

Our Ref.: 1494/GEO/25
Your Ref.: Erf 2767, George

24 April 2026

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MR. CLINTON PETERSEN

Dear Mr. Petersen,

PROPOSED SUBDIVISION & DEPARTURE ON ERF 2767, GEORGE SOUTH, 21 MITCHELL STREET, GEORGE MUNICIPALITY AND DIVISION, WESTERN CAPE PROVINCE

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/2025/1494-GEO-25/Korrespondensie/Cover letter.docx>

Cc: L STRYDOM

**PROPOSED SUBDIVISION & DEPARTURE ON ERF 2767, GEORGE SOUTH, 21
MITCHELL STREET, GEORGE MUNICIPALITY AND DIVISION**



FOR: L STRYDOM



DELPLAN
CONSULTING

URBAN & REGIONAL PLANNERS

DEVELOPMENT ENVIRONMENT LINK

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**PROPOSED SUBDIVISION AND DEPARTURE ON ERF 2767, GEORGE, 21 MITCHELL STREET, GEORGE
MUNICIPALITY AND DIVISION**

1. INTRODUCTION

Erf 2767, George is currently developed with two existing dwellings. The owner intends to subdivide the property and apply for administrators consent as well as remove title deed restriction that prohibits the proposed development. *DELPLAN Consulting* was appointed by the registered owner of Erf 2767, 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 property is currently registered to Lizel Strydom according to Title Deed 58190/2025, attached as **Annexure 2**. The title deed describes the property as 1164 m². The SG Diagram is attached hereafter as **Annexure 3**. The Conveyancer’s Certificate (attached as **Annexure 4**) confirms that certain title deed restrictions are applicable to this application. The owner wishes to remove Sections B (a) – (f) which places restrictions on the erf. Furthermore, the property has a bond registered and therefore requiring the bondholder’s consent (attached as **Annexure 5**).

1.2 Land Use Application

- **Removal of restrictive title deed condition** in terms of Section 15(2)(f) of the George Municipality: Land Use Planning By-Law, 2023, for the removal of Title Deed Conditions B(a) - (f) which places restrictions on the erf.
- **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023, of Erf 2767, George into a Portion A (±574m²) and a Remainder (±590m²).
- **Departure** in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023, to:
 - relax the 2m common boundary line between the subdivided portions to 1.5m for the existing building on the remainder.
 - relax the 2m northern building to 0.8m & 0.6m and the 2m western building line to 1.8m for the existing second dwelling on proposed Portion A.

2. CONTEXTUAL INFORMATION

2.1 The locality of the subject property

The subject property is situated in George South in Ward No.28 and is located at 21 Mitchell Street. Figure 1 provides an overview of the subject property in relation to the surrounding area, while Figure 2 offers a more detailed view of the subject property in relation to the immediate surrounding properties. A locality plan is attached hereto as **Annexure 6**.



Figure 1: The location of the subject property in relation to the surrounding neighbourhoods

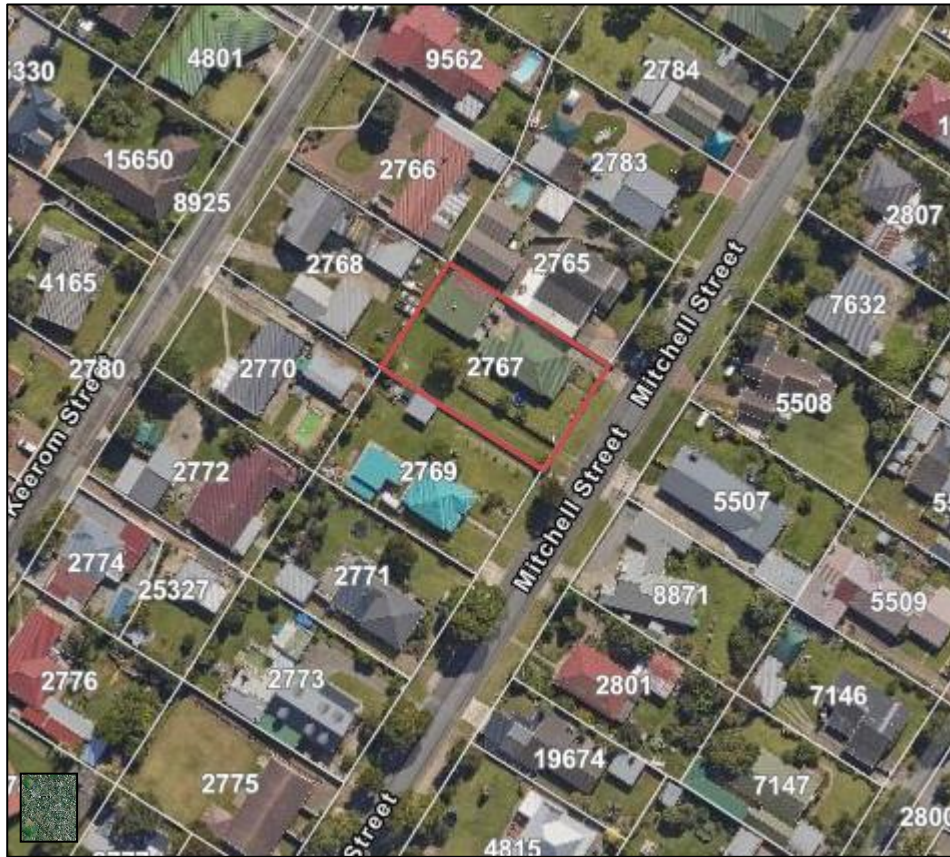


Figure 2: Satellite imagery extract of the subject property (indicated in red) together with the immediately surrounding land uses.

2.2 Existing Land Uses and Character of the Area

The subject property is currently developed with two existing dwellings and an outbuilding. The main dwelling is positioned on the eastern side of the property, while the additional dwelling is located towards the northwestern corner, with the outbuilding situated directly adjacent to it. Access to all existing structures is obtained from Mitchell Street on the eastern boundary, with both access points positioned at a safe distance from any intersections, thereby ensuring efficient and secure traffic movement. The property is zoned Single Residential Zone I and will retain this zoning, meaning that the proposed subdivision will not alter the existing character of the area.

Although the property falls outside the designated densification zone, ongoing development within George has contributed to increasing housing demand, and further development within the established urban edge is strongly encouraged. Accordingly, the creation of an additional erf on this site will not impact the residential character of the surrounding area, which is similarly composed of Single Residential properties. As no new structures are proposed, the existing streetscape and neighbourhood character will remain unchanged, with both dwellings already well integrated into the surrounding built environment. Figure 3 provides a visual representation of the subject property viewed from Mitchell Street.



Figure 3: Visual of the subject property from Mitchell Street

2.3 Zoning



Figure 4: Zoning of Erf 2767, George

The zoning of the subject property according to the George Integrated Zoning Scheme By-Law is “*Single Residential Zone I*”. Figure 4 indicates the zoning of the subject property as well as its immediate surroundings.

3. DEVELOPMENT PROPOSAL

3.1 Proposed Development

The subject property is currently developed with two existing dwellings and an outbuilding. The main dwelling is situated on the eastern side of the property (approved plans are attached as **Annexure 7**), while the second dwelling and the outbuilding are located on the northwestern side. The second dwelling does feature on approved plans, but as can be seen in the plans attached with the Site Plan, it was altered from its initial approval. The owner aims to subdivide the property, however, there are title deed restrictions that prohibit the proposed development in several ways. The owner seeks the removal of these conditions to allow the most efficient use of the current property. The relevant restrictions are outlined in Subsection B, an extract of conditions (a) – (f) can be seen in figure 5.

(a)	This erf shall be used for residential purposes only.
(b)	Only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, be erected on this erf.
(c)	Not more than one half of the area of this erf be built upon.
(d)	No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres from the street line which forms a boundary of this erf, not within 3,15 metres to the rear or 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the Local Authority, an outbuilding not exceeding 3,05 metres in height, measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space.
(f)	That this erf be not subdivided except with the consent in writing of the Administrator.

Figure 5: Title Deed extraction of restrictive conditions

The owner of the property intends to subdivide the site into two portions, namely Portion A and the Remainder. Portion A is proposed to measure 574m², while the Remainder will measure 590m². Figure 6 provides a visual representation of the proposed subdivision plan. As a result of the subdivision, the existing main dwelling impacts the newly proposed common boundary building line between the proposed Portion A and the Remainder. A building line relaxation is therefore required to 1.5m. The existing altered second dwelling protrudes the

northern building line therefore requiring a relaxation to 0.6m & 0.8m. The windows in this structure will be made to comply to the relevant SANS standards.

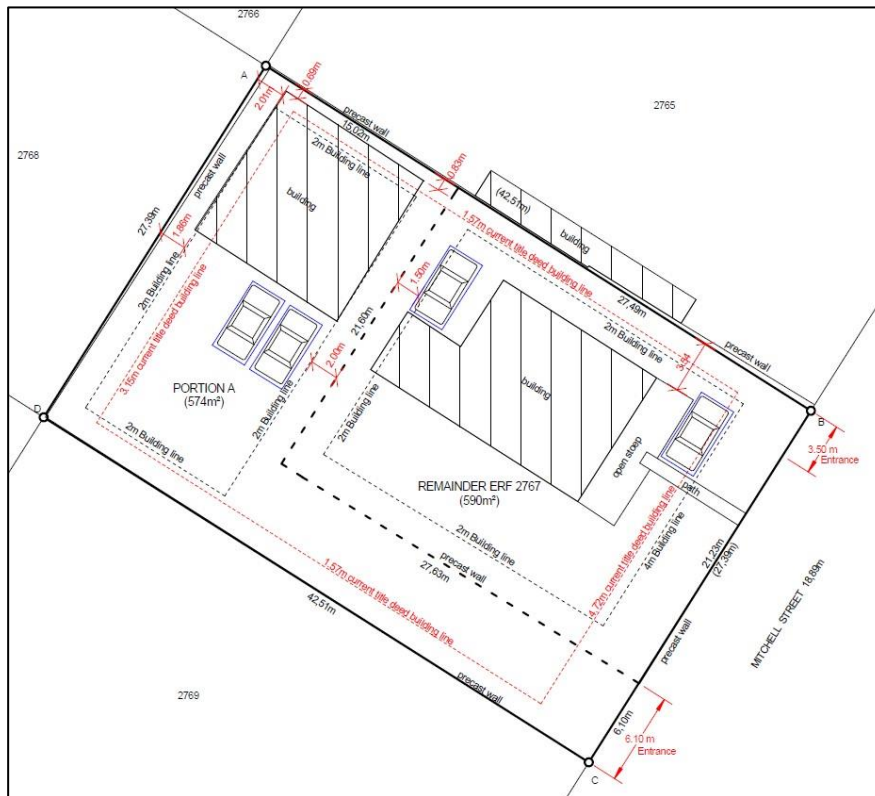


Figure 6: Proposed subdivision

There is also a marginal relaxation required from 2m to 1.8m along the western building line. These relaxations are necessary to regularise the current development and ensure compliance with municipal requirements. The proposed site plan is provided as **Annexure 8**, with the accompanying detailed site plan attached as **Annexure 9**.

3.2 Accessibility and Parking

The existing structures have two separate access points from Mitchell Street, as illustrated in Figures 7 and 8. Figure 7 provides access to the proposed Portion A, while Figure 8 serves the Remainder of the property. The subject property offers sufficient on-site parking, as shown in the attached site plan.

Both access points are located at a safe distance from any intersections, ensuring that traffic flow along Mitchell Street is not materially affected. Additionally, the pedestrian pathway

along the street is unobstructed, meaning that pedestrian movement is not adversely impacted in any significant way.



Figure 7: Access to proposed Portion A off Mitchell Street



Figure 8: Access for the Remainder off Mitchell Street

3.3 Engineering Services

The property is located in an already developed and serviced residential area. The approval of this application will optimise the use of the municipal services. The property owner will be held financially responsible for the capital contributions with regards to the newly subdivided portion.

3.4 Heritage

A heritage report has been submitted to National Heritage. And it states the following:

“The proposed subdivision for Erf 2767, 21 Mitchell Street, George, does not trigger the provisions of the National Heritage Act and outside of the mandate of HWC. There is no submission required for HWC and the municipality may proceed with the approvals.”

As no significant heritage resources are influenced, the alteration/demolition of this structure would therefore have no influence on any heritage resources.

3.5 Pre-Application

A pre-application consultation was held on 12 November 2025; the feedback can be found below and attached as **Annexure 10**.

Town Planning comments

- Applicant to indicate access to both the proposed subdivision portions.

Noted, this is indicated on the site plan attached as Annexure 9.

- Applicant to address all applicable departures.

Noted this is complied with.

- Comment from Heritage Western Cape may be required as property seems to contain a house that is older than 60 years (can form part of the PPP process).

Noted, a heritage report has been sent to National Heritage. It stated that no heritage requirements are triggered and there is no need to get comments from Heritage Western Cape.

- Proposal must address zoning scheme by-law and MSDF.

Noted, this is adhered to.

- A full copy of a title deed and conveyancer certificate will be required to confirm if removal is necessary to allow for the proposed subdivision and departures. An application may be submitted should a removal be required. If removal is required, it is advised to remove all redundant/archaic conditions.

Noted, the Conveyancer Certificate is attached as Annexure 5, all conditions are being removed.

CES comments

- Access will be restricted to Mitchell Street.

Noted.

- Access should comply to the GIZS By-law, 2023 any deviation should be included within a land use application.

Noted, this is adhered to.

- All parking must be provided on-site, in compliance with the GIZS By-law, 2023.

Noted, this is complied with.

- No parking is allowed within the road reserve, and the owner may be held liable for any costs incurred in preventing unauthorized parking in this area.

Noted.

- Normal parking ratios shall apply.

Noted.

-
- All vehicle mobility should be done on site and must be indicated on the site layout plan.

Noted, this is indicated on the attached Site Plan.

- Access to comply with the GIZS By-law, 2023,

Noted.

- 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 available and limited, subject to network &/or treatment capacity confirmation.

Noted.

- The location of existing municipal services must be confirmed on site.

Noted, this is included in the attached civil report.

- The developer must ensure full compliance with the relevant Stormwater By-law.

Noted.

ETS comments

- The newly created property to be provided with dedicated electrical service connection.

Noted.

- DC's applicable

Noted.

3.6 Removal of restrictions - George Municipality Land Use Planning by-law, 2023

Several title deed restrictions, 3.(a-f) are relevant to this erf as can be seen below:

(a)	This erf shall be used for residential purposes only.
(b)	Only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, be erected on this erf.
(c)	Not more than one half of the area of this erf be built upon.
(d)	No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres from the street line which forms a boundary of this erf, not within 3,15 metres to the rear or 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the Local Authority, an outbuilding not exceeding 3,05 metres in height, measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space.
(f)	That this erf be not subdivided except with the consent in writing of the Administrator.

Section 33 (4) of the By-Law identify 6 considerations when deciding on the removal, suspension or amendment of a restrictive condition. These considerations are applied to the proposed development below:

1. the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement;

The restrictive title conditions recommended for removal will accrue to the owner a financial and social benefit as it would allow the property to be utilised to its fullest potential within an area that will allow it. The title deed conditions are archaic as it limits the property to certain standards that are no longer applicable to many properties. The property is large enough to allow a subdivision into decent erf sizes, construction over more than half of the property and allowance of more than one dwelling (which is now a primary right in residential areas) could be allowed and is managed by the Integrated Zoning Scheme (2023). The title deed building lines are not required anymore as the Integrated Zoning Scheme (2023) already sets out sufficient building line distances while the Municipal SDF controls whether which areas would allow uses other than normal residential uses.

2. the personal benefits which accrue to the holder of rights I terms of the restrictive condition;

The title deed conditions limit the use on the property which could be beneficial to the holder of rights in many instances as it ensures the character of the area is maintained and the proposed use on the property remains within appropriate parameters. These restrictions do benefit the surrounding neighbours in that the development typology on the property can be limited and that adequate open space and sufficient building line space must be provided to limit any negative effects on the surrounding properties.

3. the personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is amended, suspended or removed;

The removal of the restrictions will accrue to the owner a financial and social benefit as it would allow the property to be utilised to its fullest potential for current, as well as possible future development within reasonable parameters and limitations enforced by the IZS. The owner will be able to fully implement the proposed development (although all structures already exist) without having archaic title deed conditions enforced which are no longer applicable to many properties. The removal also in no way influences the authority and restrictions enforced by the Integrated Zoning Scheme (2023).

4. the social benefit of the restrictive condition remaining in place in its existing form;

Not removing the title deed condition will result in the owner not being able to develop the property for any expanded use or even subdivide further. The title deed conditions limit the use and size of developments on the property which could be socially beneficial as it ensures the character of the area is maintained and the proposed use on the property remains within appropriate parameters. These restrictions do benefit the surrounding neighbours in that the development typology on the property can be limited to residential uses and that adequate open space and sufficient building line space must be provided to limit any negative effects on the surrounding properties.

5. the social benefit of the removal, suspension or amendment of the restrictive condition; and

The social benefit to the owner is apparent as it will allow the property to be developed without the specific restrictions thus allowing the subdivision and second dwelling without restrictive building lines. The other benefit is merely that the proposed use will have a minimal impact on the surrounding area given that the developments on the erf already exist in their current extent (and are allowable according to the IZS, only a boundary wall is being added to add a physical separation.

The Integrated Zoning Scheme contradicts the archaic title deed restrictions in terms of parameters which are already considered to be within a reasonable range.

The benefits therefore lie in the fact that the impact of the proposal is extremely low and that the removal itself will change very little on the erf, especially given that the structures exist in their current extent. In addition to this, the IZS parameters will from thereon manage and maintain the developments on the site.

6. whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.

The removal of the indicated conditions will not completely remove the rights as the relevant Municipal By-Law and IZS will provide a level of control thereafter.

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)

The spatial document does not address Erf 2767, George, specifically or subdivisions relating to this application. The GMSDF, however, states that development should be promoted within the urban edge. The following is stated in the above-mentioned document:

- *“The Urban Edge is defined as a delineated line that serves to manage, direct and control the outer limits of urban development.*
- *This urban edge should be implemented as a planning tool in order to promote the principles of densification, infill development, compact city, and to establish limits beyond which urban development should not be permitted.”*

It is argued that the proposed development is considered to be not in conflict with the MSDF.

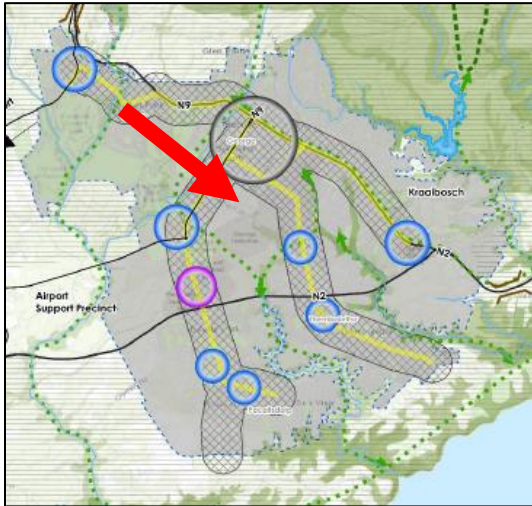


Figure 9: MSDF extraction

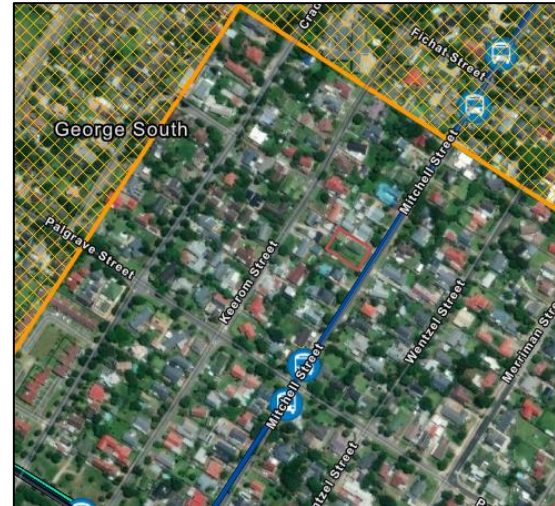


Figure 10: Zoning map extraction

The red arrow in Figure 9 provides the approximate area of the subject property, while Figure 11 provides a closer view of the subject property. As can be seen, the property is located near a bus route and densification around transport points is promoted within the MSDF to discourage urban sprawl.

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 are 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 in order to readdress past spatial - and development imbalances as well as the need for SDF's 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 subject property in the MSDF, but the proposed development will strengthen the residential character of the area. Furthermore, the proposal complements the surrounding neighbourhood's evolving residential nature, ensuring it contributes positively to the area's development. The addition of a smaller housing typology could enable lower income groups to enter the housing market and contribute towards addressing past imbalances.*

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 an already developed area and will not negatively affect the efficient and equitable functioning of land markets.*
- *The proposed development will have a limited impact on the provision of infrastructure and will not require any additional social services outside the development itself. Relevant engineering services will be accounted for.*
- *The subject property is situated within the urban edge and will allow for the optimal utilisation of the subject property.*

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 available whilst promoting the optimal use of an underutilised site.*
- *Capital contributions will also be paid, and it is not anticipated that the proposed application will have negative financial, social, economic or environmental impacts.*

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 addition of a smaller erf could speak to a higher degree of income inclusiveness in the area that is more flexible. Other 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 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 follow due process in an efficient manner. 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

The northern neighbour will not be negatively affected by the proposed development, as the properties are separated by a boundary wall. This wall not only ensures privacy between the properties but also serves as a sound buffer, minimizing noise from the subject property. Furthermore, the neighbour is unlikely to notice any change from the proposed development, as the height of the existing structures remains unchanged and the wall prevents overlooking. No additional development is planned by the owner, ensuring that the subject property will not cause overshadowing of the northern property. Although the existing structures encroach on the building line, the requested relaxation will not impact the neighbour, as the high boundary wall shown in Figure 11 effectively maintains privacy and visual separation. Due to the size of the wall, the neighbouring property will not be influenced by any potential fire hazards from the subject property.



Figure 7: Visual of the subject property in relation to the northern neighbour

The eastern neighbour will not be affected by the proposed development, as the existing structures on the subject property are located at a sufficient distance from the boundary as seen in Figure 12. The neighbour's view will remain unchanged, as no additional development is proposed. A boundary wall separates the properties, preventing overlooking from the subject property.

Furthermore, access to sunlight will not be affected, since the height of the existing structures remains unchanged. The neighbour will also not experience any traffic-related impacts, as the access points to the subject property are not located directly opposite the eastern neighbour's access.



Figure 8: Visual of the subject property in relation to the eastern neighbour

The southern neighbour will not be affected by the proposed development, as the existing structures are located at a sufficient distance from the development area. It is unlikely that the neighbour will even be aware of the proposal, since no new structures are planned and the subdivision takes place behind an already fully developed residential dwelling. Furthermore, as no additional construction is proposed, the neighbour will not be impacted by any building activities.

Access to sunlight will remain unchanged, as the development will not exceed the existing height. The boundary wall between the properties not only provides privacy but also serves as a sound buffer, reducing noise from the subject property. Figure 13 provides a visual of the subject property in relation to the southern neighbour. As seen in the Figure, the wall between the properties ensures that the proposed development does not influence the neighbouring property.



Figure 9: Subject property in relation to the southern neighbour

As mentioned previously, the proposed development will not affect the neighbour, as the properties are separated by a boundary wall. This wall secures privacy and acts as a visual barrier between the two properties. Access to sunlight will not be impacted, as the proposed development will remain within the existing height. The building line departure will also not affect the neighbour, as the wall prevents any potential negative impact. In addition, the wall serves as a noise buffer, reducing sound from the subject property.

The existing structure is located a sufficient distance from the neighbouring property. These relaxations do not involve expanding the building footprint or increasing the development density, and therefore will not result in any change in visual dominance or overshadowing for the neighbouring properties to the west. Figure 14 provides an aerial image of the subject property in relation to the sounding properties.



Figure 10: Aerial image of the subject property in relation the surrounding properties

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.

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.

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 the proposed development will create an additional erf within the area. The existing structures encroaches on the newly proposed building line and therefore requires a building-line relaxation. Furthermore, the development encroaches on the title deed building lines, which necessitates obtaining the Administrator’s Consent.

6. 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 subdivision of a property. This section expresses the desirability of the proposed subdivision 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.

It is not foreseen that the proposed application will have a negative impact on the surrounding neighbours. The removal of the title deed restrictions will allow the owner to use the property to its fullest potential. Furthermore, the subject property is situated behind residential dwelling as a result, the proposed subdivision would not impact the streetscape or the character. Additionally, it is not anticipated that the approval of the application will have any negative impact on the aesthetic appearance of the property from the street view, given that the existing dwelling is already constructed and fit with the residential character. The development is not needed in order to realise a specific spatial goal of the SDF, but the SDF does promote densification and given that the subject erf is within the densification zone and close to public transport, it can be promoted.

The approval of the application will allow for the creation of a new residential property located within the urban edge and within an area that is already serviced by municipal engineering services. The property falls within the densification zone and it will optimise the use of the municipal services. Densification is also important around public transport points, such as in this case.

7. CONCLUSION

It is believed that the abovementioned principles, considerations, and guidelines for this land use application for the subdivision of Erf 2767, George, satisfy the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



DELAREY VILJOEN Pr. Pln

APRIL 2026

ANNEXURE 1

POWER OF ATTORNEY

I, Lize Strydom the undersigned and the registered owner of Erf 2767 George Municipality and Division hereby instruct Delary Viljoen of DEPLAN Consulting to submit the required land use application with the local authority



L Strydom

5/11/2025

Date

Witnesses:

1. 

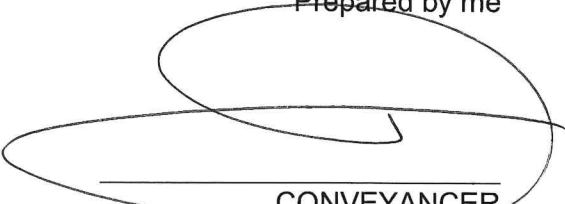
2. 

ANNEXURE 2

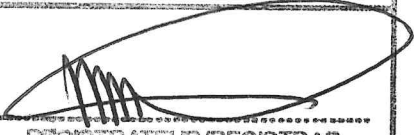
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MILTONS MATSEMELA OOSTHUIZEN
1 Caledon Street
George
6529

Prepared by me


CONVEYANCER
INGRID MARÉ (97215)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 2175 000,00	R. 2281,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

VERBIND		MORTGAGED	
VR FOR R. 2580 000,00			
B	000028030 / 2025		
2025 -09- 12		REGISTRATEUR/REGISTRAR	

T000058190 / 2025

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

INGRID MARÉ
(LPC NUMBER 97215)

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

ANTHONY PETER THORNE
Identity Number 361111 5119 08 4
Unmarried

which said Power of Attorney was signed at George on 16 July 2025

And the appearer declared that his/her said principal had, on 24 June 2025, 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:

LIZEL STRYDOM
Identity Number 870116 0050 08 9
Married out of community of property

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

ERF 2767 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT 1164 (ONE THOUSAND ONE HUNDRED AND SIXTY FOUR)
Square metres

FIRST TRANSFERRED by Deed of Transfer Number T7313/1948 with
Diagram No LG 2852/1947 relating thereto and held by Deed of Transfer
Number T87543/2003.

- A. **SUBJECT** to the conditions as referred to in Deed of Transfer No. T2953/1917;
- B. **SUBJECT FURTHER** to the special conditions as referred to in Deed of Transfer No. T7313/1948 imposed by the Administrator in terms of Ordinance no 33 of 1934, namely:

As being in favour of the Local Authority and the Registered Owner of any Erf in the Township:

- (a) This erf shall be used for residential purposes only.
- (b) Only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, be erected on this erf.
- (c) Not more than one half of the area of this erf be built upon.
- (d) No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres from the street line which forms a boundary of this erf, not within 3,15 metres to the rear or 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the Local Authority, an outbuilding not exceeding 3,05 metres in height, measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space.

- (e) The owner of this erf shall without compensation be obliged to allow the sewage and drainage including stormwater of any other erf or erven to be conveyed across this erf, if deemed necessary by the Local Authority and in such manner and position as may from time to time be reasonably required. This shall include the right to access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.

As being in favour of the Administrator:

- (f) That this erf be not subdivided except with the consent in writing of the Administrator.

A long vertical line drawn across the page, likely a placeholder or a scanning artifact.

A small handwritten mark or signature at the bottom right corner.

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

ANTHONY PETER THORNE, Unmarried

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

LIZEL STRYDOM, Married as aforesaid

her Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R2 175 000,00 (TWO MILLION ONE HUNDRED AND SEVENTY FIVE THOUSAND RAND) .

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

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

12 SEP 2025

2025

q.q.

In my presence


REGISTRAR OF DEEDS

ANNEXURE 3



FNB HSLS

Second floor, FNB Fairland
1 Enterprise Road
Fairland
2195

PO Box 1065
Johannesburg
2000

Web: www.fnb.co.za

Your reference: 3/22307618

Our reference: S MOLAPISI

Tel: 087 328 0035

EMAIL: Misconsents@fnb.co.za

21st JANUARY 2026

MRS L STRYDOM
21 MITCHELL STREET
GEORGE SOUTH
6529

Dear Mrs Strydom,

**SUBDIVISION OF THE PROPERTY
HOME LOAN IN THE NAME OF L STRYDOM
OVER ERF 2767 GEORGE SOUTH
BOND ACCOUNT NUMBER: 3 000 022 307 618**

We, **FirstRand Bank Limited (1929/001225/06)** hereby give consent to the following:

Subdivision of the abovementioned property into 2 portions
Removal of restrictive conditions B(a), (b), (c) and (f) on the title deed
Departure to relax the 2m common boundary line between the subdivided portions to 1.6m for the existing building on the remainder
Departure to relax boundary lines on the proposed Portion A

Consent is granted subject to:

- **Local authority approval is required.**
- **Property to remain residentially zoned**
- **Approved SG diagrams to be submitted prior registration.**
- **Attorneys to confirm registration of our bond over all portions**
- **Any request to release a portion is subject to the bank's approval**
- **Title deeds and mortgage bond to be endorsed accordingly**

Please furnish us with regular progress reports on the development in this regard.

Yours faithfully,

**Miscellaneous Consent
FNB Home & Structured Lending Solutions**

ANNEXURE 4

S.G. No. 10777/46

Approved
 E. J. Marshall
 Surveyor-General
 2-2-1947

AREAS		
Erf No	Sq Feet	Dgm. No.
1	11610	2851-1947
2	10260	3705-1947
3	11745	2852-1947
4	11745	3706-1947
5	11745	2853-1947
6	11745	3707-1947
7	11745	2854-1947
8	11745	3708-1947
9	11745	2855-1947
10	11745	3709-1947
11	11745	2856-1947
12	11745	3710-1947
13	11632	2857-1947
14	11632	3711-1947

Data of Main Figure		
Sides	Angles of Direction	Coordinates
AB 300.00	502.13.00	A - 382.47 - 527.28
BC 608.00	52.13.00	B - 586.28 - 367.34
CD 300.00	122.13.00	C - 262.14 + 147.05
DA 608.00	212.13.00	D - 8.35 - 12.89

Coordinates of Block Corners			
2a	-383.25 - 495.30	14a	-46.40 + 11.10
2b	-367.24 - 469.92	13b	-249.45 + 139.05
2c	-325.86 - 460.53	13c	-270.14 + 134.36
14d	-41.71 - 9.59		

Areas of Erfen			
Erf No	Area Sq. Feet	Erf No	Area Sq. Feet
1	11610	3-12	11745
2	10260	13 & 14	11632

Reference Marks			
Sides	Angles of Direction	Coordinates	
RM1-RM4	420	502.13.0	RM3 - 339.67 - 1215.40
RM4-RM5	1236	52.13.0	RM4 - 324.21 - 884.86
RM5-RM1	810	122.13.0	RM5 - 265.27 + 150.84
RM1-RM2	810	122.13.0	RM1 - 3.00 - 4.43
RM2-RM3	1236	212.13.0	RM2 + 269.27 - 163.70

In terms of Section 12 of Ordinance No. 23 of 1934, the Administrator has granted the application to establish the boundaries of the erf as shown on this plan.
 See Prov. Gaz. Extraordinary L. 24/c/103
 dated 18. 9. 1946 T.P. No. 28/26
 Notified as an Approved Diagram in terms of Section 22 (b) of Ord. No. 23 of 1934.
 See Statute No. 171/1947 dated 27/3/1947
 Prov. Gaz. No. 2278 dated 28/3/1947

Description of beacons:-
 A, round iron peg 1/2" diameter close to large bolt.
 B, piece of iron fencing standard.
 C, no beacon placed at C.
 All other beacons are round iron pegs 18" long & 1/2" diameter

LIST OF DEDUCTIONS.

Erf No	Former description	Extent Sq. Feet.	Diagram No	Deed reference.
2765	Erf 1	11610	2851/1947	1947-231-11516
2766	2	10260	3705/1947	1948-119-5946
2767	3	11745	2852/1947	1948-147-7313
2768	4	11745	3706/1947	1948-119-5946
2769	5	11745	2853/1947	1948-147-7311
2770	6	11745	3707/1947	1947-331-16505
2771	7	11745	2854/1947	1948-270-23459
2772	8	11745	3708/1947	1947-331-16505
2773	9	11745	2855/1947	1948-147-7312
2774	10	11745	3709/1947	1947-331-16505
2775	11	11745	2856/1947	1947-231-11517
2776	12	11745	3710/1947	1948-234-11688
2777	13	11632	2857/1947	1948-234-11687
2778	14	11632	3711/1947	1950-16-784

FOR TRANSFER REFERENCES
 VIDE D.O. REGISTER

TP
GENERAL PLAN 642 LD (C.D.R.)

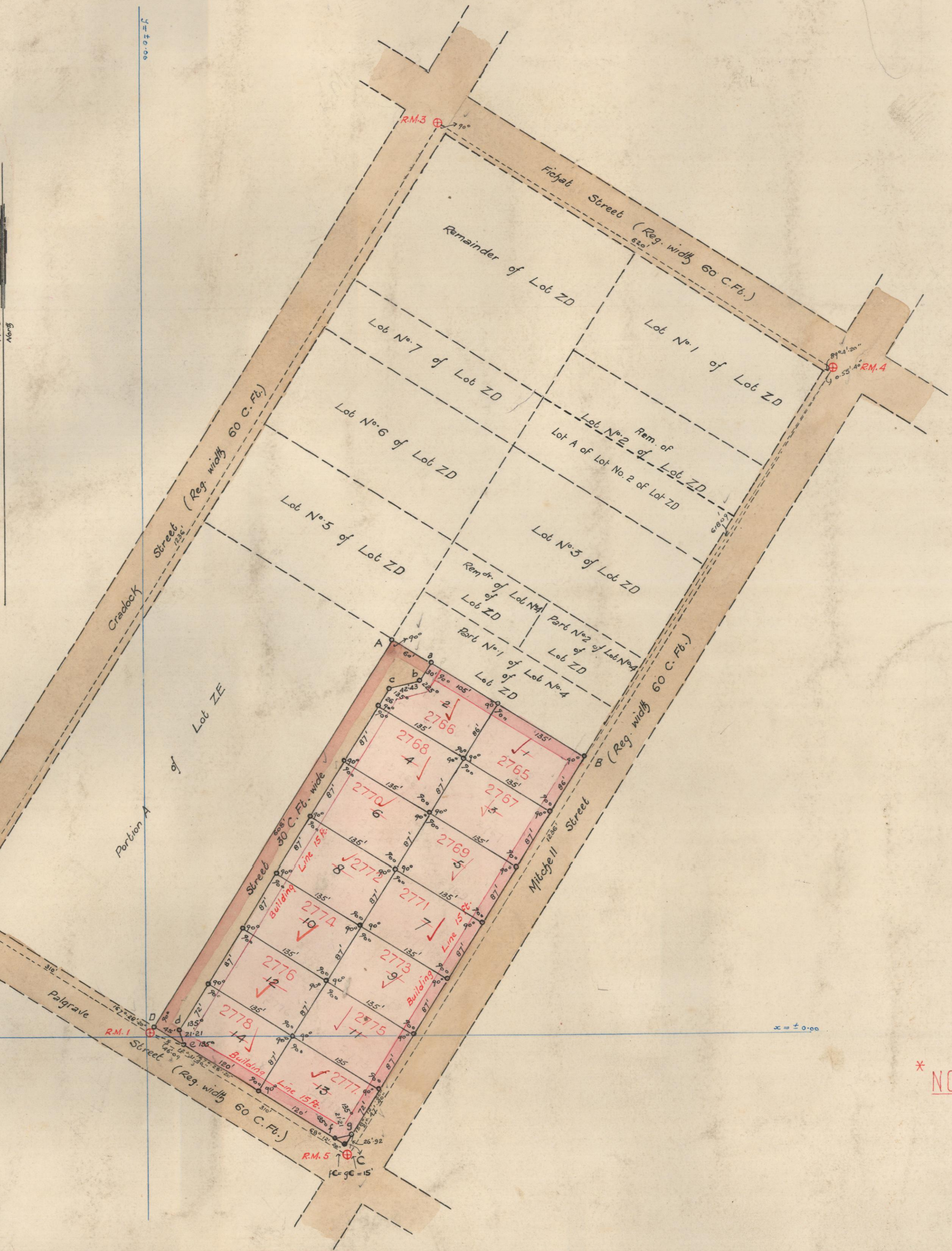
The figure ABCD represents:-
GREENSWARD subdivided estate
 in extent 2.1111 Morgen comprising 14 Erfen numbered 1 to 14 and a street 30 C. feet wide being the Remainder of Lot ZE situate in the Municipality and Division of George, Province of Cape of Good Hope.
 vide diagram No 1159, 1882 annexed to Deed of Transfer 1882-25-306.

The beacons of each Erf represented on this plan are in accordance with regulation and have been placed under my supervision.
 Surveyed in Oct. 1946 by me
 T. J. Marshall

Land Surveyor
 Orig. dgm. No. 1159/1882
 S.G. File No. S. 8775/32
 Survey Records No. E 2396/46
 Compilation No.
 Plan No. -500-70hp-61-2-

GEORGE ALLOTMENT AREA.

Numbered under the Provisions of the Deeds Registries Act No 47/1937. Noting Plan BL-700-X-43.
 Alteration to numbers shown in Red for Surveyor-General
 29. 11. 1955



Scale: 1/1250 Cape Feet

Allotment Area file: S 8775/72
 Main file: S 8775
 Noting Plan: BL-700-X-43
 Degree Sheet: BL-700
 George Erf Schedule.

BL-700-X-43
 NOTED ON George Erf Schedule
 DATE: 21/2/47

BARCRO NEGATIVE FILED

ANNEXURE 5



Tonkin Clacey
Mossel Bay Inc.

ATTORNEYS NOTARIES CONVEYANCERS

Postnet Suite 1 • Private Bag X5
Mossel Bay • 6500
Nautilus Place • 27 Marsh Street
Mossel Bay • 6500
Tel: +27 044 220 0240

Delplan Consulting
79 Victoria Street
GEORGE

Your Ref. | 1494/GEO/25
Our Ref. | Mr J Lötter/jb/M00075
Date | 30 January 2026
E-mail | jaco@mbaylaw.co.za

By email

Dear Sirs,

CONVEYANCER CERTIFICATE IN TERMS OF SECTION 38(1)(n) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW

APPLICATION DETAILS:

Date of Application: Unknown

Applicable Subsection: Section 15(2)(b) of the George Municipality: Land Use Planning By-Law 2015.

I, the undersigned,

PETRUS JACOBUS LÖTTER

a duly qualified and admitted attorney, notary and conveyancer, practicing at Tonkin Clacey Mossel Bay Inc, Office 4, Nautilus Place, 27 Marsh Street, Mossel Bay, 6500, do hereby certify as follows:

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

**ERF 2767 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE, WESTERN CAPE PROVINCE
IN EXTENT 1164 (ONE THOUSAND ONE HUNDRED AND SIXTY-FOUR) SQUARE METERS
HELD BY DEED OF TRANSFER NUMBER T58190/2025
("the Property")**

Director: PJ Lötter BLC LLB (Pretoria) FAARB

Consultant: AM Theron B Proc (Pretoria)

Johannesburg: Tonkin Clacey Inc | 105 Corlett Drive, Birnam | Tel. 0118806695

Tonkin Clacey Mossel Bay Inc. Reg No. 2022/369185/21



We speak property. fluently

2. The Property is registered in the name of:

**LIZEL STRYDOM
IDENTITY NUMBER 870116 0050 08 9
MARRIED OUT OF COMMUNITY OF PROPERTY.**


3. By virtue of Mortgage Bond No B 28030/2025 the Property is subject to the said bond in favour of First Rand Mortgage Company RF (Pty) Ltd in the amount of R 2 580 000.00 (Two Million Five Hundred and Eighty Thousand Rand).
4. There are no restrictive interdicts or caveats noted on the records of the Registrar of Deeds, Cape Town, against the Property or the registered owner.
5. I have appraised myself with the details of the abovementioned Land Development Application.
6. The title deed of the Property contains no conditions restricting the contemplated Land Uses in terms of the said Land Development Application, save for the following conditions which should be appropriately considered and dealt with in the course of the Application:

Condition B on page 2 of the said deed:

- (b) *Only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, be erected on this erf.*
- (c) *Not more than one half of the area of this erf be built upon.*
- (d) *No building or structure or any portion thereof, except boundary walls, and fences, shall be erected nearer than 4,72 meters from the street line which forms a boundary of this erf, not within 3,15 metres to the rear or 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of Local Authority, an outbuilding not exceeding 3,05 meters in height, measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space.*
- (f) *That this erf be not subdivided except with the consent in writing of the Administrator.*

4. A copy of the Deeds Office records and Deed of Transfer No T58190/2025 is annexed hereto, which indicates the conditions to which the property is subject.

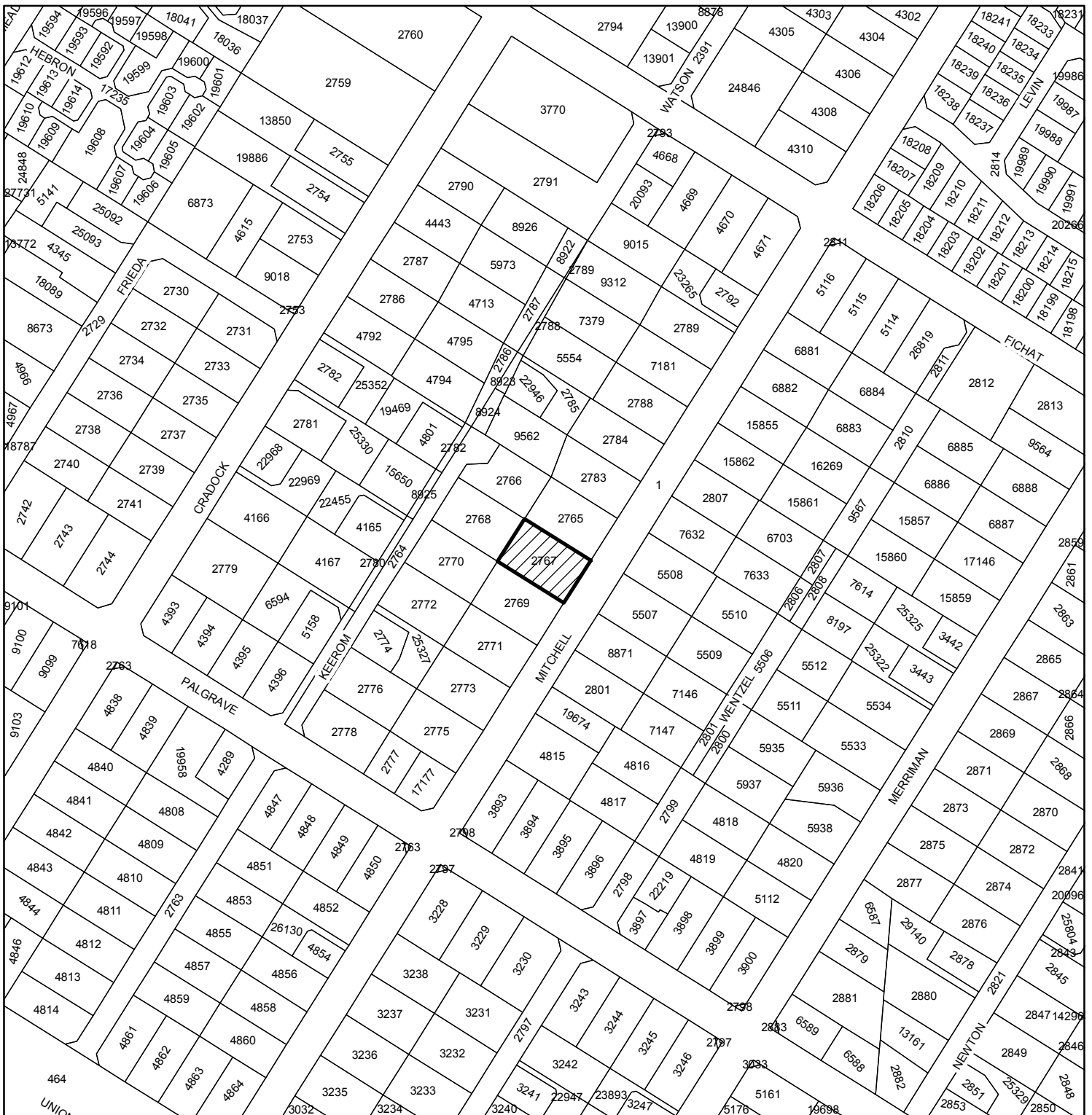
SIGNED at MOSSELBAY on 30 JANUARY 2026



PETRUS JACOBUS LÖTTER
LPCM 0934

Annexures: - Deed of Transfer No T 5819/2025
- Deeds Office records

ANNEXURE 6



LEGEND:



A4 Scale:
1:3,000

PROJECT:

Proposed subdivision
for L Strydom

PROJEK:

DESCRIPTION:

Erf 2767, George

BESKRYWING:

TITLE:

Locality plan

TITEL:

1494/GEO/25/GIS/Ligging

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: NOV 2025
DATUM:

PLAN NO: ANNEXURE
PLAN NR:

Tel: 044 873 4566, Email: planning@delplan.co.za
www.delplan.co.za



DELPLAN
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URBAN & REGIONAL PLANNERS

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KOPIEREG:

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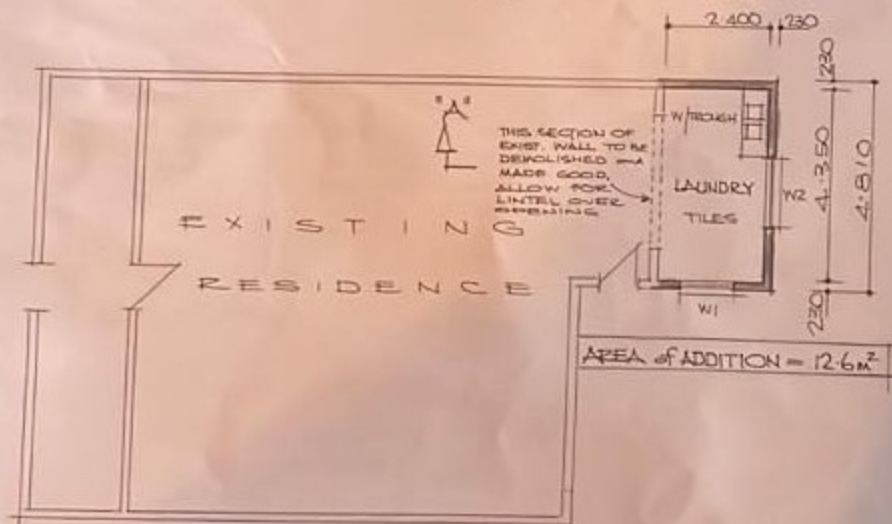
ANNEXURE 7



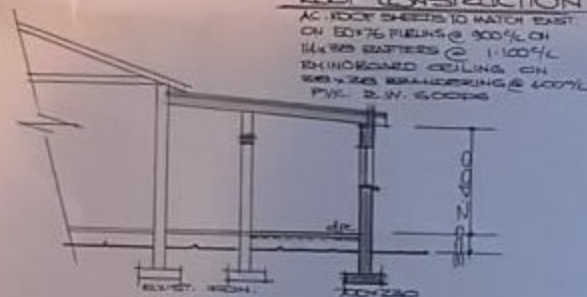
SIDE ELEVATION



REAR ELEVATION



FLOOR PLAN



FLOOR SPECS.

20mm SCAFFED ON
75mm THICK CONC
SURFACE BED ON
250mm GUNPLAS ON
WELL COMPACTED
HARD CORE FILLING

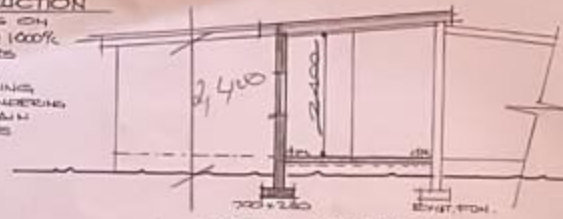
PROPOSED ADDITION TO
EXISTING HOUSE ON ERF
2767

OWNER: *[Signature]* 21 MITCHELL ST. GEORGE

DATE: JUNE 98 SCALE: 1:100

ROOF CONSTRUCTION

AC ROOF SHEETS ON
75 x 50 PURLINS @ 100%
ON 152 x 38 RAFTERS
@ 90%
2x4 BOARD CEILING
ON 75 x 38 BEAMERS
@ 100% PVC PAH
WATER GOODS



TYPICAL SECTION

FLOOR CONSTR

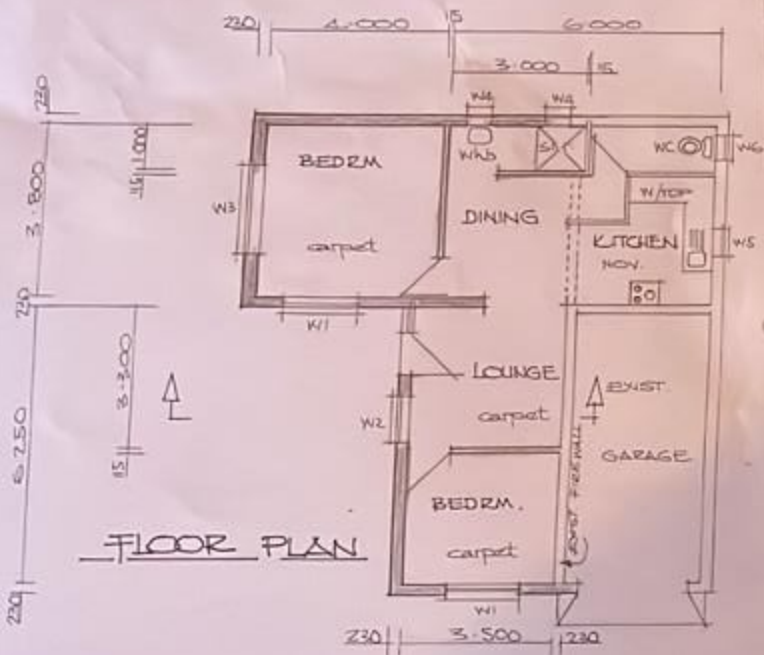
CONC. SLEED ON
75mm THICK CON. SURFACE
BED ON 250A GUNFRAS
ON WELL COMPACTED
HARD CORE FILLING



SIDE ELEVATION



FRONT ELEVATION



FLOOR PLAN

GT
AP
30/8/98
31/8/98

GEEN FINALE INSPEKSIJE SAL
NA 12:00 (SITE VISITING
UITGEVOER WORD NIE.
12:00

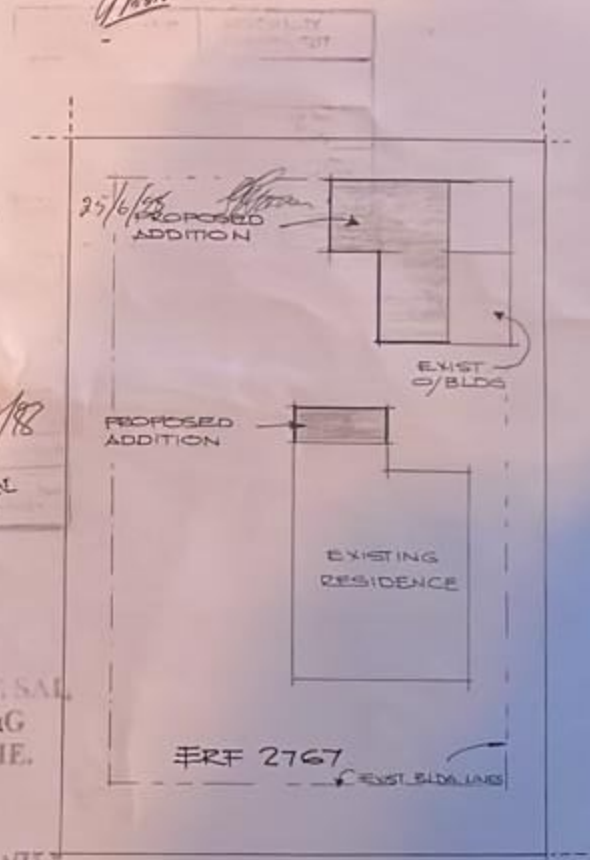
NO FINAL INSPECTION WILL
BE CARRIED OUT AFTER
12:00 ON FRIDAY

AREA OF FLAT = 54.7m²

PROPOSED ADDITIONS TO
EXIST. RESIDENCE ON ERF

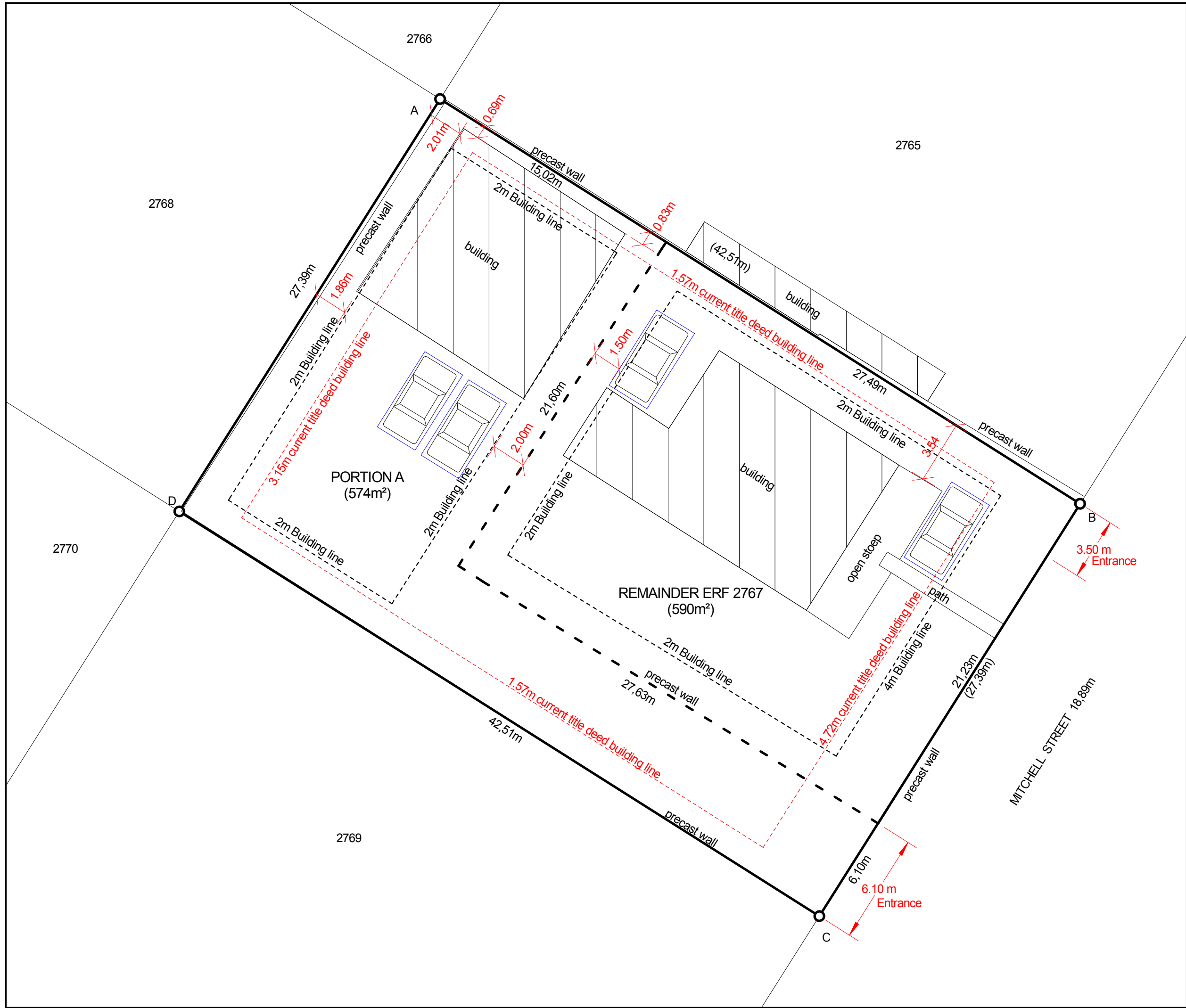
2767 21 MITCHELL ST. GEORGE

OWNER: [Signature] DATE: JUNE '98 SCALE: 1:100/25%



MITCHELL ST.

ANNEXURE 8



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PROJECT: Proposed subdivision for L Strydom

PROJEK:

DESCRIPTION: Erf 2767, George

BESKRYWING:

TITLE: Subdivision plan

TITEL:

NOTES: Subdivision of Erf 2767 (1164m²), George, into:
Portion A = 574m², and;
Remainder = 590m².

NOTAS:

A3 Scale:  1:200

Tel: 044 873 4566 • Email: planning@delplan.co.za
www.delplan.co.za



DELPLAN
CONSULTING

URBAN & REGIONAL PLANNERS

DESIGNED: DV
DRAWN: MV

FILE PATH: 1494/GEO/25/Tek/SKF
PLAN NO: SUB1

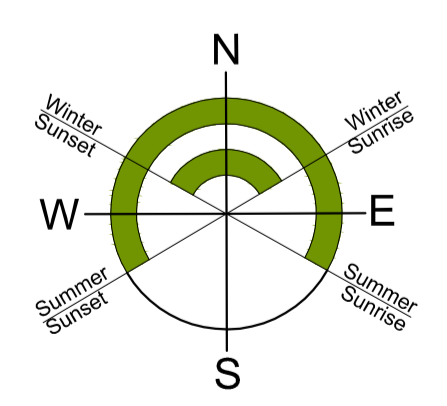
DATE: NOVEMBER 2025

PLAN NAME: ANNEXURE

ANNEXURE 9



SITE PLAN
SCALE 1: 100

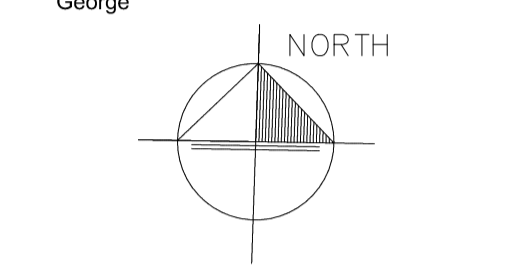


Outeniqua Architects (Pty) Ltd
Debbie Bruyns
PROFESSIONAL ARCHITECT PrArch 65135850

Cell 081 228 6765
design@outeniqua.co.za
www.outeniqua.co.za



54 Fairview Gardens
1st Street,
Eastern Extension
George



PROJECT
Client: Ms L Strydom
Project: Renovations at Existing house and second dwelling Erf 2767, George

General Note:
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CLIMATIC ZONE : 4
OCCUPANCY : H4

AREA SCHEDULE

EXISTING HOUSE	105m ²
SITE AREA	584m ²
COVERAGE %	29%
SECOND DWELLING	113m ²
SITE AREA	582m ²
COVERAGE %	19.5%

Drawing
Site Plan

Client
Ms L Strydom

Project
Renovation of Existing house and addition of second dwelling Erf 2767 George

A1.1

Debbie Bruyns
PrArch 65135850

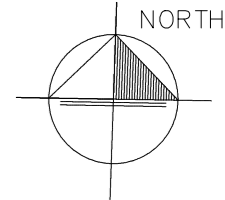


Drawing No: 0000

Date	2026 04 14	Drawn	DB	Preliminary	<input checked="" type="checkbox"/>
Scale	1:100	Revision	3	Municipal App	<input type="checkbox"/>
				Tender	<input type="checkbox"/>
				Construction	<input type="checkbox"/>



54 Fairview Gardens ©2025
 1st Street,
 Eastern Extension
 George



PROJECT
 Client : Ms L Strydom
 Project: Renovations at Existing house
 and second dwelling
 Erf: 2767, George

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CLIMATIC ZONE :4
 OCCUPANCY : H4

AREA SCHEDULE

EXISTING HOUSE	169m ²
SECOND DWELLING	113m ²
TOTAL AREA	282m²
SITE AREA	1164m ²
COVERAGE %	24%

Drawing
Floor Plan
 Elevations
 Section

Client
Ms L Strydom

Project
Second dwelling
Erf 31262
George

A2.1

Debbie Bruyns
 PrArch
 (PArch65135850)

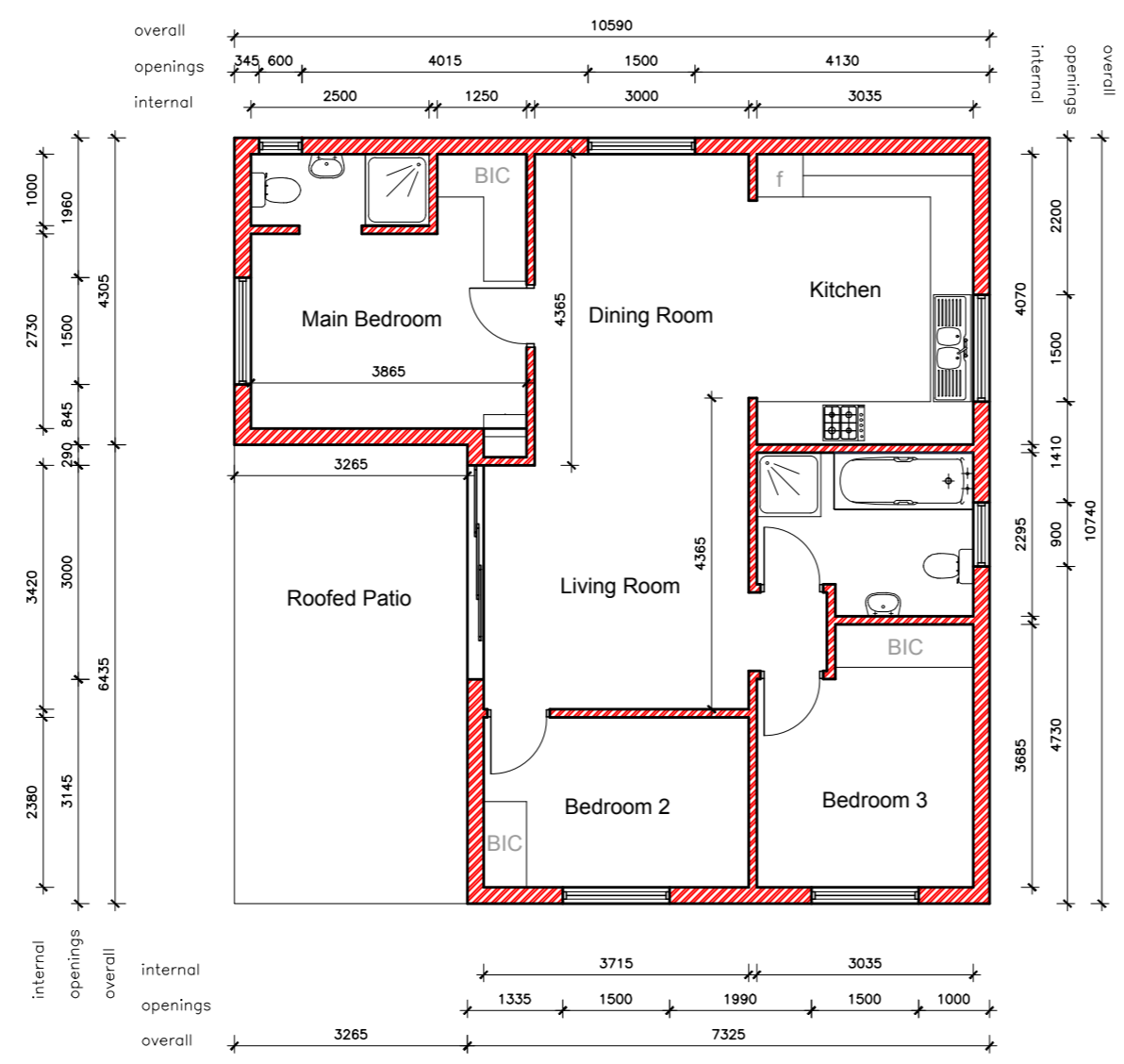


Drawing No
0001

Date
2026 22 02

Scale
1:100

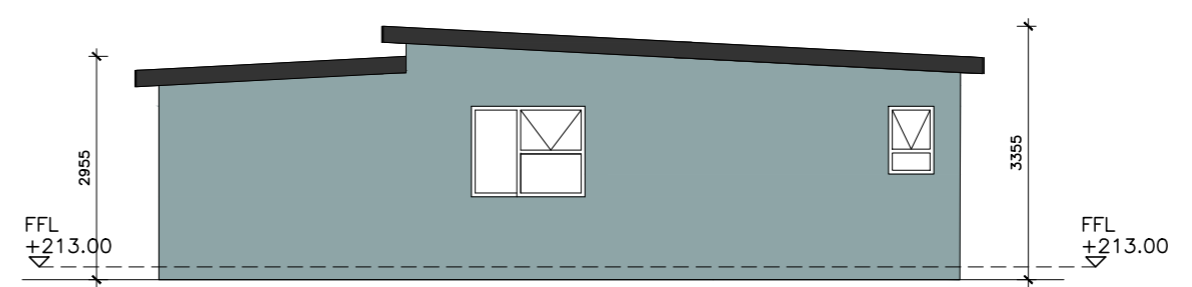
Drawn DB	Preliminary Municipal /
Revision 1	Tender



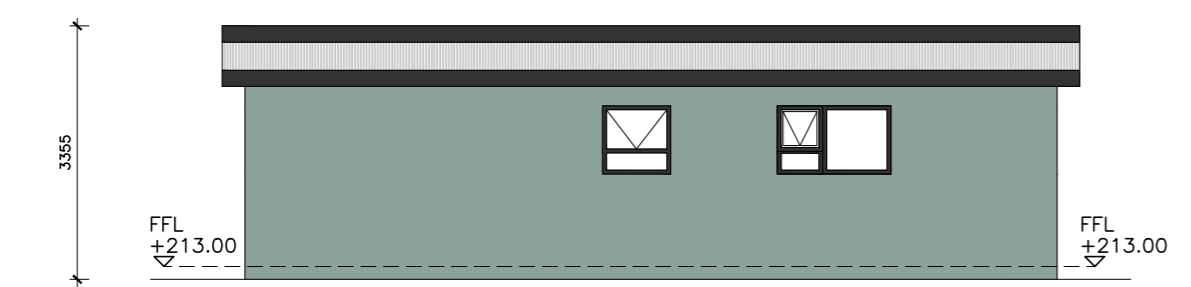
FLOOR PLAN SECOND DWELLING
 SCALE 1:100
 AREA: 120sqm



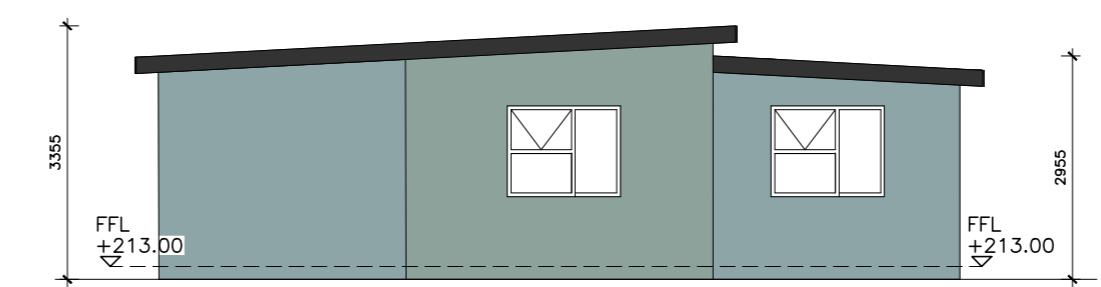
SOUTH ELEVATION
 1:100



WEST ELEVATION 1:100



NORTH ELEVATION
 1:100



EAST ELEVATION 1:100

ANNEXURE 10



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

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

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

PART A: PARTICULARS

Reference number: **3930257**

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

Brief proposal: **Application for subdivision and removal of restrictive conditions, departure and administrators consent**

Property description: **Erf 2767, George**

Date: **12 November 2025**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Mun.	044 801 9477	ihuyser@george.gov.za
Official	Fakazile Vava	George Mun.	044 801 9477	fvava@george.gov.za
Pre-applicant	Delarey Viljoen	DELPLAN Consulting	044 873 4566	delarey@delplan.co.za

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

Subdivision Plan

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

YES	NO
-----	----

(If so, please provide a copy of the minutes)

Comprehensive overview of proposal:

Erf 2767, George is located along Mitchell Street in George South and measures 1164m² in extent.

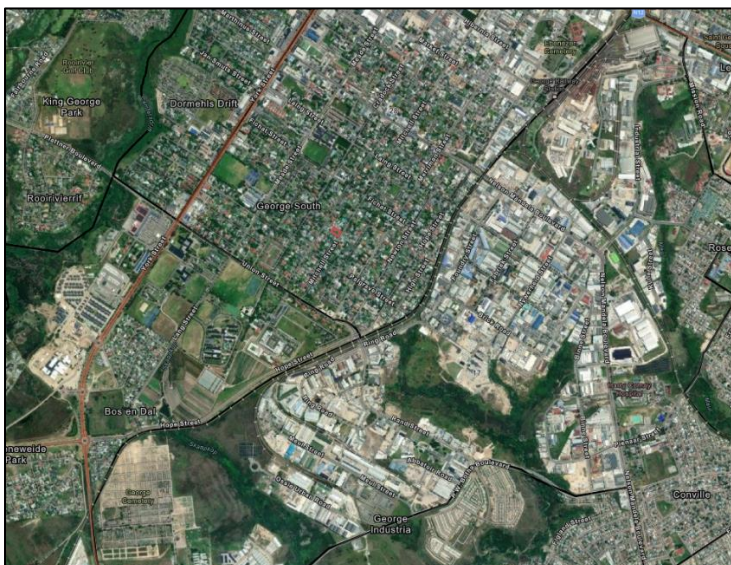


Figure 1: Locality (zoomed out)

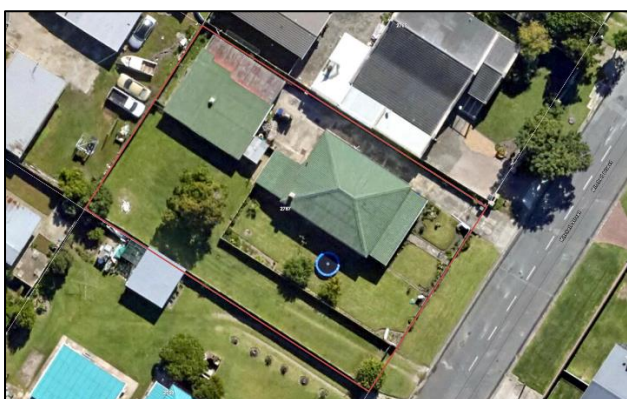


Figure 2: Locality (enlarged)



Currently the property contains two dwelling houses, seen in figure 3, and is zoned as *Single Residential Zone I*.

Figure 3: Zoning

The owners wish to subdivide the property to allow each erf with a dwelling house to reflect the current configuration on the erf. There are, however, title deed restrictions applicable on this erf as seen in figure 4, which prohibits this. After subdivision, several building lines will require a relaxation which would require a departure or administrators consent in terms of the title deed. The subdivision plan can be seen in figure 5

<p>As being in favour of the Local Authority and the Registered Owner of any Erf in the Township:</p> <ul style="list-style-type: none">(a) This erf shall be used for residential purposes only.(b) Only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, be erected on this erf.(c) Not more than one half of the area of this erf be built upon.(d) No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres from the street line which forms a boundary of this erf, not within 3,15 metres to the rear or 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the Local Authority, an outbuilding not exceeding 3,05 metres in height, measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space. <p style="text-align: right;"><small>Lexis® Convey 18.6.2.1</small></p>
<p style="text-align: center;">Page 3</p> <ul style="list-style-type: none">(e) The owner of this erf shall without compensation be obliged to allow the sewage and drainage including stormwater of any other erf or erven to be conveyed across this erf, if deemed necessary by the Local Authority and in such manner and position as may from time to time be reasonably required. This shall include the right to access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto. <p>As being in favour of the Administrator:</p> <ul style="list-style-type: none">(f) That this erf be not subdivided except with the consent in writing of the Administrator.

Figure 4: Title Deed extract

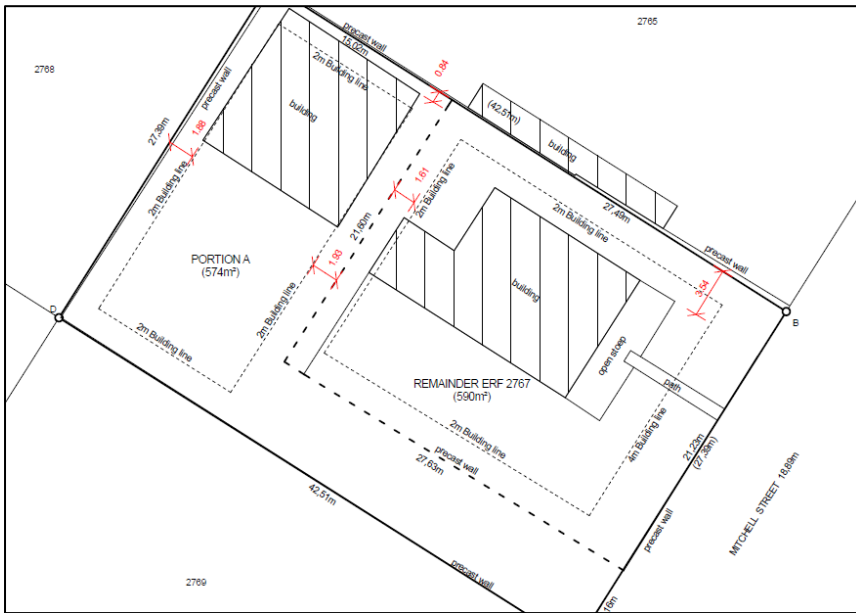


Figure 5: Subdivision Plan

As seen in figure 6, the erf does not fall within any specifically designated spatial area as set out by the SDF, though the current proposal is not seen as being in conflict with the ideology of the SDF and could therefore be supported.

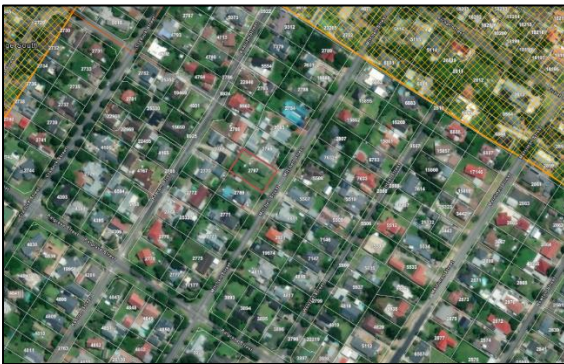


Figure 6: SDF spatial extract

The application will thus entail the following:

- **Removal of restrictions** in terms of Section 15(2) (f) of the George Municipality: Land Use Planning By-Law, 2023 to remove restrictive title deed conditions.
- **Subdivision** in terms of the zoning scheme, in terms of Section 15(2)(g) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 2767 into RE/2767 and a Porton A.
- **Administrators Consent** in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 to relax several building lines.
- **Departure** in terms of the zoning scheme, in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-Law, 2023 to relax several building lines.

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;	R
✓	2(b)	a permanent departure from the development parameters of the zoning scheme;	To be determined
	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;	To be determined
	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;	To be determined
	2(g)	a permission required in terms of the zoning scheme;	R
	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a homeowner's association;	R
	2(r)	to rectify a failure by a homeowner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			To be determined

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			
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			
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
<p>Zoning Scheme Regulation considerations:</p> <p>Which zoning scheme regulations apply to this site?</p> <p>George Integrated Zoning Scheme</p> <p>What is the current zoning of the property?</p> <p>Single Residential Zone I</p> <p>What is the proposed zoning of the property?</p> <p>Single Residential Zone I</p> <p>Does the proposal fall within the provisions/parameters of the zoning scheme?</p> <p>Yes</p> <p>Are additional applications required to deviate from the zoning scheme? (if yes, specify)</p> <p>No</p>				

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

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

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

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

**SECTION D:
SERVICE REQUIREMENTS**

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

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

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

COMPULSORY INFORMATION REQUIRED:

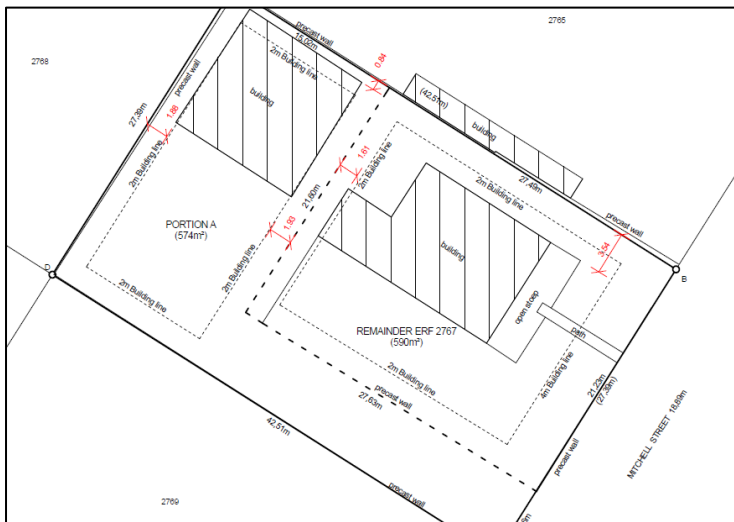
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent

MINIMUM AND ADDITIONAL REQUIREMENTS:

Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
	N	Land Use Plan		N	Proposed Zoning plan
Y	N	Phasing Plan		N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y		Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)	Y	N	Required number of documentation copies

PART E: DISCUSSION

Pre-application as discussed on 12 November 2025 for the proposed subdivision and departures on Erf 2767, George. The following site layout plan was provided for this discussion.



Town Planning comments

- Applicant to indicate access to both the proposed subdivision portions.
- Applicant to address all applicable departures.
- Comment from Heritage Western Cape may be required as property seems to contain a house that is older than 60 years (can form part of the PPP process).
- Proposal must address zoning scheme by-law and MSDF.
- A full copy of a title deed and conveyancer certificate will be required to confirm if removal is necessary to allow for the proposed subdivision and departures. An application may be submitted should a removal be required. If removal is required, it is advised to remove all redundant/archaic conditions.

CES comments


- Access will be restricted to Mitchell Street.
- Access should comply to the GIZS By-law, 2023 any deviation should be included within a land use application.
- All parking must be provided on-site, in compliance with the GIZS By-law, 2023.
- No parking is allowed within the road reserve, and the owner may be held liable for any costs incurred in preventing unauthorized parking in this area.
- Normal parking ratios shall apply.
- All vehicle mobility should be done on site and must be indicated on the site layout plan.
- Access to comply with the GIZS By-law, 2023,
- 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 available and limited, subject to network &/or treatment capacity confirmation.
- The location of existing municipal services must be confirmed on site.
- The developer must ensure full compliance with the relevant Stormwater By-law.

ETS comments


- The newly created property to be provided with dedicated electrical service connection.
- DC's applicable

PART F: SUMMARY / WAY FORWARD

Refer to comments above.

OFFICIAL:  _____

Fakazile Vava (Town Planner)

SIGNED:  _____

Ilané Huyser (Senior Town Planner)

DATE: 2025.11.18

PRE-APPLICANT: **Delarey Viljoen Pr. Pln**
(FULL NAME)

SIGNED:  _____

DATE: **10 November 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 deemed necessary.*