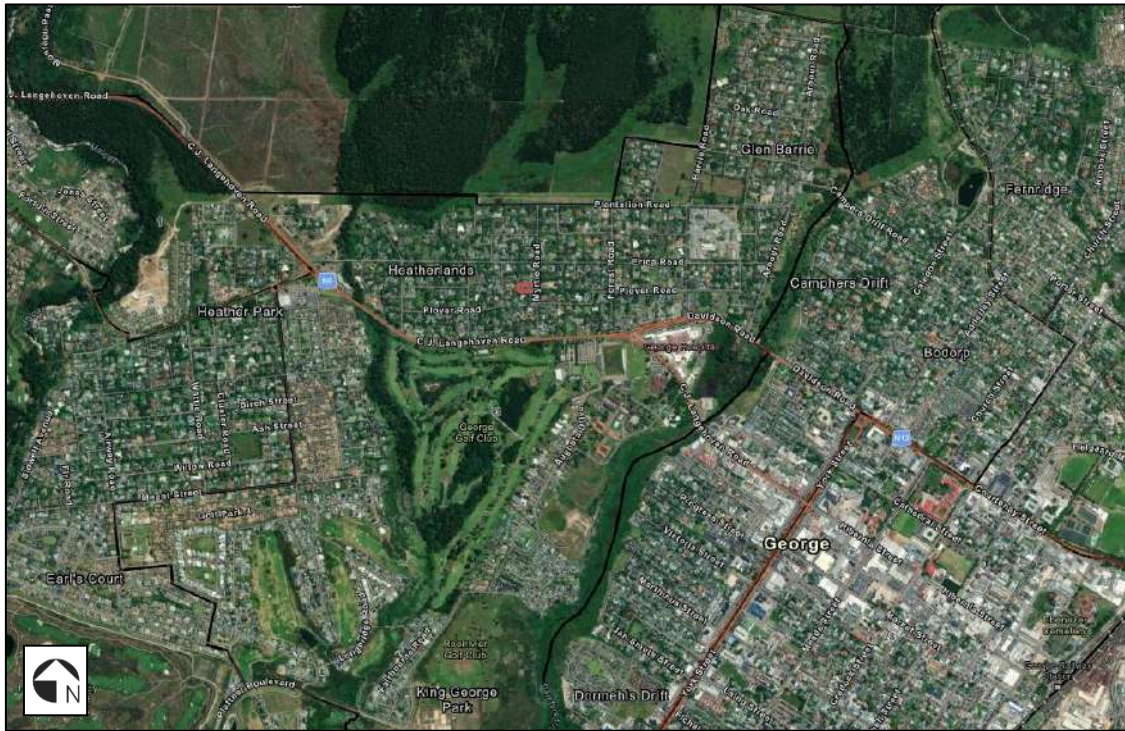


Figure 1: The location of the subject property in relation to larger George area

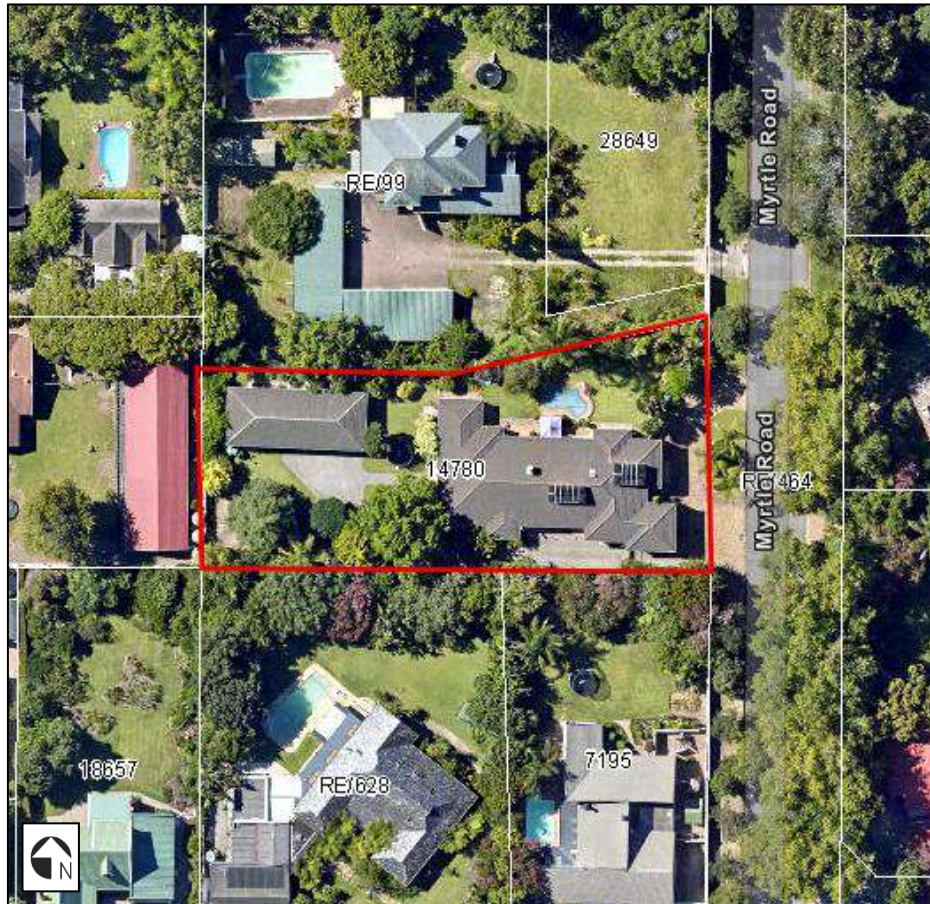


Figure 2: Detailed view of the subject property in relation to the immediate surroundings

No significant historic buildings, ruins, grave sites or any other heritage-related activities and objects are evident within the landscape. A locality plan is attached hereto as **Annexure 5**.

## 2.2 Existing Land Uses and Character of the Area

The property is currently developed with an existing dwelling, a second dwelling and an outbuilding. The main dwelling is situated on the eastern side of the property along Myrtle Road. The second dwelling is located on the rear side of the property, while the outbuilding is located on the eastern side of the property next to the main dwelling. The approved plans are attached as **Annexure 6**. In its current extent, the main dwelling and the second dwelling are used for residential purposes, and the outbuilding functions as a garage. All structures gain access from Myrtle Road, with the access point located at a sufficient distance from nearby intersections and therefore not impacting traffic movement in the area. The property is bounded by existing vegetation, which ensures that the privacy of surrounding properties is maintained and that the character of the area will not be adversely affected. Furthermore, the property is located within the densification zone, as a result, the development could be supported by the MSDF. Figure 3 provides a visual representation of the existing extent of structures and character of the area.

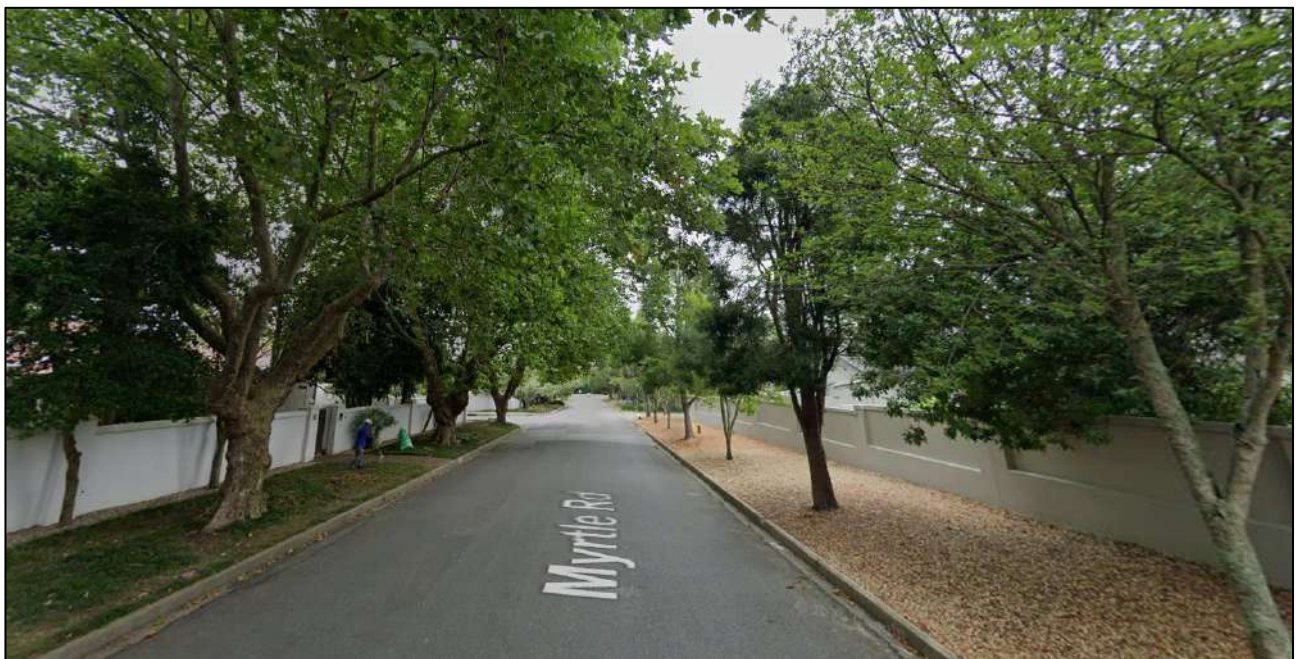


**Figure 3:** Existing structures and character of the subject property

Figure 4a indicates the character of the area northwards, whereas figure 4b indicates that character of the area southwards.



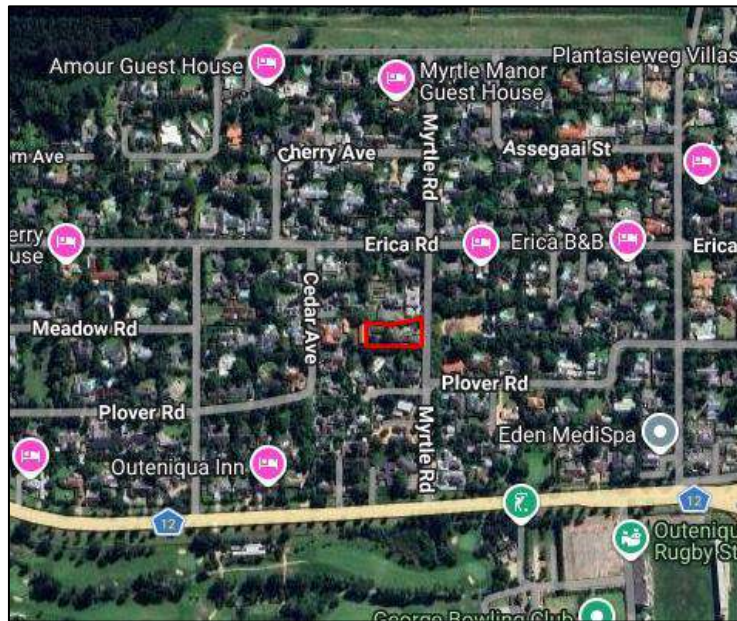
**Figure 4a:** Character of the area northwards



**Figure 4a:** Character of the area southwards

The property is currently zoned as Single Residential Zone I and is being used for residential purposes, as previously stated. The surrounding area is predominantly zoned Single Residential Zone I. It is not anticipated that the proposed development will have a negative impact on the

character of the area, as the subject property is located within an area that includes various guest accommodations in close proximity as indicated in figure 5.



**Figure 5:** Subject property in relation to the surround land uses

Furthermore, no external development is proposed and the trees remain on-site, thus maintaining the tree-rich green environment. As a result, the streetscape will not be adversely affected by the proposed development. The land use plan is attached as **Annexure 7**.

### 2.3 Zoning



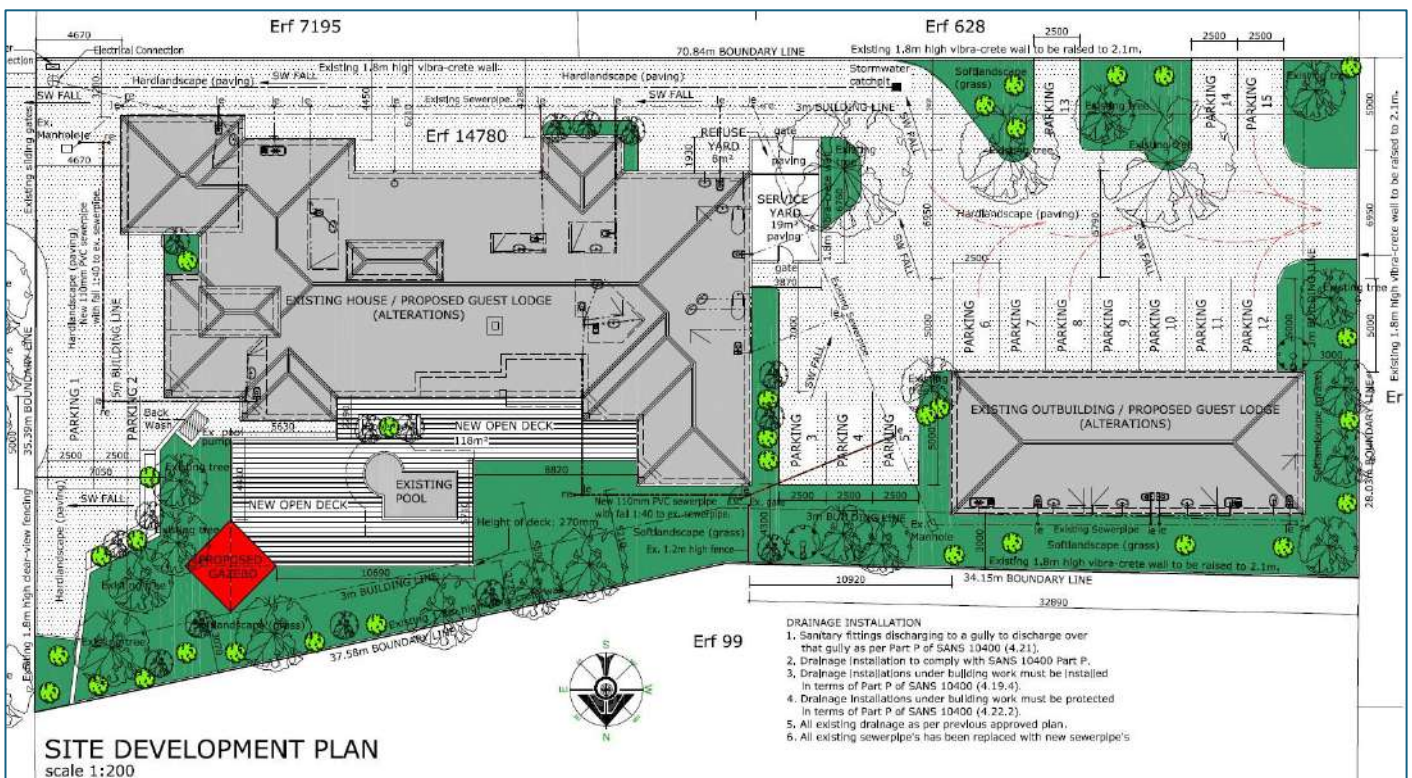
**Figure 6:** Zoning of Erf 14780, George

The subject property is currently zoned "*Single Residential Zone I*" under the George Integrated Zoning Scheme By-Law. Figure 6 illustrates the zoning of the subject property as well as its immediate surroundings. The property owner intends to rezone Erf 14780, George, from its current classification to "*General Residential Zone V*" to facilitate a guest lodge on the property. The current zoning is attached as **Annexure 8**, while the proposed zoning is attached as **Annexure 9**.

**3. DEVELOPMENT PROPOSAL**

**3.1 Proposed Development**

The property is currently developed with a dwelling house, which is situated on the eastern side of the property, and the existing outbuilding is located on the western rear side of the property. The approved plans of the house are attached as **Annexure 6**. The owner wishes to rezone the property to allow a guest lodge on the property. The owner intends to convert both structures from their current use to guest rooms. The total number of guest rooms that will be provided is set at 11. The existing dwelling will accommodate 9 rooms, and the outbuilding will provide 2 guest rooms, in addition to the living quarters for both the housekeeper and manager. No external structural expansion is being proposed to the existing structures as part of the land use application, only internal changes. Only small additions are made such as a new deck, gazebo, refuse room and service yard. Figure 7 Indicates the Site Plan extract, attached as **Annexure 12**.



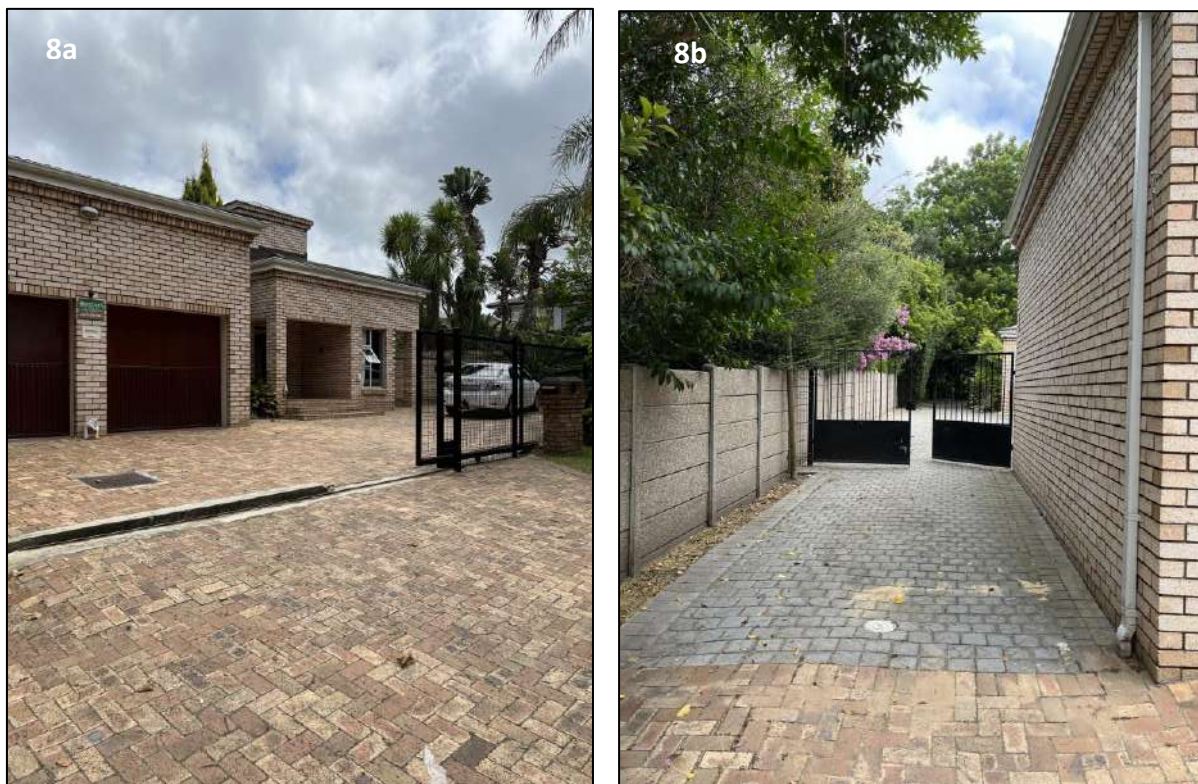
**Figure 7: Site Plan extract**

One building line relaxation is to accommodate the proposed development. The street building line requires a departure from 5m to 4.6m for the existing garage to become a guest room. The parking layout provides a total of 15 parking bays, with 13 bays being required. The Manager’s unit measures 56m<sup>2</sup> thus being within the allowable parameters.

The approval of this application will allow the property owner to utilise the property to its full potential. The subject property is located in an area that is already serviced by municipal engineering services. The proposed development will optimise the use of municipal engineering services. All trees on the site were surveyed and are indicated on the Site Plan. As the current structures are not expanded upon (only a refuse room, service yard and gazebo are added external additions), no trees are being removed, even the provision of parking was configured to retain all existing trees. As can be seen on the Site Plan, stormwater is appropriately managed and the owners propose to raise the 1.8m vibracrete wall in the parking area to 2.1m to decrease both noise and light pollution to abutting neighbours.

### 3.2 Accessibility and Parking

The property has a single access point off Myrtle Road, as shown in Figure 8, which will remain in its current extent, likely only upgraded. The access indicated in figure 8a provides direct access to the main dwelling, while the access shown in figure 8b serves the second dwelling located at the rear of the property. The access point exists in its current extent and is situated at a sufficient distance from nearby intersections and is therefore not anticipated to have any meaningful impact on traffic movement in the surrounding area.



**Figure 8:** Access off Myrtle Street

Parking is proposed at the front as well as the back of the property. The parking layout provides a total of 15 parking bays, with 13 bays being required. As indicated on the Site Plan, the parking provision has maneuvering space within reasonably acceptable parameters and maintains the current configuration only to maintain all trees on the site. Figure 9 provides a visual representation of the proposed location of the parking for the development. The parking makes provision for all guests as well as the manager.



**Figure 9:** Visual representation of the proposed location for the parking

The proposed parking along Myrtle Road can be seen in figures 10a & b.



**Figure 10a:** Current parking along Myrtle Road



**Figure 10b:** Current parking along Myrtle Road

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As can be seen, the proposed parking can easily be accommodated in front of the house, along Myrtle Road. The view along Myrtle Road is characterised by trees located within the pedestrian pathway. However, as illustrated in Figure 10, the trees do not obstruct the full width of the pathway and therefore do not impede pedestrian movement in any meaningful manner.

### 3.3 Engineering Services

The property is located in an already developed and serviced residential area. The property owner will be held financially responsible for the capital contributions.

### 3.4 Pre-application feedback

The comments below were received: A pre-application consultation was held on 20 October 2025, attached as **Annexure 13**, and the following feedback was received:

#### Town Planning

- Motivate the application in terms of SPLUMA, LUPA, PSDF, George MSDF and the relevant LSDF. Any deviation requires site specific motivation.
  - ***Noted, the relevant policies are addressed.***
- Indicate compliance with the objective, land use description and development parameters of the zoning as presented in the George Integrated Zoning Scheme By-law, 2023. Any deviation requires a departure application.
  - ***Noted, only a minor departure is being applied for due to the new prescribed building lines.***
- Previously approved building plans illustrating the approved access to the property should be submitted with the application. Submit the required application in respect of access parameters where required.
  - ***Noted, the approved building plans are attached as Annexure 6, the access is within the relevant parameters.***
- A tree survey indicating all indigenous trees on the property is required. Design of parking around the trees to preserve the tree-scape is strongly recommended.
  - ***Noted, the trees were surveyed and are all indicated on the Site Plan. No trees are being removed as the buildings are not expanded upon.***

- 
- The Consent Use for a restaurant should be sufficiently motivated, especially in terms of the MSDF, as a restaurant may not be suitable in the residential area.
    - ***The owner opted to exclude the restaurant from the proposed development.***

### **Spatial Planning**

- The principle of a Guest Lodge is supported.
  - ***Noted.***
- The proposed restaurant may have a negative impact on the residential character, this point should be motivated full as part of the Motivation Report.
  - ***Noted, as mentioned previously, the developer excluded the proposal for a restaurant from the proposed development.***

### **Environmental**

- No environmental concerns associated with the preliminary proposal. Trees on site to be retained and provision for parking should as far as reasonable be planned around the position of the trees.
  - ***Noted, this is adhered to.***

### **Civil Engineering Services**

- Access be restricted via Myrtle Street.
  - ***Noted, this is adhered to.***
- Access is permitted in accordance with the George Integrated Zoning Scheme By-law, 2023 (GIZS) regulations.
  - ***Noted, this is complied with.***
- All parking must be provided on-site, in compliance with the GIZS 2023 parking requirements
  - ***Noted, this is complied with.***
- No parking is allowed within the road reserve, and the owner may be held liable for any costs incurred to prevent unauthorized parking in this area.
  - ***Noted, sufficient parking is provided as seen in the attached Site Plan.***
- PT1 may be supported.
  - ***Noted.***
- All vehicle mobility should be done on site and must be indicated on the layout plan.
  - ***Noted, the mobility movement can be seen in the attached Site Plan.***

- Access should comply to the GIZS 2023, alternatively any deviation should be included within a land use application.
  - ***Noted, the access complies to the required parameters.***
- Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy.
  - ***Noted.***
- Municipal water and/or sanitation is limited and available, subject to network &/or treatment capacity required confirmation.
  - ***Noted.***
- The location of existing municipal services must be confirmed on site.
  - ***Noted, this is adhered to.***
- The developer must ensure full compliance with the relevant Stormwater By-law.
  - ***Noted, this is complied with.***

### **Traffic**

- The proposal does not specify the size of the restaurant, which could result in additional traffic on the road network.
  - ***Noted, the restaurant is not part of the proposal.***
- All parking must be accommodated within the property boundary.
  - ***Noted, this is adhered to.***
- A Site Impact Assessment might be required.
  - ***Noted.***

## **4. RELEVANT SPATIAL PLANNING POLICIES**

### **4.1 Exiting Policy Frameworks**

This section briefly addresses the relevant spatial policy frameworks that guide development proposals in general and their applicability to this proposed development. These include:

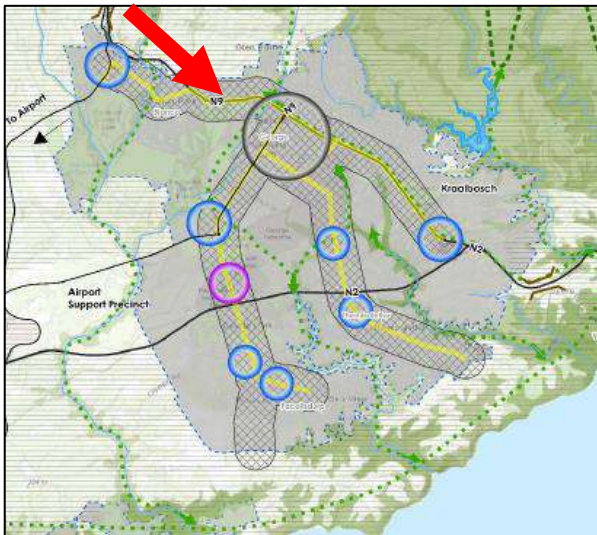
#### **4.1.1 George Municipal Spatial Development Framework (2023)**

Although the MSDF does not make a specific reference to the subject property, it identifies primary movement corridors with an approximate 500m graded densification zone on either

side. These zones are intended to accommodate significant residential growth. The subject property is situated within one of these identified densification zones, indicating strong potential for increased residential development. The MSDF further describes the spatial concept as the arrangement of people, places, services and environments. In this context, the subject property's location within a densification zone aligns with this spatial concept. The GMSDF (2023) defines residential densification as follows (GMSDF: p. 90):

- Densification zones are areas within existing settlements where residential densification should be accommodated and promoted through appropriate mechanisms such as redevelopment, infill, subdivision, second dwellings, sectional title, greenfield or brownfield development.
- Densification is promoted in all urban areas with a specific focus on areas surrounding primary transport corridors and identified nodes. Density – measured as walking distance from public transport route (80u/ha (or more to be motivated) for 150m, 60u/ha in 151-350m and 45u/ha for 351-500m.

Densification is supported within all nodal precincts and designated density zones along primary transportation corridors. In this case the subject property is located along C.J Langenhoven Road (N9). In addition, densification is to be promoted on mixed-use infill sites and catalytic project sites, where development proposals are required to demonstrate an appropriate mix of residential densities.



**Figure 11:** MSDF extraction



**Figure 12:** Densification

The current proposal is in line with the densification policy of the MSDF and indicates no additional influence on the character of the area, especially as the development proposes merely the conversion of the existing structure with no major alterations being proposed.

## 5. STATUTORY FRAMEWORKS

Following the most recent legislative and procedural changes that have become applicable to the management of land use planning in South Africa and, consequently, the Western Cape Province, it is considered necessary to summarise the implications of the current statutory framework within the context of this land-use planning application. Below is a set of principles and ethical conventions related to this application.

### 5.1 Spatial Planning and Land Use Management Act, 2013 (ACT 16 OF 2013) (SPLUMA)

The nature of this land use application does not directly affect the five development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA). Therefore, these principles are not discussed in detail in this motivational report. Only relevant aspects are addressed below.

#### 5.1.1 Development principles

##### 1) Spatial Justice

This principle refers to the need for improved access and use of land to readdress past spatial and development imbalances, as well as the need for SDFs and relevant planning policies, spatial planning mechanisms, land use management systems and land development procedures to address these imbalances.

- *No reference is made to the property in the SDF or relevant planning policies to this use specifically, but as previously stated, the proposal is in line with increased densification and does not conflict with the SDF. This development principle does not apply to this application.*

##### 2) Spatial Sustainability

This principle refers to the need for spatial planning and land use management systems to promote land development that is viable and feasible within a South African context, to ensure the protection of agricultural land and to maintain environmental management mechanisms. It furthermore relates to the need to promote effective/equitable land markets, whilst considering the cost implications of future development on infrastructure and social services, as well as the need to limit urban sprawl and ensure viable communities.

- *This land-use application does not affect prime or unique agricultural land, nor does it influence any environmental management mechanisms. The property is situated in a developed area and will not negatively affect the efficient and equitable functioning of land markets. The existing buildings will be utilised.*

### 3) Spatial Efficiency

This principle relates to the need for optimal use of existing resources and infrastructure, as well as decision-making that minimises negative financial, social, economic or environmental impacts and development application procedures that are efficient and streamlined.

- *As mentioned above, the proposed development is situated in an already serviced area. The proposed development will therefore utilise the existing resources and infrastructure. Relevant development contributions will be paid to ensure the future upgrading of services.*

### 4) Spatial Resilience

This principle refers to the extent to which spatial plans, policies and land use management systems are flexible and accommodating to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

- *The development proposal does not undermine the aim of any relevant spatial plan. The aspects of spatial resilience are, however, not considered relevant to this application.*

### 5) Good Administration

This principle refers to the obligation of all spheres of government to ensure the implementation of the above as efficiently, responsibly and transparently as possible.

- *The application, as set forth, aligns with all relevant principles and frameworks. George Municipality should consider the application within the prescribed timeframes and efficiently follow due process. Public participation must – and will be transparent regarding the relevant policies and legislation, as procedures should be clear to inform and empower members of the public regarding new developments.*

#### **5.1.2 Public Interest**

Only minor additions to the site are proposed in the form of a new pool deck, gazebo and service- or refuse yard. which will have no influence on the neighbouring properties. The northern boundary of the subject property is defined by an existing boundary wall and established vegetation, which together provide effective screening, ensuring privacy and acting as a sound buffer between the properties. As a result, noise generated from the subject property is significantly mitigated. Due to this physical separation, it is unlikely that the northern neighbour would be visually aware of the proposed development, as views into the subject property are obstructed by the wall and vegetation. In addition, the neighbour's access to natural sunlight

will not be affected, as the proposed development will not exceed the height of the existing structures.

The existing buildings are also positioned at a sufficient distance from the neighbouring structures. Only the corner of the deck encroaches on the northern building line, this encroachment is marginal and the deck is below 500mm in height, the proposed gazebo development is also not expected to adversely affect the northern neighbouring property. Figure 13a illustrates the relationship between the subject property and the northern neighbour.



**Figure 13a:** Subject property in relation to the northern neighbour



**Figure 13b:** subdivision of the northern neighbour

As can be seen in figure 13b, the neighbour to the north has subdivided their property and Erf 28649, George has a panhandle dividing it from the subject property. The structures abutting the northern boundary are only outbuildings and are uninhabited. The proposed dwelling on the newly proposed northern subdivision will also be located far enough from the subject property.

The subject property is located a sufficient distance from the eastern neighbours (across from Myrtle Road). The development remains in its current extent (only small additions are added) thus views from the eastern neighbour will also remain unaffected. The impact on traffic is not foreseen to have a significant influence on the roadway and the building line relaxation along the road is minor thus the existing character is maintained. Figure 14 provides an aerial image illustrating the relationship between the subject property and the eastern neighbours.



**Figure 14:** Aerial image of the subject property in relation to the eastern neighbour



**Figure 15:** Boundary wall to the southern neighbour

The southern neighbouring properties will not be adversely affected by the proposed development, as the existing structures on the subject property are located at a sufficient distance from the southern boundary. The properties are further separated by a boundary wall and established vegetation (seen in figure 15), which ensures privacy between the properties and acts as an effective sound buffer, thereby reducing noise transmission from the subject property. As indicated on the Site Plan, a large section of the vibracrete wall to the south will be raised in order to further mitigate light and noise pollution.

Access to natural sunlight will remain unaffected, as the proposed development will not exceed the height of the existing structures. The adequate separation distance between the existing and proposed structures also ensures that the neighbouring properties will not be exposed to any increased fire risk.

Due to the presence of the boundary wall and vegetation, it is unlikely that the southern neighbours would be visually aware of the proposed development, as views into the subject property are obstructed.

The western neighbouring property is bounded by an existing boundary wall and vegetation, which together ensure privacy between the properties and function as an effective sound buffer, thereby reducing noise transmission from the subject property. In addition, the neighbour's window is screened by vegetation, ensuring that the neighbour's privacy will not be compromised by the proposed development. Access to natural sunlight will remain unaffected, as the proposed development will not exceed the height of the existing structures. Figure 16 illustrates the relationship between the subject property and the western neighbour.



**Figure 16:** Subject property in relation to the western neighbour

As also indicated on the Site Plan, the boundary wall abutting western neighbour will be raised to decrease any possible noise or light pollution in addition to reducing any impact on privacy that could arise that is not already mitigated by the established vegetation.

### **5.1.3 Environmental Legislation**

No listed activities as contemplated by the National Environmental Management Act, 1998 (as amended) (NEMA), are triggered by this application.

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## 5.2 Land Use Planning Act (LUPA)

The development objectives entrenched in SPLUMA have been assimilated into the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) and set out a basis for the adjudication of land use planning applications in the province. It requires that local municipalities have due regard to at least the following when doing so:

- Applicable spatial development frameworks;
- Applicable structure plans;
- Land use planning principles referred to in Chapter VI (Section 59);
- The desirability of the proposed land use, and
- Guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use

The land-use planning principles of LUPA (Section 59) are, in essence, the expansion of the five development principles of SPLUMA listed above. Again, only the relevant aspects are addressed in this report.

## 5.3 Compliance/Consistency with Spatial Policy Directives

Section 19(1) and (2) of LUPA states that the following:

*“(1) If a spatial development framework or structure plan specifically provides for the utilisation or development of land as proposed in a land use application or a land development application, the proposed utilisation or development is regarded as complying with that spatial development framework or structure plan;*

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

Given the nature of this land use application and its location within George, this proposal is consistent with LUPA.

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#### 5.4 George Integrated Zoning Scheme By-Law (2023)

According to the George Zoning Regulations, the subject property is zoned as “Single Residential Zone I”. The approval of this application will create a new opportunity for a guest lodge within the Heatherlands area. The northern building line is encroached and therefore requires a minor building line relaxation for the existing structure.

### 6. NEED AND DESIRABILITY

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

The proposed application will not have a negative impact on the surrounding neighbours as the property is located in the densification zone and surrounded by various other guesthouse facilities. A group housing development is already being constructed across the road. Furthermore, the character of the area will remain unchanged since only small additions on the site are proposed and no expansion of the existing structures are being proposed. It is not anticipated that the approval of this application will have any negative impact on the aesthetic appearance of the property from the street, given that the existing buildings already fit in with the character of the area. In this case, the changes to the subject property cannot be seen from the street.

The approval of this application will allow for the creation of a new guest lodge located within the densification zone, which is already in an area that is serviced by municipal engineering services. The subject property is also surrounded by major bus routes; thus, the development is seen as *desirable*. There is no *need* for the current land use application to realise any spatial goal of the MSDF, but the proposed development falls within the relevant spatial zones, thus being *desirable*.

**7. CONCLUSION**

It is believed that the abovementioned principles, considerations, and guidelines for this land use application for the subdivision of Erf 14780, George, satisfy the applicable legislation. As a result, it is trusted that this application can be finalised successfully.




**DELAREY VILJOEN Pr. Pln**

**MARCH 2026**


# **ANNEXURE 1**

**POWER OF ATTORNEY**

We, **Adolf Coenrad & Janetta Cornelia Groenewald**, the undersigned and the registered owners of Erf 14780, Heatherlands, George Municipality and Division hereby instruct Delarey Viljoen of *DELPLAN Consulting* to submit the land use application with the local authority.

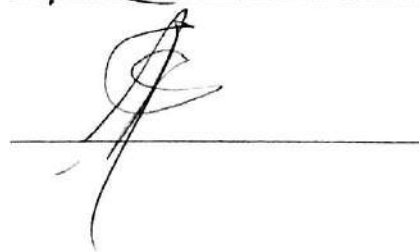
  
\_\_\_\_\_  
A C Groenewald

Date: 4-2-2026

  
\_\_\_\_\_  
J C Groenewald

Witnesses:

1.   
\_\_\_\_\_

2.   
\_\_\_\_\_

# **ANNEXURE 2**

# VAN TONDER INC

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VAT Registration No: 4040263438

Our Reference/Ons Verwysing:  
**Laetitia/G00093/BVT**

Your Reference/U Verwysing:

Date/Datum:  
**22 June 2022**

**MR & MRS GROENEWALD**

TO COLLECT

**TRANSFER: DU TOIT JI / GROENEWALD AC & JC  
PROPERTY: ERF 14780 GEORGE**

We refer to the above matter and annex hereto for your safekeeping and custody of the following documents:

1. Original Deed of Transfer No. T 19180/202
2. Original Transfer Duty NO. TDE04C0109
3. Original Beetle Certificate No.3540
4. Copy of Electrical Certificate No. Ecb 1706663
5. Copy of Gas Certificate No.840773

Kindly acknowledge your safe receipt hereof on the duplicate letter attached hereto.

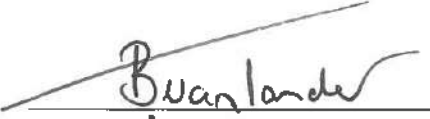
Kind regards,

**VAN TONDER INC**

Per:

VAN TONDER INC  
P.O. BOX 1536  
GEORGE  
6530  
Tel: (044) 873-0707  
(Our Ref: G00093/RVS)

Prepared by me

  
CONVEYANCER  
BERNARD VAN TONDER  
(LPCM 87212)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 5 500 000,00	R. 2305,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA / CAPTURE  
09 -05- 2022  
PHUMELELA MNAMATA

T 000013180 / 2022

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**JANINE FOUCHÉ (LPCM 60411)**

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

**JULIANA IRENE DU TOIT**

**Identity Number: 590728 0114 08 4**

**Married out of community of property**

DATA / VERIFY  
10 -05- 2022  
PENELOPE NGOGWANA

which said Power of Attorney was signed at GEORGE on 25 March 2022

And the Appearer declared that his/her said principal had, on 12 MARCH 2022, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**ADOLF COENRAD GROENEWALD**

**Identity Number: 610405 5102 08 5**

**and**

**JANETTA CORNELIA GROENEWALD**

**Identity Number: 631215 0114 08 3**

**Married in community of property to each other**

their Heirs, Executors, Administrators or Assigns, in full and free property

**ERF 14780 GEORGE,**

**IN THE MUNICIPALITY AND DIVISION OF GEORGE,**

**PROVINCE OF THE WESTERN CAPE;**

**IN EXTENT: 2095 (TWO THOUSAND AND NINETY FIVE) Square Metres**

**FIRST REGISTERED by Certificate of Registered Title No. T45329/1990 with Diagram No. 6238/1989 relating thereto, AND HELD by Deed of Transfer No. T75900/2000.**

**A.** .....

**B. SUBJECT FURTHER** to the following special condition contained in Deed of Transfer No. T3376/1933, namely:

"The Transferor, viz: the Municipality of George reserved the right to construct, use and maintain across the above property any pipe line for water leading, drainage, and sewerage and any poles or structures for the conduct of any electric or other light or power."

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

**JULIANA IRENE DU TOIT, Married as aforesaid**

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

**ADOLF COENRAD GROENEWALD and JANETTA CORNELIA GROENEWALD, Married as aforesaid**

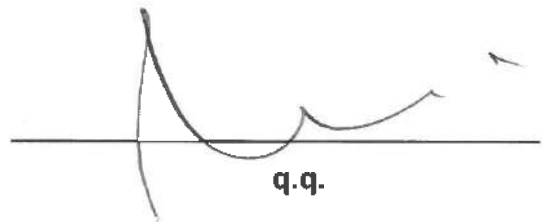
their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of **R5 500 000,00 (FIVE MILLION FIVE HUNDRED THOUSAND RAND)**.

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

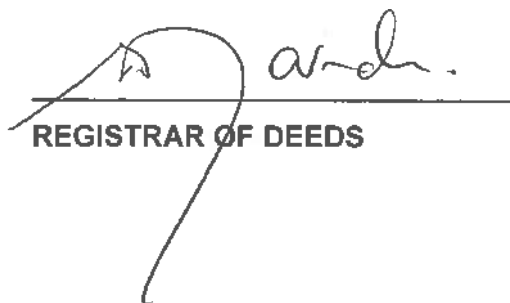
THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on

04 MAY 2022

~~2022~~

  
q.q.

In my presence

  
REGISTRAR OF DEEDS

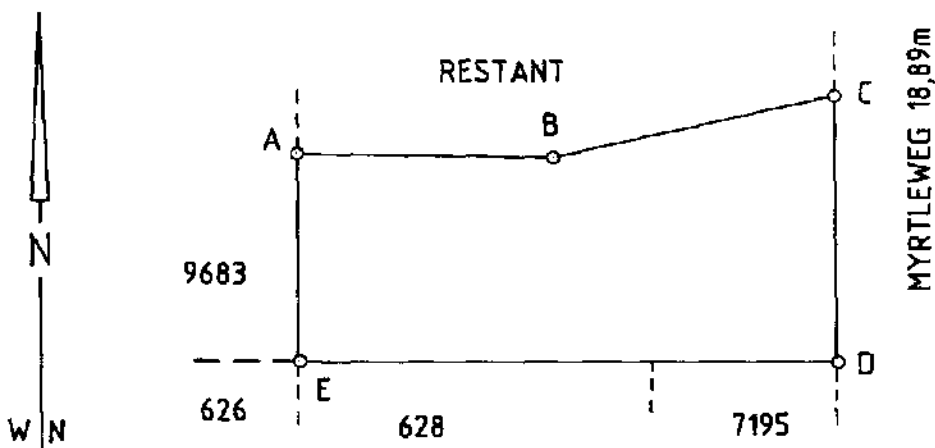


# **ANNEXURE 3**

SYE Meter		RIGTINGS HOEKE	KOÖRDINATE Y Stelsel		Alles plus Lo 23° X	L.G.Nr. <b>6238-89</b>
		Konstante	0,00		3 700 000,00	Goedgekeur <i>Landmeter-generaal</i> 1989-10-19.
AB	34,15	271 16 00	A	51 415,94	57 987,80	
BC	37,58	257 37 00	B	51 381,80	57 988,55	
CD	35,39	0 02 40	C	51 345,09	57 980,49	
DE	70,84	90 02 40	D	51 345,12	58 015,88	
EA	28,03	180 02 40	E	51 415,96	58 015,82	
		⊕ 5P4		51 335,47	57 886,03	
		⊕ 6P4		51 014,47	57 885,67	

Bakenbeskrywing

A,B,C,D 12 mm ysterpen  
E 16 mm ysterpen



Skaal: 1 : 1 000

Die figuur A B C D E  
stel voor 2 095 vierkante meter grond, synde  
14 780  
Erf ~~1384~~ n Gedeelte van Erf 99, George  
geleë in die Munisipaliteit en

Administratiewe Distrik George

Provinsie Kaap die Goeie Hoop

Opgemeet in Junie 1984 en Julie 1989

*M D Clough*

*A Louw*

deur ons  
M D C

M D Clough

A Louw Landmeters

Hierdie kaart is geheg aan

TIA  
Nr. 7.45329/90

gedateer  
t.g.v.

Die oorspronklike kaart is

Nr. 493/1934 geheg aan

Transport/Grondbrief

Nr. 1934.45.2295

Lêer Nr. S/8775/56/1

M.S. Nr. E 2156/89

Komp. BL-700/W3 (1741)  
BL-700/W3 (1735)

Registrateur van Aktes

GOEDSKEUR VERBODENS ART. 25  
VAN ORD. 13/1933

VERBODING FF 99 George

DATUM 1989-06-01

# **ANNEXURE 4**

LOMBARD KOTZÉ INC  
134 MERRIMAN STREET  
GEORGE  
6529  
044 874 2610

## CONVEYANCER'S CERTIFICATE

**ERF 14780 GEORGE, HELD BY DEED OF TRANSFER NUMBER  
T19180/2022**

I, the undersigned

CHRISTIAAN KOTZE (LPCM 88342),

Conveyancer, do hereby certify and confirm that, in respect of:

Erf 14780 George  
In the Municipality and division of George  
Province of Western Cape

In extent 2095 square metres

Held by deed of title T19180/2022

3. There are no restrictive conditions contained in the title deed that would prevent or prohibit the owner from applying for the rezoning of the property to allow a guest lodge to be operated on the property nor to apply for the relaxation of the building lines.
4. There is no bond registered over the property.

**SIGNED AT GEORGE ON 12 MARCH 2026.**

  
\_\_\_\_\_  
**CONVEYANCER**  
CHRISTIAAN KOTZE (LPCM 88342)  
Lombard Kotzé Inc Attorneys  
134 Merriman Street  
George  
6529  
Tel: 044 874 2610

# **ANNEXURE 5**



# **ANNEXURE 6**

MYRTLE ROAD

35,39m

ERF 7195

70,84m

ERF 628

3,2m

3m

4,5m

NEW DWELLING

ERF 14 780



3m

28,03m

NEW OUTBUILDING

3m

34,15m

ERF 99

● SITE PLAN

37,58m

ROOF TILES

GUTTER 100mm PVC

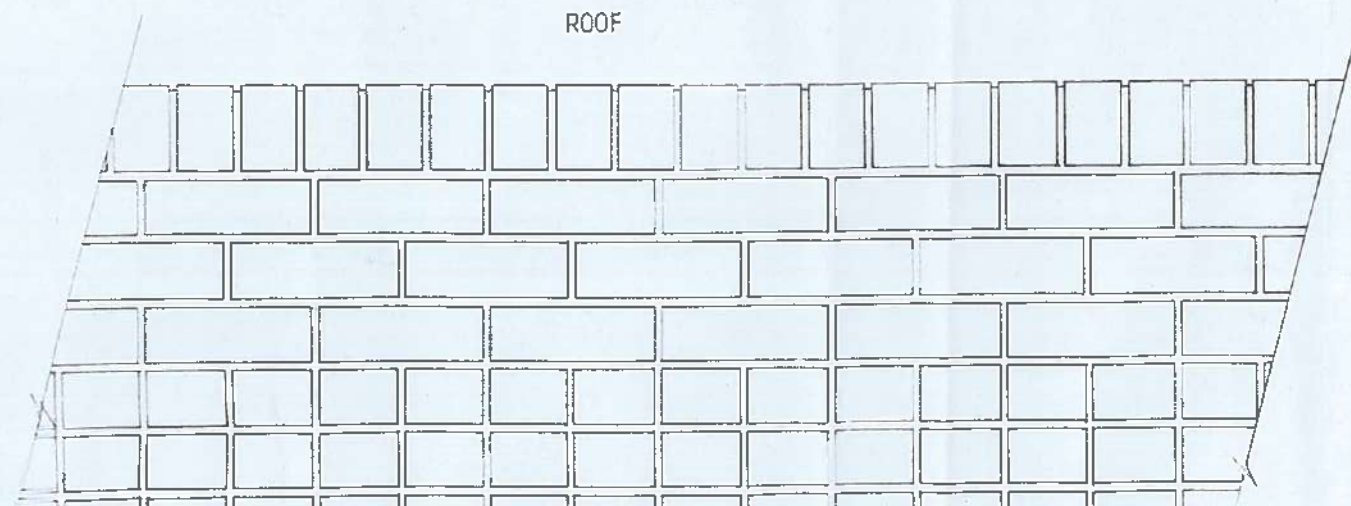
WALL PLATE

BRICKS

CORNISH

CELLING

ROOF



MYRTLE ROAD

35,39m

4,5m

ERF 7195

70,84m

3,2m

3m

NEW DWELLING

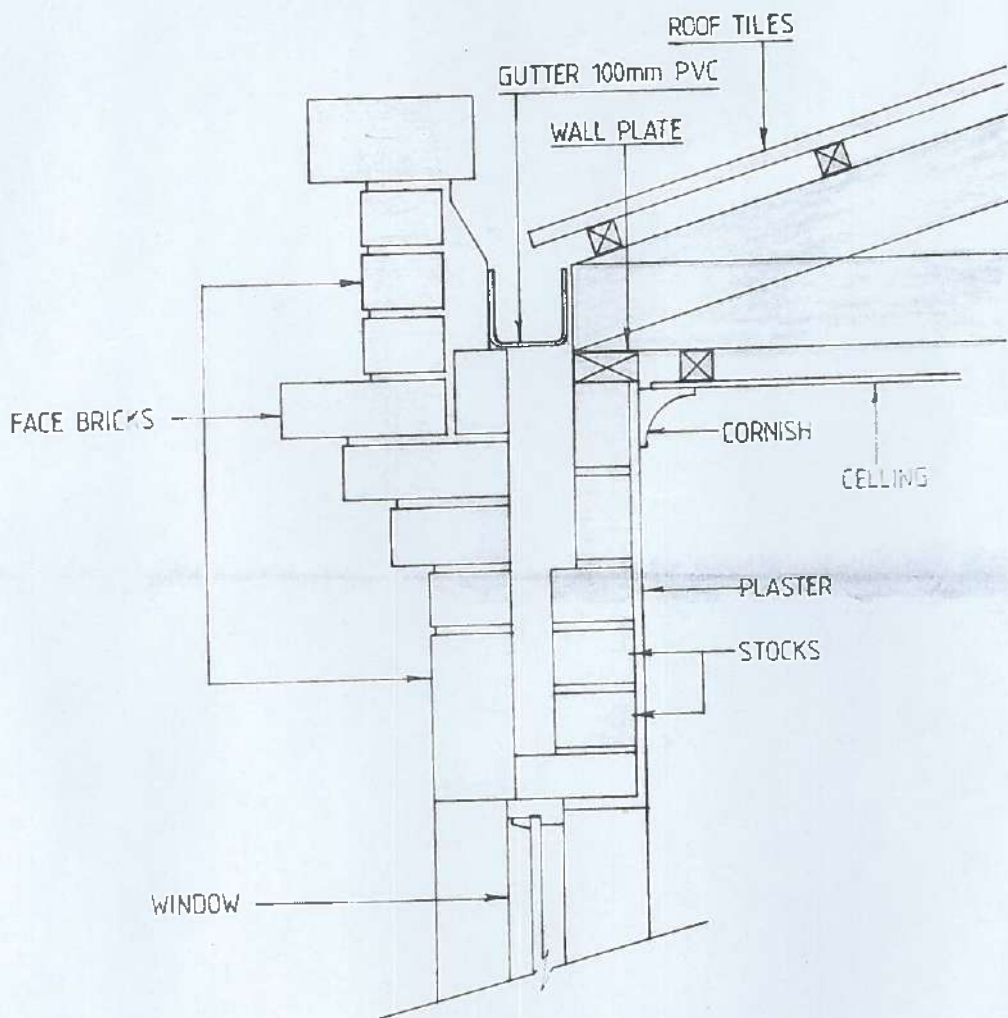
ERF 14 780

37,58m

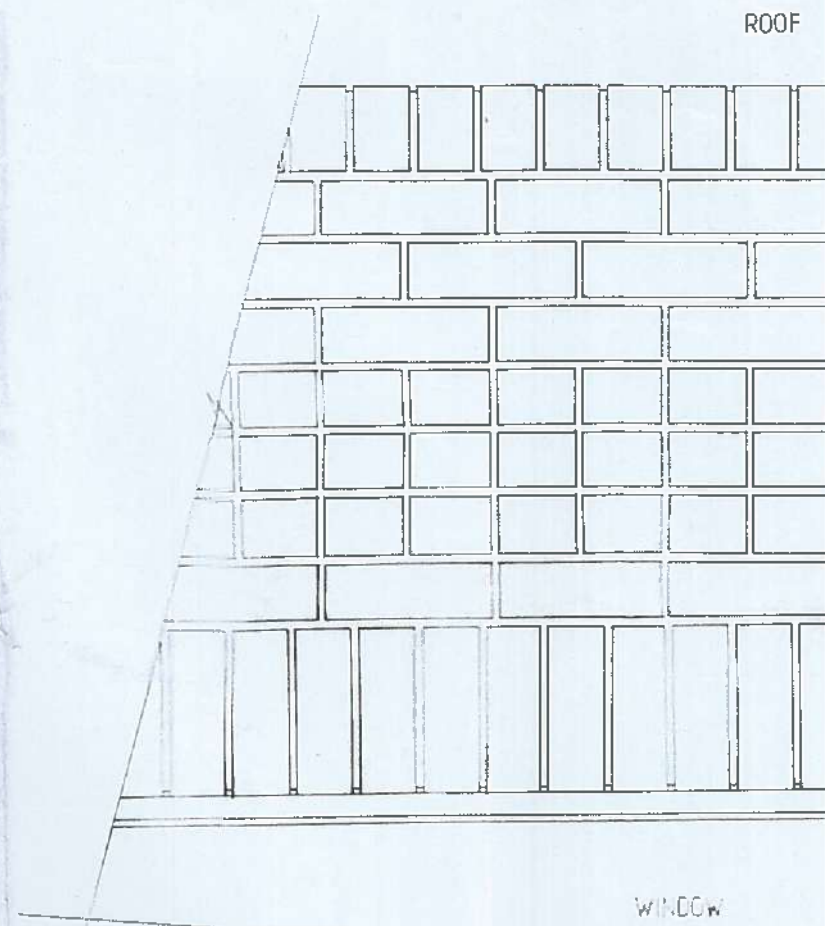
ERF 99

3m

● SITE PLAN



● BRICK DETAIL & SECTION



● BRICK DETAIL



NEW OUTBUILDING

3m  
28,03m

3 1/3 / 95 *J. van der Merwe*

4-4-95 *[Signature]* 203/95

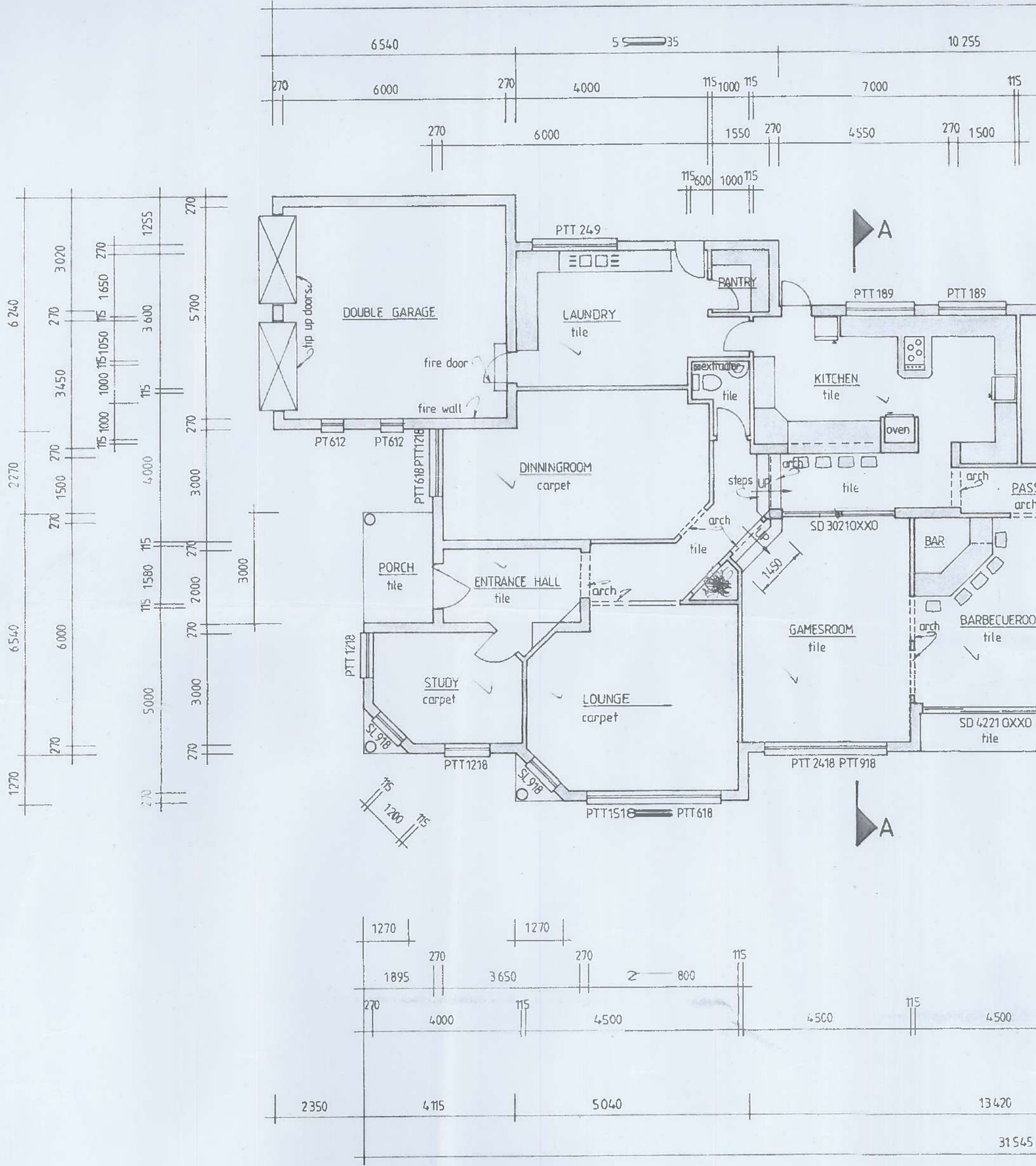
PROPOSED DWELLING FOR  
MR. T. M. JOSEPH  
ERF 14 780  
HEATHERLANDS  
GEORGE

DATE. 22 - 3 - 95      SCALE. 1: 10  
1: 200

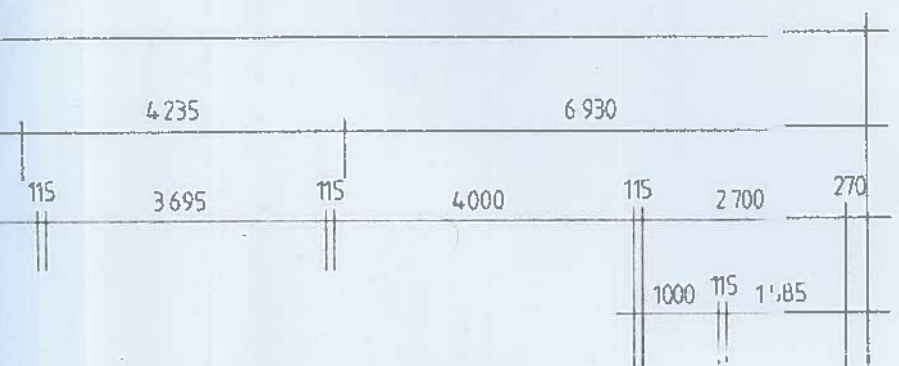
DRAWN. L. LANGEVELDT.      TEL. 0441-707894

OWNER. *[Signature]*

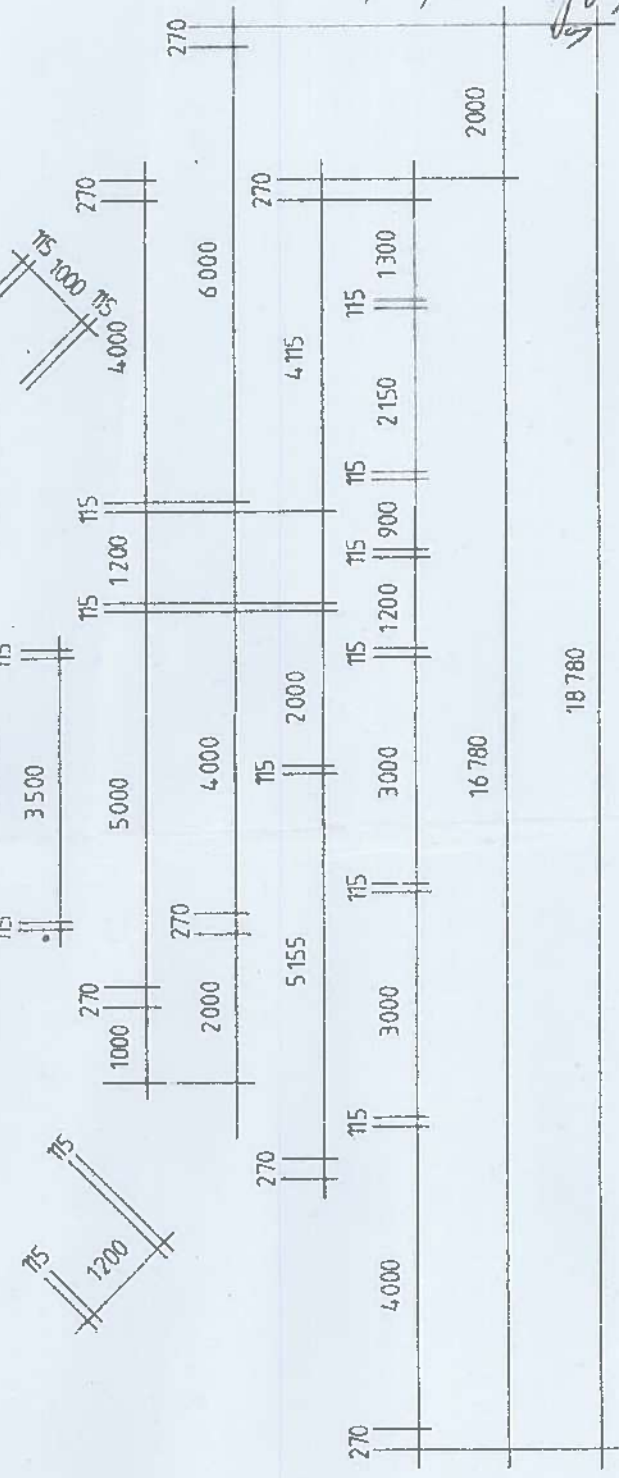
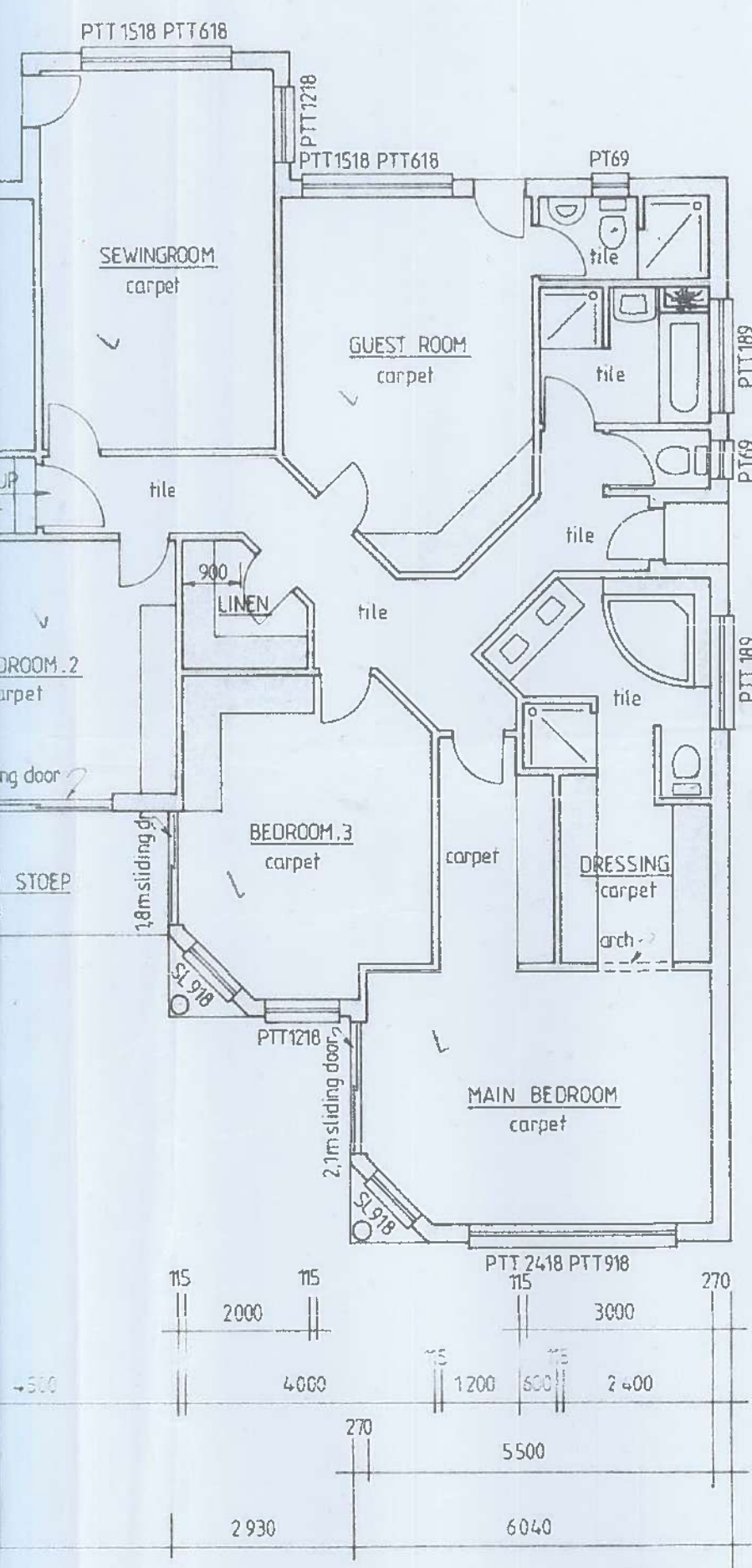
ONT



● GROUND FLOOR



31/3/95 *J. van der Merwe*

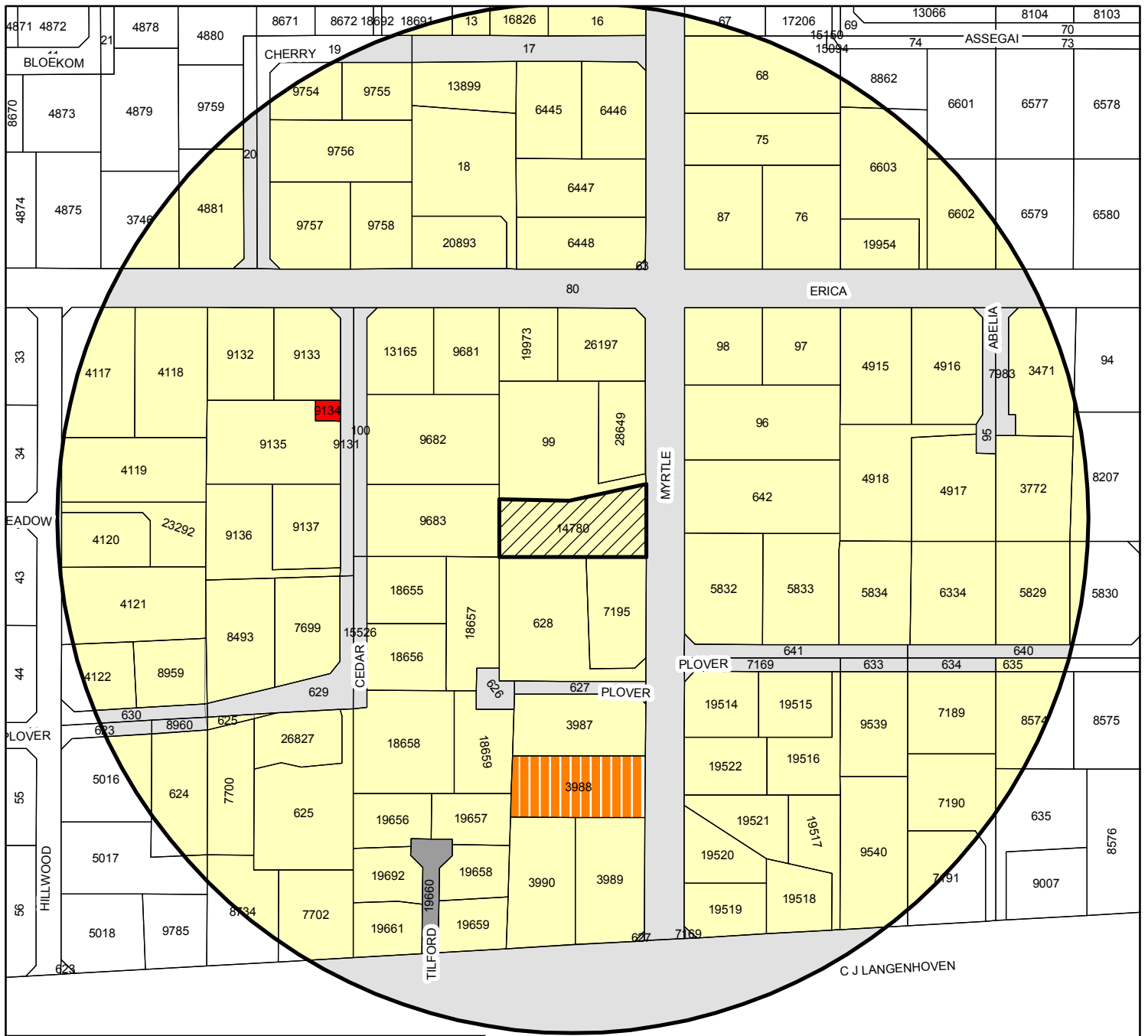


AREA DWELLING ——— 460,96m<sup>2</sup>

PROPOSED DWELLING FOR MR. T. M. JOSEPH ERF 14 780 HEATHERLANDS GEORGE	
DATE. 10 - 3 - 95	SCALE. 1: 100
DRAWN. L. LANGEVELDT. TEL. 0441-707894	
OWNER. <i>[Signature]</i>	

4-4-95 *[Signature]* 203/95

# **ANNEXURE 7**



**LAND USE:**

Dwelling house	Road	Utility
Guest house	Private road	

**LEGEND:**

A4 Scale:  
1:2,809

<b>PROJECT:</b>	<b>PROJEK:</b>
Proposed rezoning for AC Groenewald & JC Groenewald	
<b>DESCRIPTION:</b>	<b>BESKRYWING:</b>
Erf 14780, George	
<b>TITLE:</b>	<b>TITEL:</b>
Land use plan	
1489/GEO/25/GIS/LandUse	
<b>DESIGNED:</b> ONTWERP: SG	<b>DRAWN:</b> GETEKEN: MV
<b>DATE:</b> DATUM: FEB 2026	<b>PLAN NO:</b> PLAN NR: ANNEXURE 7

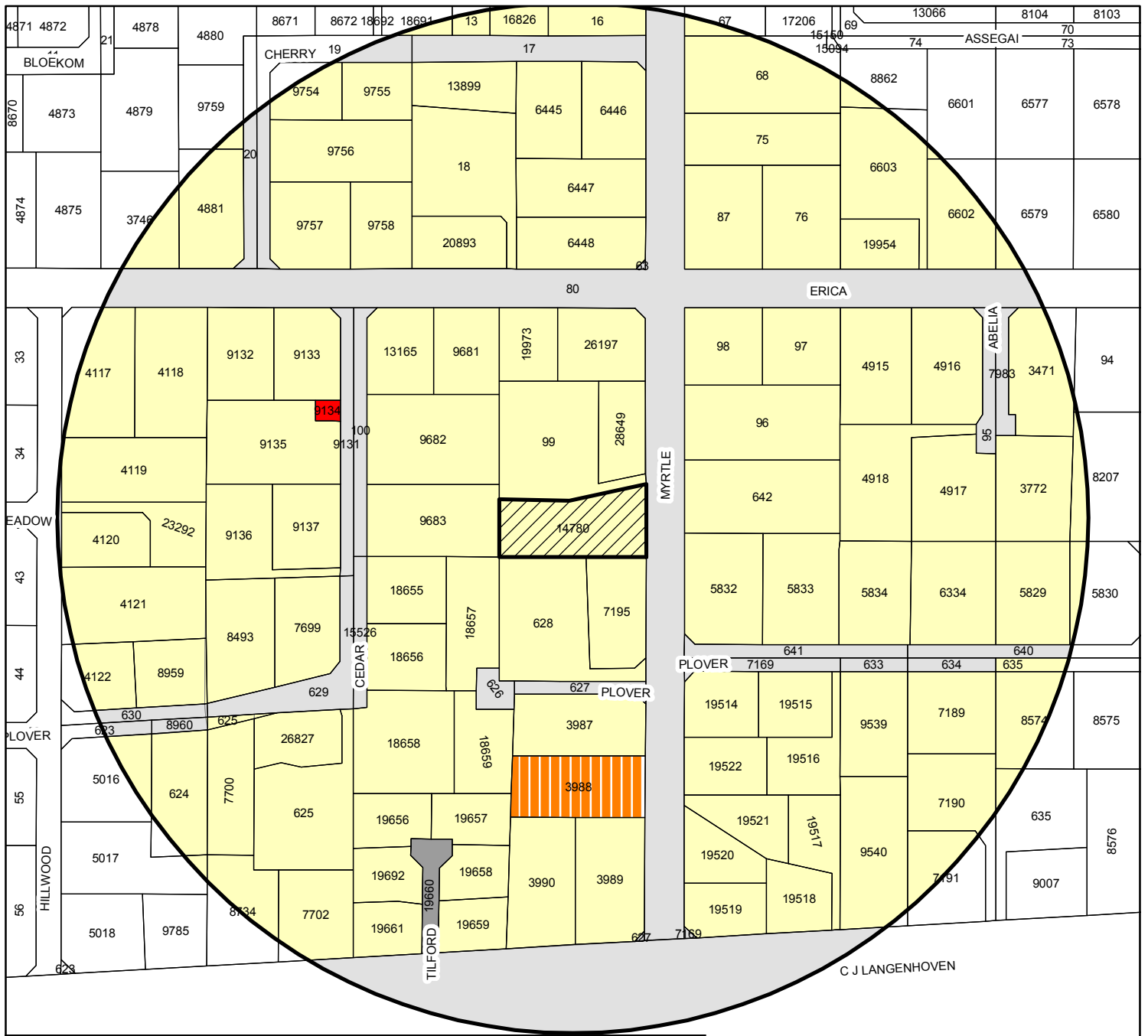
Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
[www.delplan.co.za](http://www.delplan.co.za)

URBAN & REGIONAL PLANNERS

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# **ANNEXURE 8**



**LAND USE:**

- Single Residential Zone I
- Transport Zone II
- Utility Zone
- General Residential Zone V
- Transport Zone III

**LEGEND:**



A4 Scale:  
1:2,809

**PROJECT:**

Proposed rezoning  
for AC Groenewald & JC Groenewald

**PROJEK:**

**DESCRIPTION:**

Erf 14780, George

**BESKRYWING:**

**TITLE:**

Current zoning plan

**TITEL:**

1489/GEO/25/GIS/CurZon

DESIGNED: SG  
ONTWERP:

DRAWN: MV  
GETEKEN:

DATE: FEB 2026  
DATUM:

PLAN NO: ANNEXURE 8  
PLAN NR:

Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
[www.delplan.co.za](http://www.delplan.co.za)



URBAN & REGIONAL PLANNERS

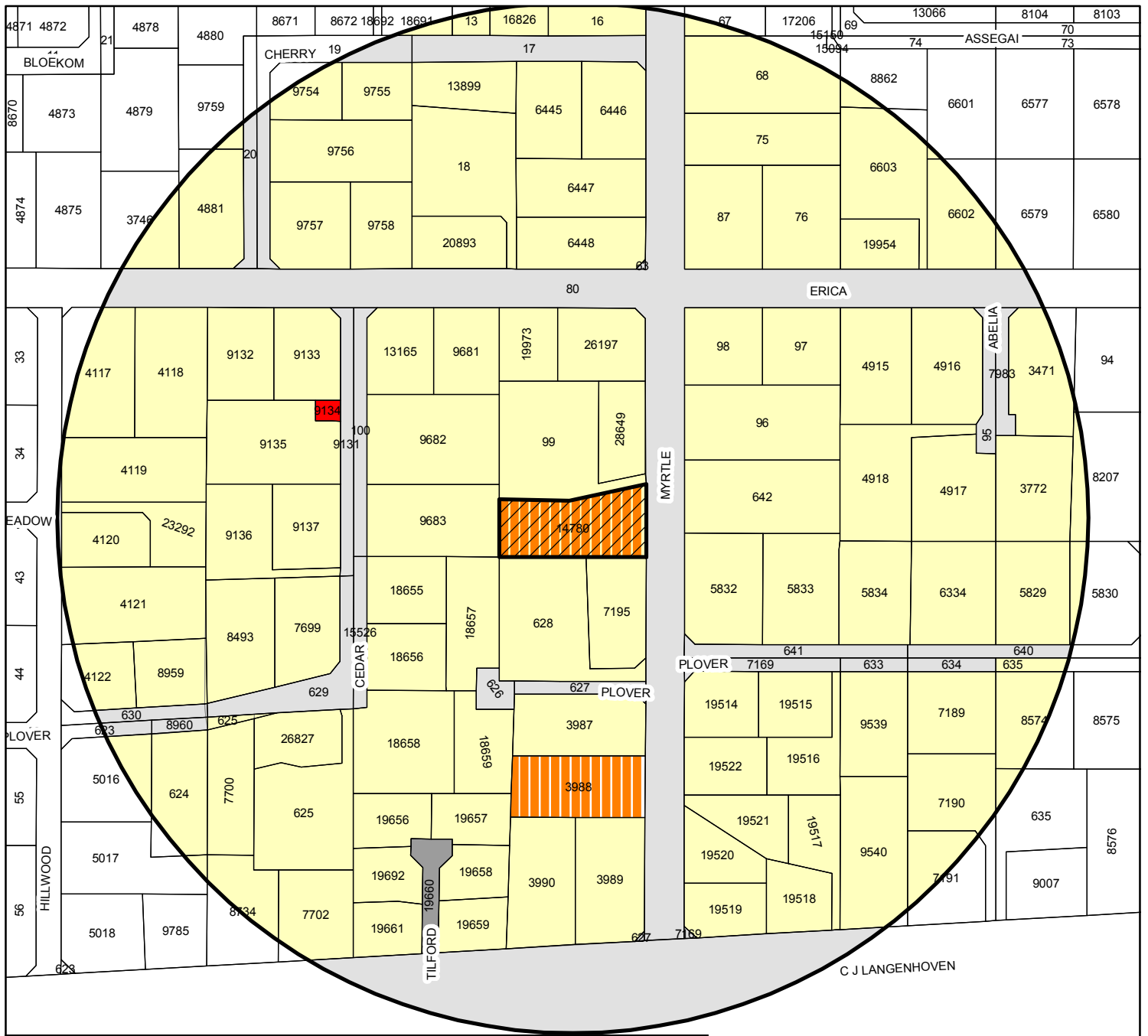
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# **ANNEXURE 9**



**LAND USE:**

- Single Residential Zone I
- Transport Zone II
- Utility Zone
- General Residential Zone V
- Transport Zone III

**LEGEND:**



A4 Scale:  
1:2,809

**PROJECT:**

Proposed rezoning  
for AC Groenewald & JC Groenewald

**PROJEK:**

**DESCRIPTION:**

Erf 14780, George

**BESKRYWING:**

**TITLE:**

Proposed zoning plan

**TITEL:**

1489/GEO/25/GIS/PropZon

DESIGNED: SG  
ONTWERP:

DRAWN: MV  
GETEKEN:

DATE: FEB 2026  
DATUM:

PLAN NO: ANNEXURE 7  
PLAN NR:

Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
[www.delplan.co.za](http://www.delplan.co.za)



URBAN & REGIONAL PLANNERS

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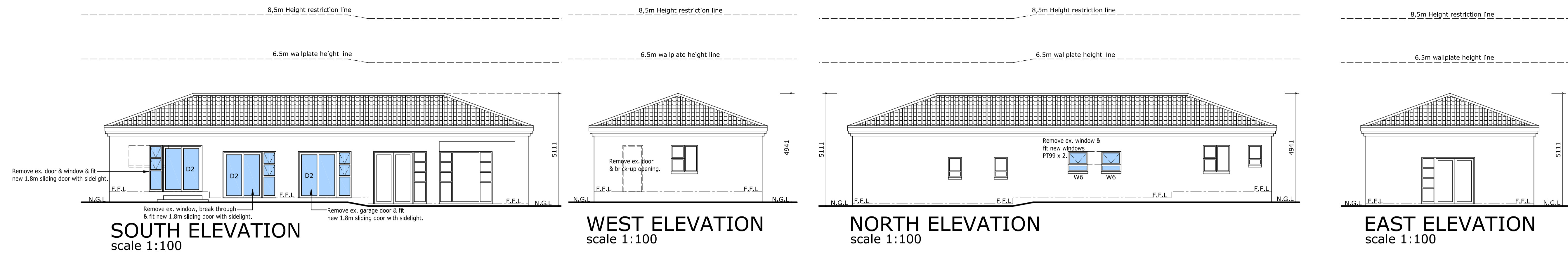
This drawing is the copyright of DELplan Consulting. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a professional Land Surveyor. Any discrepancies should please be reported to DELplan immediately.

**KOPIEREG:**

Die kopiereg van hierdie tekening behoort aan DELplan Consulting. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELplan rapporteer word.

# **ANNEXURE 10**





**NOTES.**  
**PROPERTY OF THE ARCHITECT**

ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS. ALL DIMENSIONS ARE GIVEN IN MILLIMETERS

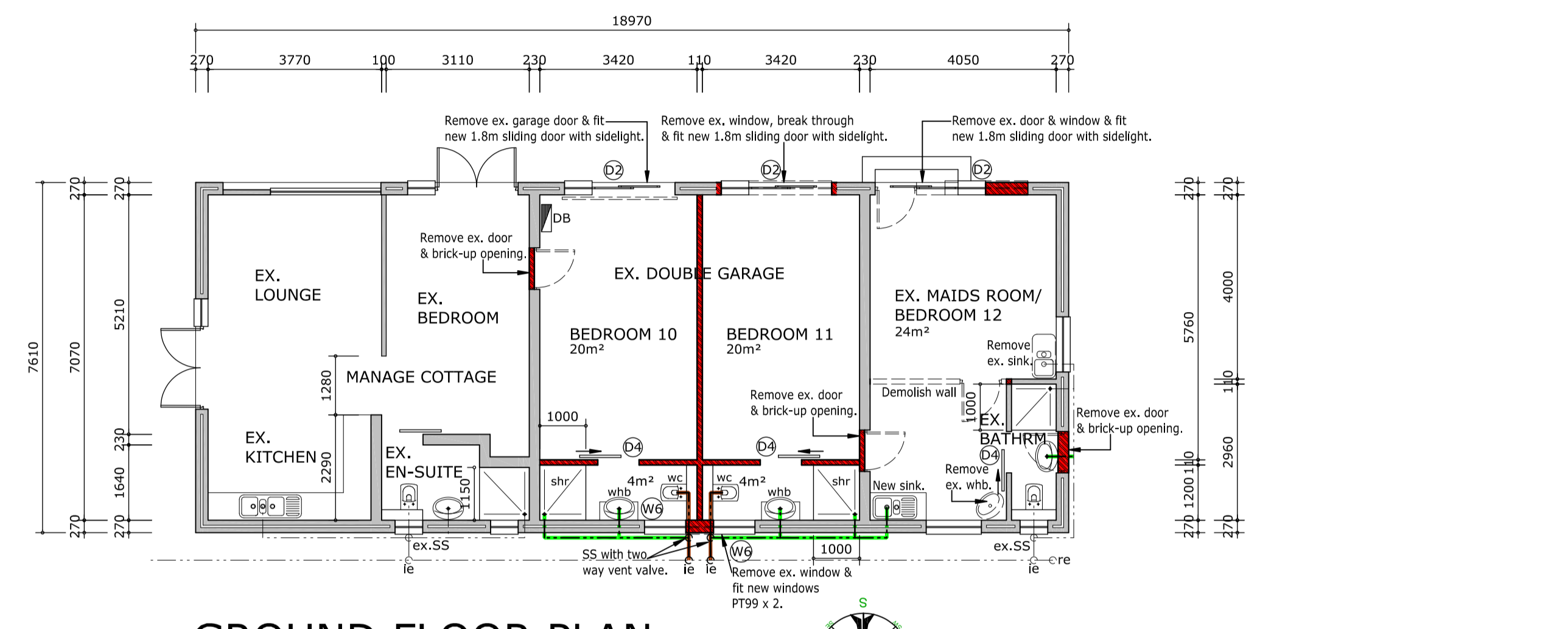
**GENERAL SPECIFICATIONS :**

**DRAINAGE INSTALLATION**

- Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
- Drainage installation to comply with SANS 10400 Part P.
- Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
- Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).
- All existing drainage as per previous approved plan.

ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO CONSTRUCTION

W1	W2	W3	W4	W5	W6
Nr of windows 01	Nr of windows 01	Nr of windows 01	Nr of windows 01	Nr of windows 01	Nr of windows 02
Aluminium frame, Colour silver to match existing windows	Aluminium frame, Colour silver to match existing windows	Aluminium frame, Colour silver to match existing windows	Aluminium frame, Colour silver to match existing windows	Aluminium frame, Colour silver to match existing windows	Aluminium frame, Colour silver to match existing windows
Glazing: As per SABS Single - Clear	Glazing: As per SABS Single-Clear	Glazing: As per SABS Single - Clear	Glazing: As per SABS Single-Clear	Glazing: As per SABS Single - Clear	Glazing: As per SABS Single-Clear
D1	D2	D3	D4	D5	D6
Nr of doors 01	Nr of doors 04	Nr of doors 01	Nr of doors 11	Nr of doors 01	Nr of doors 03
Aluminium frame, Colour silver to match existing windows	1.8m sliding door with sidelight. Aluminium frame, Colour silver to match existing windows	Standard solid timber external double door.	Barn-style Semi-solid internal sliding door.	Kitchen style swing door.	Standard Semi-solid internal door.
Glazing: As per SABS Single - Clear	Glazing: As per SABS Single - Clear	Colour: Stained dark teak	Colour: White	Colour: White	Colour: White



Safety glass with markers to all sliding doors and to be clearly marked. Obscure glass to all bathrooms.

**WINDOW & DOOR SCHEDULE**  
 scale 1:100

Areas:

Area of erf: 2095m<sup>2</sup>

Area of Existing House/ New B&B: 438m<sup>2</sup>

Area of Existing Covered Stoep: 19m<sup>2</sup>

Area of Existing Outbuilding: 144m<sup>2</sup>

Area of Existing Pool: 12m<sup>2</sup>

New Area's:

Area of Proposed Gazebo: 12m<sup>2</sup>

Total Area's: 625m<sup>2</sup>

Total Covered Area's: 625m<sup>2</sup>

Coverage: 33%

PARKING:

Parking required = 11 parking bays

Parking required = 2 parking bays (Manager)

Total parking required = 13 parking bays

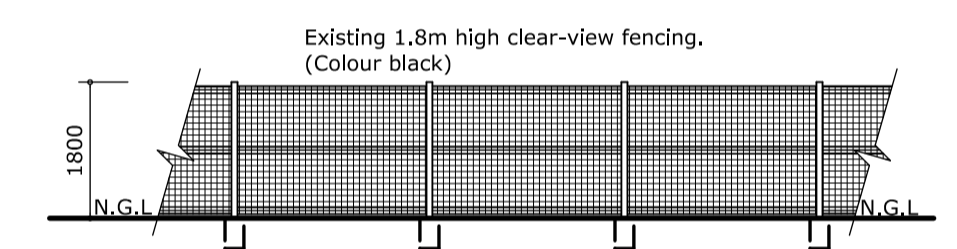
Parking provided = 15 parking bays

LANDSCAPE AREA: 1470m<sup>2</sup>

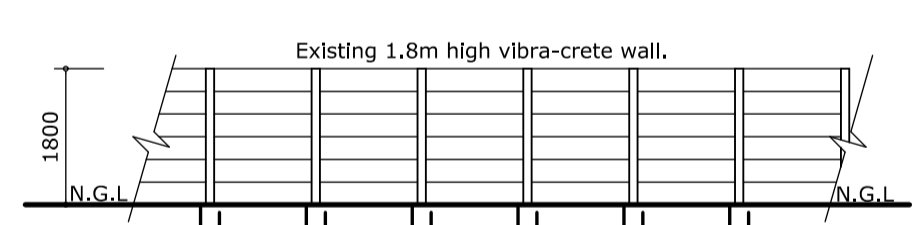
GREEN AREA (Soft landscaping) 609m<sup>2</sup> (41%)

PAVING AREA (Hard landscaping): 885m<sup>2</sup>

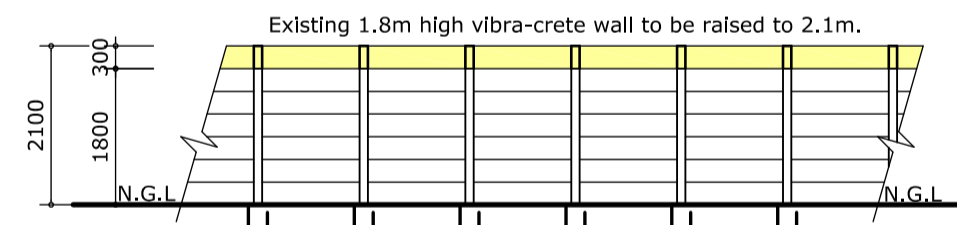
**GROUND FLOOR PLAN (Outbuilding)**  
 scale 1:100



**TYPICAL ELEVATION (clear view fencing)**  
 scale 1:100



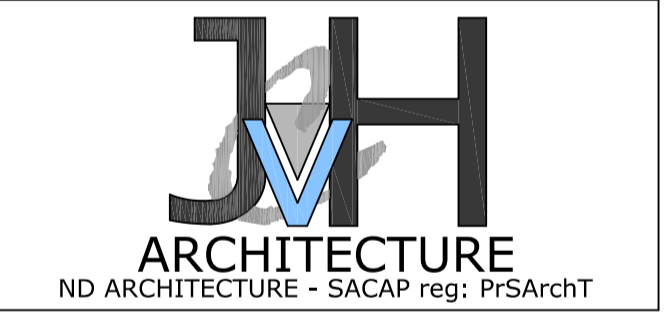
**TYPICAL ELEVATION (Vibra-crete wall)**  
 scale 1:100



**TYPICAL ELEVATION (Vibra-crete wall)**  
 scale 1:100

**REVISIONS**

REV	DATE	DESCRIPTION
0	00/00/00	NONE



In association with



DAVIAN AMERICA  
 CAD 4133270  
 53 HIBUSCUS STREET  
 PACALTSODORP  
 GEORGE  
 TEL: 084 393 9531  
 EMAIL: djmdraughting11@gmail.com

CLIENT: MYRTLE TREE ENTERPRISE

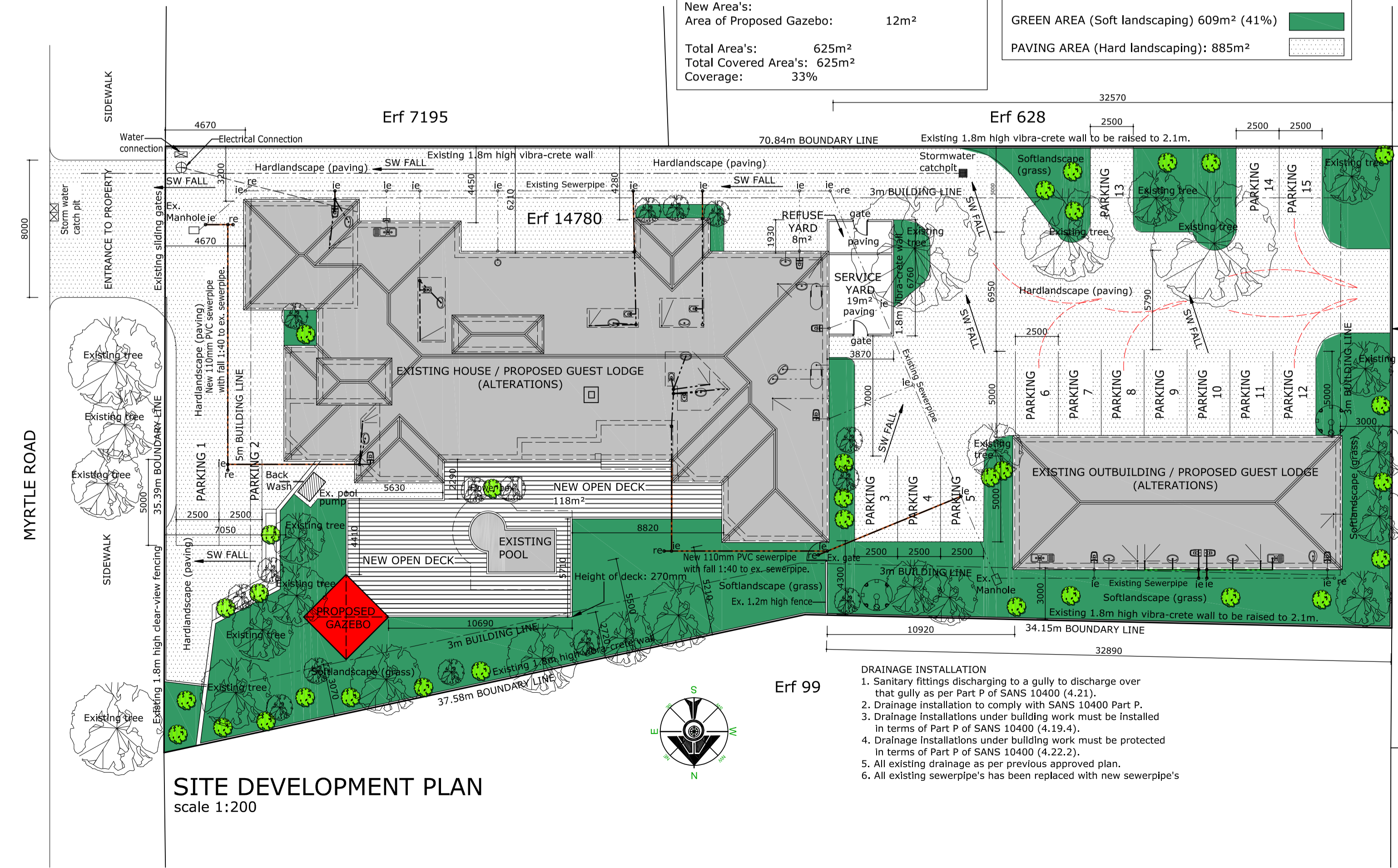
PROJECT: EX. HOUSE/ PROPOSED GUEST LODGE ON ERF 14780, MYRTLE ROAD, HEATHERLANDS, GEORGE.

DRAWING: FLOOR PLAN, ELEVATIONS & SITE DEVELOPMENT PLAN

SCALE: 1:100 / 1:200 DATE: 26 March 2026

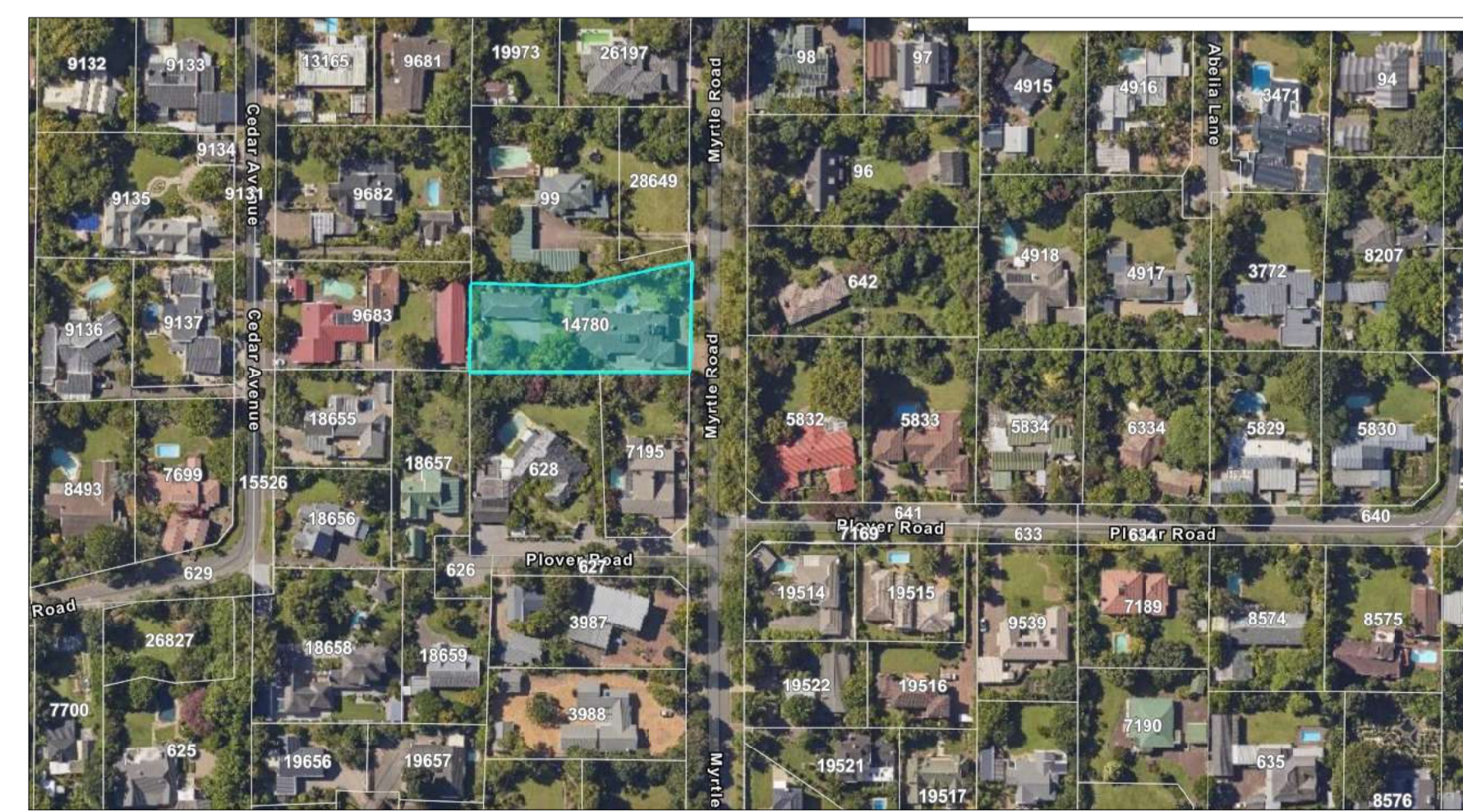
DRAWN: DJM CHECKED: JCVH

DRAWING NO. DJM 08-2026 SHEETS 2 of 3

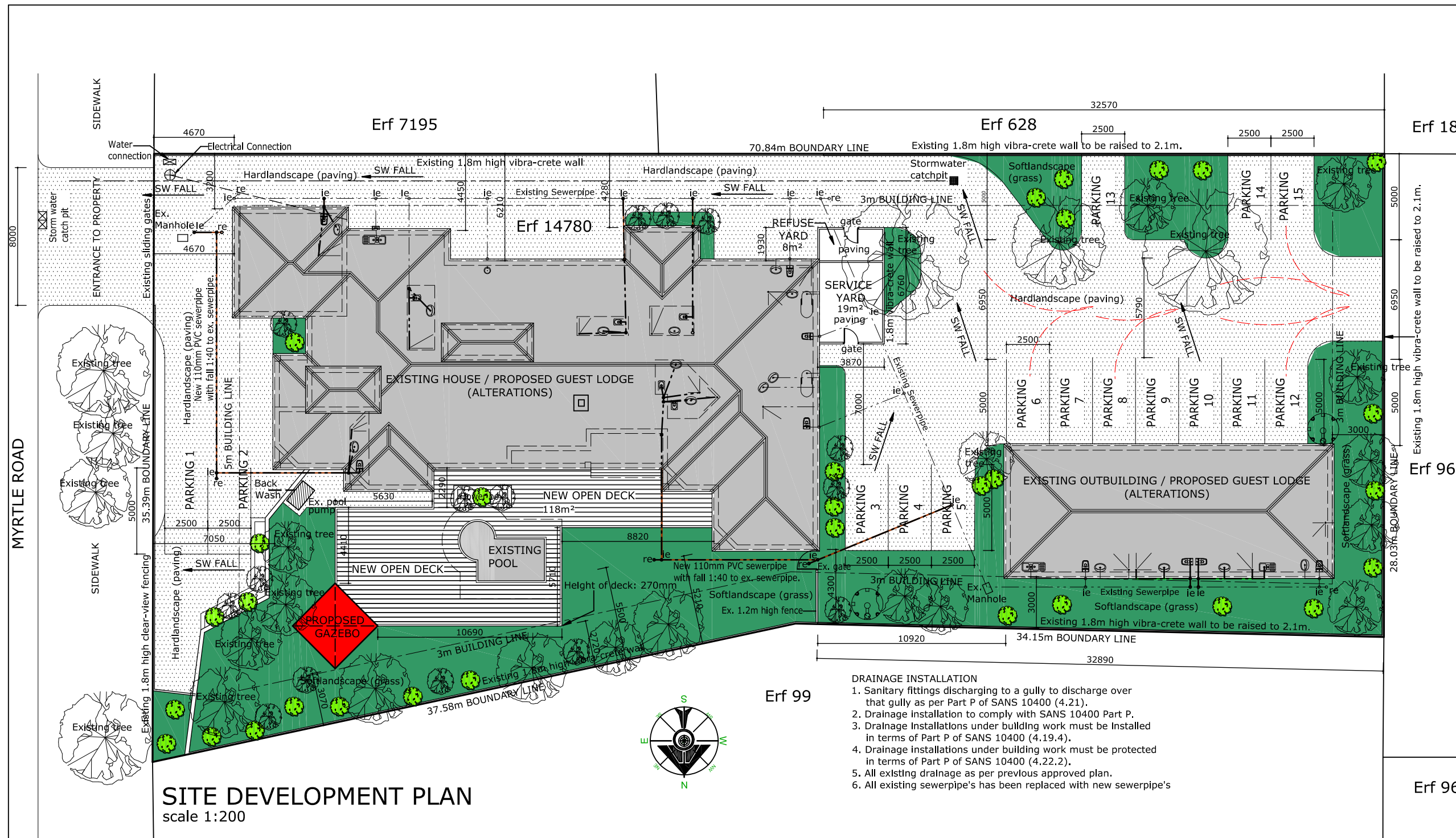


Drainage Installation

- Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
- Drainage installation to comply with SANS 10400 Part P.
- Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
- Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).
- All existing drainage as per previous approved plan.
- All existing sewerpipe's has been replaced with new sewerpipe's



**LOCALITY PLAN**  
 not to scale



**SITE DEVELOPMENT PLAN**  
scale 1:200

**Areas:**

Area of erf:	2095m <sup>2</sup>
Area of Existing House/ New B&B:	438m <sup>2</sup>
Area of Existing Covered Stoep:	19m <sup>2</sup>
Area of Existing Outbuilding:	144m <sup>2</sup>
Area of Existing Pool:	12m <sup>2</sup>
<b>New Area's:</b>	
Area of Proposed Gazebo:	12m <sup>2</sup>
<b>Total Area's:</b>	625m <sup>2</sup>
<b>Total Covered Area's:</b>	625m <sup>2</sup>
<b>Coverage:</b>	33%

**PARKING:**

Parking required = 11 parking bays  
 Parking required = 2 parking bays (Manager)  
 Total parking required = 13 parking bays

Parking provided = 15 parking bays

**LANDSCAPE AREA: 1470m<sup>2</sup>**

<b>GREEN AREA (Soft landscaping)</b> 609m <sup>2</sup> (41%)	
<b>PAVING AREA (Hard landscaping):</b> 885m <sup>2</sup>	

- DRAINAGE INSTALLATION**
- Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
  - Drainage installation to comply with SANS 10400 Part P.
  - Drainage Installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
  - Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).
  - All existing drainage as per previous approved plan.
  - All existing sewerpipe's has been replaced with new sewerpipe's

**NOTES.**  
PROPERTY OF THE ARCHITECT

ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS. ALL DIMENSIONS ARE GIVEN IN MILLIMETERS

**GENERAL SPECIFICATIONS :**

**REVISIONS**

REV	DATE	DESCRIPTION
00/00/00	00/00/00	NONE

**JH**  
ARCHITECTURE  
ND ARCHITECTURE - SACAP reg: PrSArchT

*In association with*

**DJM**  
DRAUGHTING

**DAVIAN AMERICA**  
CAD 41333270  
53 HIBUSCUS STREET  
PACALTSDORP  
GEORGE  
TEL: 084 393 9531  
EMAIL: djmdraughting11@gmail.com

**CLIENT:**  
MYRTLE TREE ENTERPRISE

**PROJECT:**  
EX. HOUSE/ PROPOSED GUEST LODGE ON ERF 14780, MYRTLE ROAD, HEATHERLANDS, GEORGE.

**DRAWING:**  
SITE DEVELOPMENT PLAN

<b>SCALE:</b> 1:250	<b>DATE:</b> 26 March 2026
<b>DRAWN:</b> DJM	<b>CHECKED:</b> JCVH

<b>DRAWING NO.</b> DJM 08-2026	<b>SHEETS</b> 3 of 3
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# **ANNEXURE 11**

**LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM**

**PLEASE NOTE:**

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

**PART A: PARTICULARS**

Reference number: 3893136

Purpose of consultation: **To consult a Municipal town planner on their opinion on the said development**

Brief proposal: **Application for rezoning and consent use**

Property description: **Erf 14780, George**

Date: **20 October 2025**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Naudica Swanepoel	George Municipality	044 801 9477	<a href="mailto:nswanepoel@george.gov.za">nswanepoel@george.gov.za</a>
	Amelia Lombard	George Municipality	044 801 9303	<a href="mailto:alombard@george.gov.za">alombard@george.gov.za</a>
Pre-applicant	Delarey Viljoen	DELPLAN Consulting	044 873 4566	<a href="mailto:planning@delplan.co.za">planning@delplan.co.za</a>

**Documentation provided for discussion:**

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

Locality (in text)

Title Deed

SG Diagram

Existing plans

Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)?  
(If so, please provide a copy of the minutes)

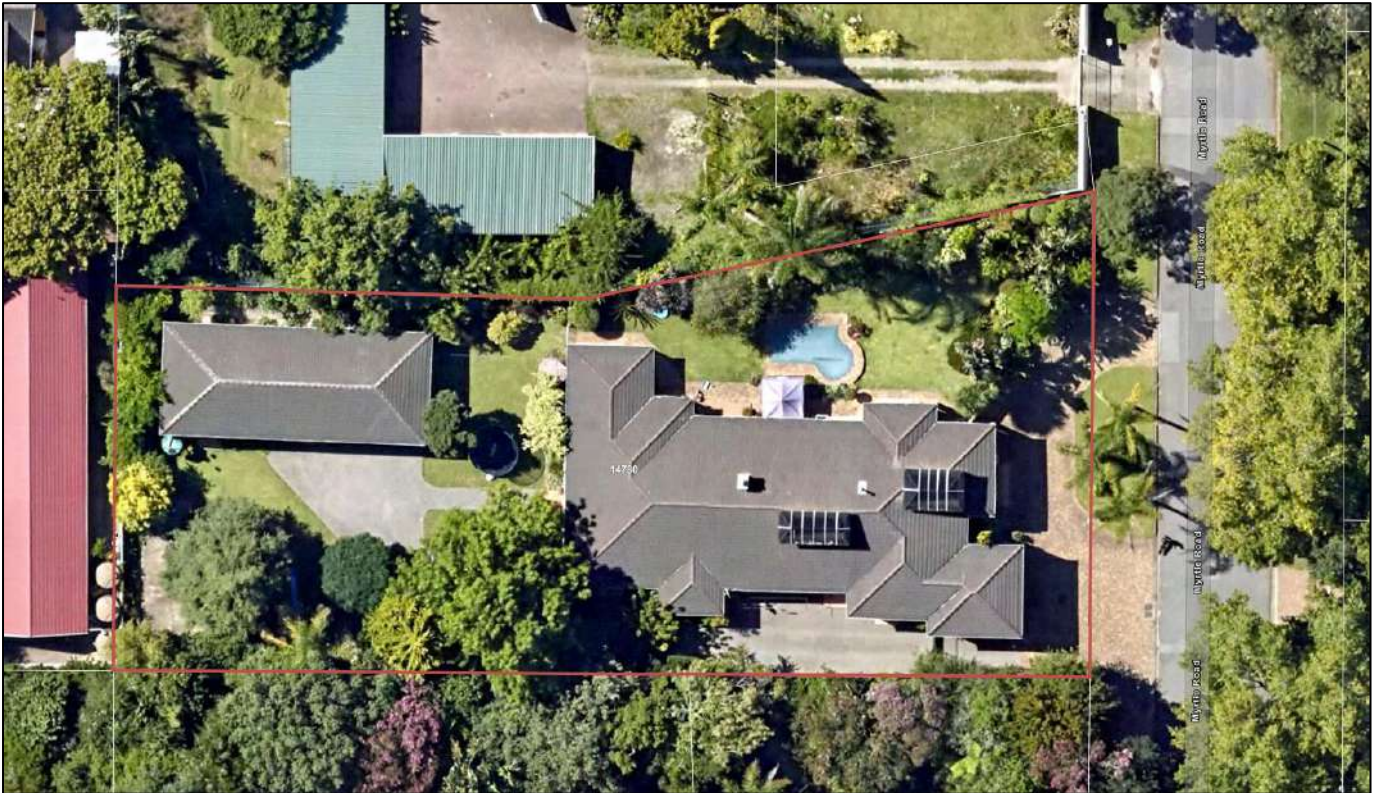
**Comprehensive overview of proposal:**

YES	NO
-----	----

**Erf 14780, George** is situated along Myrtle Street. According to the title deed the property measures 2095m<sup>2</sup>. The image below indicates the subject property.



**Figure 1: Locality**



**Figure 2:** Enlarged aerial photograph

As can be seen in figure 2, and the attached site plan, the erf currently contains a dwelling house with an outbuilding. The owners aim to convert the house and outbuilding to a total of 10 guestrooms (8 within the house and 2 self-catering units in the outbuilding). The owner / manager will also live on site. The erf will therefore have to be rezoned to *General Residential Zone V* (Guest Lodge). The owners also aim to operate a small restaurant, which will be applied for as a consent use under the proposed zoning. The restaurant will be open to the public but operated by booking only, with limited operational times and days of operation only being proposed from 6-9pm on Wednesdays to Sundays.

There is sufficient space available on the erf to provide parking for the current proposal. Access will remain off Myrtle Road. As can be seen in figure 3, the erf is zoned as *Single Residential Zone I*, as are most of the surrounding erven. There are, however, group housing and other guest lodges (as indicated by the respective zonings) being utilised in the surrounding area. The extract from the Municipal Viewer (with SDF spatial layer overlay) can be seen in figure 4.



Figure 3: Zoning



Figure 4: Municipal viewer (SDF layers overlay)

As can be seen in figure 4, the property falls within the Densification Zone, thus a higher density development could be supported, no applicable spatial designations could be found but there are several GoGeorge bus routes in the area thus increasing accessibility.

The application would thus entail the following:

**Rezoning** in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law, 2023 from “*Single Residential Zone I*” to “*General Residential Zone V*” to allow a guest lodge.

**Consent use** in terms of Section 15(2) (o) of the George Municipality: Land Use Planning By-Law, 2023 under the proposed “*General Residential Zone V*” zoning to allow a small restaurant.

## PART C: QUESTIONNAIRES

### SECTION A: DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant	What land use planning applications are required?	Application fees payable
✓	2(a) a rezoning of land;	TBD
	2(b) a permanent departure from the development parameters of the zoning scheme;	R
	2(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e) a consolidation of land that is not exempted in terms of section 24;	R
	2(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g) a permission required in terms of the zoning scheme;	R
	2(h) an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i) an extension of the validity period of an approval;	R
	2(j) an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l) a permission required in terms of a condition of approval;	R
	2(m) A determination of a zoning;	R
	2(n) A closure of a public place or part thereof;	R
✓	2(o) a consent use contemplated in the zoning scheme;	TBD
	2(p) an occasional use of land;	R
	2(q) to disestablish a home owner’s association;	R
	2(r) to rectify a failure by a home owner’s association to meet its obligations in respect of the control over or maintenance of services;	R

	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
<b>Tick if relevant</b>		<b>What prescribed notice and advertisement procedures will be required?</b>	<b>Advertising fees payable</b>
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
<b>TOTAL APPLICATION FEE* (VAT excluded):</b>			TBD on submission

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

**SECTION B:**

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			X	Motivate MSDF
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X	Conveyancer Certificate required to confirm the restrictive conditions that prohibit the proposal, the beneficiaries to be notified, and the method to be dealt with.
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
<b>Zoning Scheme Regulation considerations:</b> Which zoning scheme regulations apply to this site? <b>George Integrated Zoning Scheme By-law, 2023</b> What is the current zoning of the property? <b>Single Residential Zone I</b> What is the proposed zoning of the property? <b>General Residential Zone V</b> Does the proposal fall within the provisions/parameters of the zoning scheme? <b>Yes</b> Are additional applications required to deviate from the zoning scheme? (if yes, specify) <b>No</b>				

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

**SECTION C:**

**CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE**

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

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
				Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DEFF?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? ( <del>strikethrough irrelevant</del> )		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

#### SECTION D:

#### SERVICE REQUIREMENTS

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			X	Directorate: Electro-technical Services
Water supply:			X	Directorate: Civil Engineering Services

Sewerage and waste water:			<b>X</b>	Directorate: Civil Engineering Services
Stormwater:			<b>X</b>	Directorate: Civil Engineering Services
Road network:			<b>X</b>	Directorate: Civil Engineering Services
Telecommunication services:			<b>X</b>	
Other services required? Please specify.			<b>X</b>	
Development charges:	<b>X</b>			

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

<b>COMPULSORY INFORMATION REQUIRED:</b>					
<b>Y</b>	<b>N</b>	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	<b>Y</b>	<b>N</b>	S.G. noting sheet extract / Erf diagram / General Plan
<b>Y</b>	<b>N</b>	Motivation report / letter	<b>Y</b>	<b>N</b>	Full copy of the Title Deed
<b>Y</b>	<b>N</b>	Locality Plan	<b>Y</b>	<b>N</b>	Site Layout Plan
<b>Y</b>	<b>N</b>	Proof of payment of fees	<b>Y</b>	<b>N</b>	Bondholder's consent
<b>MINIMUM AND ADDITIONAL REQUIREMENTS:</b>					
<b>Y</b>	<b>N</b>	Site Development Plan	<b>Y</b>	<b>N</b>	Conveyancer's Certificate
<b>Y</b>		Land Use Plan	<b>Y</b>	<b>N</b>	Proposed Zoning plan
<b>Y</b>	<b>N</b>	Phasing Plan	<b>Y</b>	<b>N</b>	Consolidation Plan
<b>Y</b>	<b>N</b>	Abutting owner's consent	<b>Y</b>	<b>N</b>	Landscaping / Tree Plan
<b>Y</b>	<b>N</b>	Proposed Subdivision Plan (including street names and numbers)	<b>Y</b>	<b>N</b>	Copy of original approval letter
<b>Y</b>	<b>N</b>	Services Report or indication of all municipal services / registered servitudes	<b>Y</b>	<b>N</b>	Home Owners' Association consent
<b>Y</b>	<b>N</b>	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) <del>(strikethrough irrelevant)</del>	<b>Y</b>	<b>N</b>	1 : 50 / 1:100 Flood line determination (plan / report)
<b>Y</b>	<b>N</b>	Other (specify)	<b>Y</b>	<b>N</b>	Required number of documentation copies

**PART E: DISCUSSION**

The pre-application was discussed at a meeting held on 22 October 2025.

**Town Planning:**

- Motivate the application in terms of SPLUMA, LUPA, PSDF, George MSDF and the relevant LSDF. Any deviation requires site specific motivation.
- Indicate compliance with the objective, land use description and development parameters of the zoning as presented in the George Integrated Zoning Scheme By-law, 2023. Any deviation requires a departure application.
- Previously approved building plans illustrating the approved access to the property should be submitted with the application. Submit the required application in respect of access parameters where required.
- A tree survey indicating all indigenous trees on the property is required. Design of parking around the trees to preserve the tree-scape is strongly recommended.
- The Consent Use for a restaurant should be sufficiently motivated, especially in terms of the MSDF, as a restaurant may not be suitable in the residential area.

**Spatial Planning:**

- The principal of a Guest Lodge is supported.
- The proposed restaurant may have a negative impact on the residential character, this point should be motivated full as part of the Motivation Report.

**Environmental:**

- No environmental concerns associated with the preliminary proposal. Trees on site to be retained and provision for parking should as far as reasonable be planned around the position of the trees.

**Civil Engineering Services:**

- Access be restricted via Myrtle Street.
- Access is permitted in accordance with the George Integrated Zoning Scheme By-law, 2023 (GIZS) regulations.
- All parking must be provided on-site, in compliance with the GIZS 2023 parking requirements
- No parking is allowed within the road reserve, and the owner may be held liable for any costs incurred to prevent unauthorized parking in this area.
- PT1 may be supported.
- All vehicle mobility should be done on site and must be indicated on the layout plan.
- Access should comply to the GIZS 2023, alternatively any deviation should be included within a land use application.
- Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy.
- Municipal water and/or sanitation is limited and available, subject to network &/or treatment capacity required confirmation.

- The location of existing municipal services must be confirmed on site.
- The developer must ensure full compliance with the relevant Stormwater By-law.

**Traffic:**

- The proposal does not specify the size of the restaurant, which could result in additional traffic on the road network.
- All parking must be accommodated within the property boundary.
- A Site Impact Assessment might be required.

**PART F: SUMMARY / WAY FORWARD**

- An application may be submitted subject to the comments as per Part E above.

OFFICIAL: Amelia Lombard

PRE-APPLICANT: Delarey Viljoen Pr. Pln


SIGNED:   
\_\_\_\_\_

SIGNED:   
\_\_\_\_\_

DATE: 29/10/2025

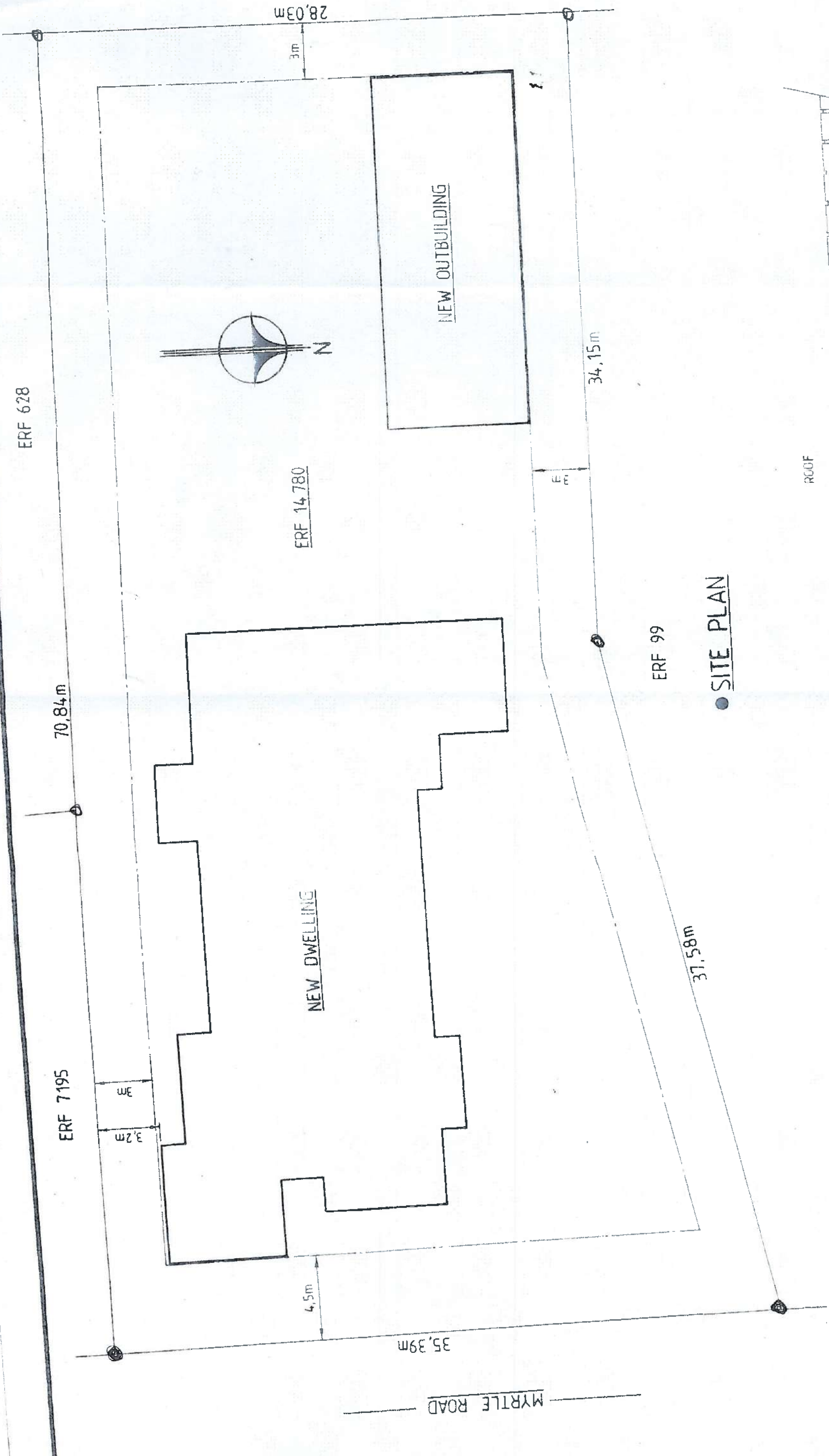
DATE: 20/10/2025

OFFICIAL: NAUDICA SWANEPOEL

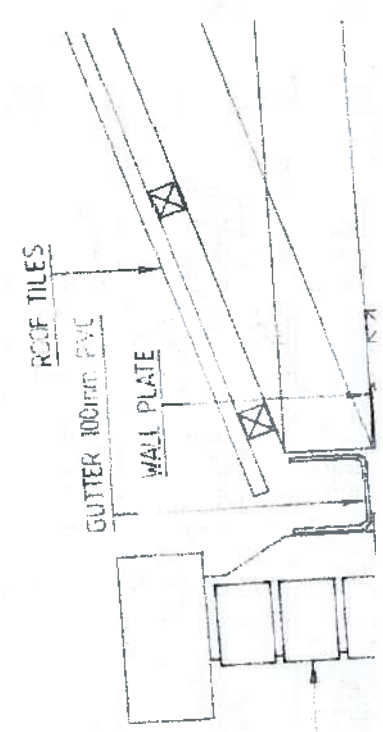
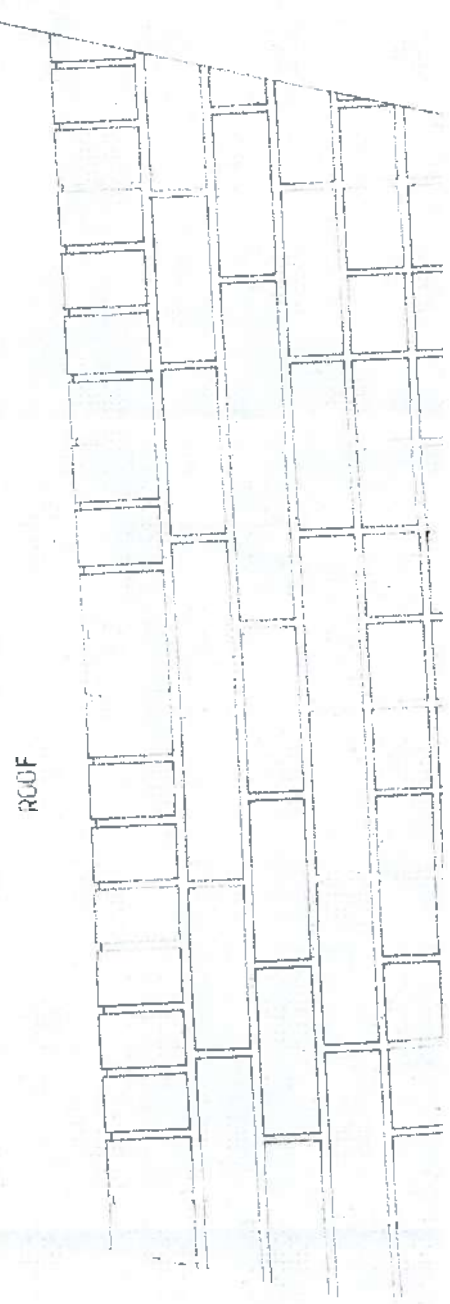
SIGNED:   
\_\_\_\_\_

DATE: 30/10/2025

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



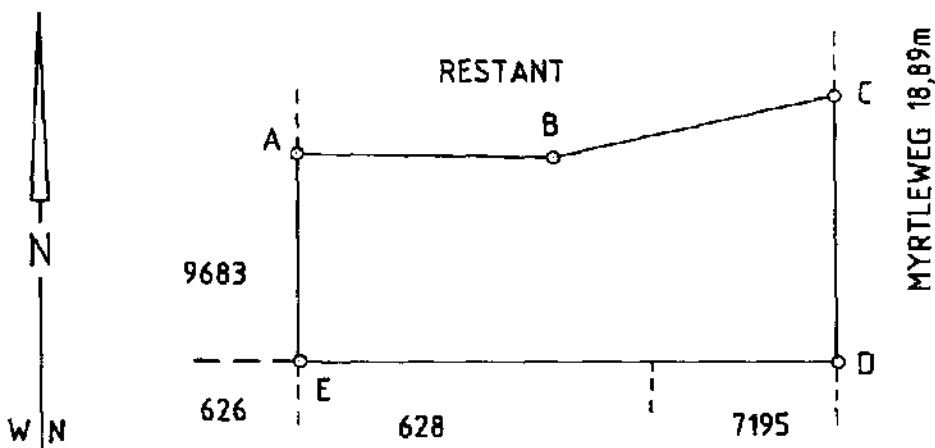
● SITE PLAN



SYE Meter		RIGTINGS HOEKE	KOÖRDINATE Y Stelsel		Alles plus Lo 23° X	L.G.Nr. <b>6238-89</b>
		Konstante	0,00		3 700 000,00	Goedgekeur <i>Landmeter-generaal</i> 1989-10-19.
AB	34,15	271 16 00	A	51 415,94	57 987,80	
BC	37,58	257 37 00	B	51 381,80	57 988,55	
CD	35,39	0 02 40	C	51 345,09	57 980,49	
DE	70,84	90 02 40	D	51 345,12	58 015,88	
EA	28,03	180 02 40	E	51 415,96	58 015,82	
		⊕ 5P4		51 335,47	57 886,03	
		⊕ 6P4		51 014,47	57 885,67	

Bakenbeskrywing

A,B,C,D 12 mm ysterpen  
E 16 mm ysterpen



Skaal: 1 : 1 000

Die figuur A B C D E  
stel voor 2 095 vierkante meter grond, synde  
14 780  
Erf ~~1384~~ n Gedeelte van Erf 99, George  
geleë in die Munisipaliteit en

Administratiewe Distrik George

Provinsie Kaap die Goeie Hoop

Opgemeet in Junie 1984 en Julie 1989

*M D Clough*

*A Louw*

deur ons  
M D C

M D Clough

A Louw Landmeters

Hierdie kaart is geheg aan

TIA  
Nr. 7.45329/90

gedateer  
t.g.v.

Registrateur van Aktes

Die oorspronklike kaart is

Nr. 493/1934 geheg aan

Transport/Grondbrief

Nr. 1934.45.2295

Lêer Nr. S/8775/56/1

M.S. Nr. E 2156/89

Komp. BL-700/W3 (1741)  
BL-700/W3 (1735)

GOEDSKEUR VERBODENS ART. 25  
VAN ORD. 13/1933

VERBODING FF 99 George

DATUM 1989-06-01

# VAN TONDER INC

ATTORNEYS & CONVEYANCERS / PROKUREURS & AKTEVERVAARDIGERS

Tel: +27 (0)44 873-0707  
Tel: +27 (0)44 873-3142  
Fax: +27 (0)86 625 5039  
Email: info@vtinc.co.za  
Website: www.vtinc.co.za

Unit C3 Windsor Park,  
Cnr of Varing Avenue & Herrie Street,  
George, 6529  
P.O Box 1536, George, 6530



VAT Registration No: 4040263438

Our Reference/Ons Verwysing:  
**Laetitia/G00093/BVT**

Your Reference/U Verwysing:

Date/Datum:  
**22 June 2022**

**MR & MRS GROENEWALD**

TO COLLECT

**TRANSFER: DU TOIT JI / GROENEWALD AC & JC  
PROPERTY: ERF 14780 GEORGE**

We refer to the above matter and annex hereto for your safekeeping and custody of the following documents:

1. Original Deed of Transfer No. T 19180/202
2. Original Transfer Duty NO. TDE04C0109
3. Original Beetle Certificate No.3540
4. Copy of Electrical Certificate No. Ecb 1706663
5. Copy of Gas Certificate No.840773

Kindly acknowledge your safe receipt hereof on the duplicate letter attached hereto.

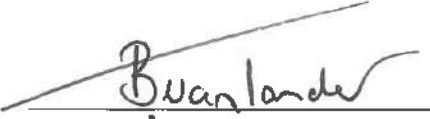
Kind regards,

**VAN TONDER INC**

Per:

VAN TONDER INC  
P.O. BOX 1536  
GEORGE  
6530  
Tel: (044) 873-0707  
(Our Ref: G00093/RVS)

Prepared by me

  
CONVEYANCER  
BERNARD VAN TONDER  
(LPCM 87212)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 5 500 000,00	R. 2305,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA / CAPTURE  
09 -05- 2022  
PHUMELELA MNAMATA

T 000013180 / 2022

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**JANINE FOUCHÉ (LPCM 60411)**

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

**JULIANA IRENE DU TOIT**

**Identity Number: 590728 0114 08 4**

**Married out of community of property**

DATA / VERIFY  
10 -05- 2022  
PENELOPE NGOGWANA

which said Power of Attorney was signed at GEORGE on 25 March 2022

And the Appearer declared that his/her said principal had, on 12 MARCH 2022, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**ADOLF COENRAD GROENEWALD**

**Identity Number: 610405 5102 08 5**

**and**

**JANETTA CORNELIA GROENEWALD**

**Identity Number: 631215 0114 08 3**

**Married in community of property to each other**

their Heirs, Executors, Administrators or Assigns, in full and free property

**ERF 14780 GEORGE,**

**IN THE MUNICIPALITY AND DIVISION OF GEORGE,**

**PROVINCE OF THE WESTERN CAPE;**

**IN EXTENT: 2095 (TWO THOUSAND AND NINETY FIVE) Square Metres**

**FIRST REGISTERED by Certificate of Registered Title No. T45329/1990 with Diagram No. 6238/1989 relating thereto, AND HELD by Deed of Transfer No. T75900/2000.**

**A.** .....

**B. SUBJECT FURTHER** to the following special condition contained in Deed of Transfer No. T3376/1933, namely:

"The Transferor, viz: the Municipality of George reserved the right to construct, use and maintain across the above property any pipe line for water leading, drainage, and sewerage and any poles or structures for the conduct of any electric or other light or power."

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

**JULIANA IRENE DU TOIT, Married as aforesaid**

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

**ADOLF COENRAD GROENEWALD and JANETTA CORNELIA GROENEWALD, Married as aforesaid**

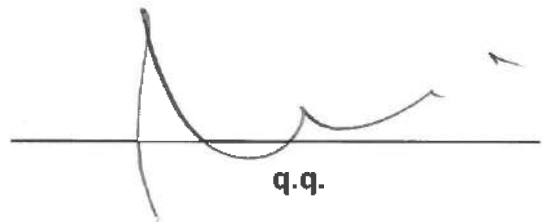
their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of **R5 500 000,00 (FIVE MILLION FIVE HUNDRED THOUSAND RAND)**.

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

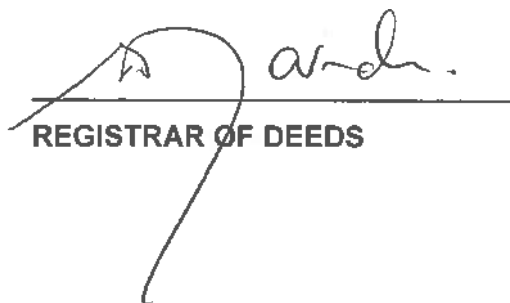
THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on

04 MAY 2022

~~2022~~

  
q.q.

In my presence

  
REGISTRAR OF DEEDS

