

**Our Ref.:** 1496/GEO/25  
**Your Ref.:** Erf 23016, George

15 May 2026

The Municipal Manager  
George Municipality  
PO Box 19  
GEORGE  
6530

**ATTENTION: MR. CLINTON PETERSEN**

Dear Mr. Petersen,

**PROPOSED REZONING & DEPARTURE OF ERF 23016, GEORGE, 33 YORK STREET, 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/2025/1496-GEO-25/Korrespondensie/b1.docx>

**Cc: NEO TREND PROPERTIES (PTY) LTD**

**PROPOSED REZONING & DEPARTURE OF ERF 23016, GEORGE, 33 YORK STREET,  
GEORGE MUNICIPALITY AND DIVISION**



**FOR: NEO TREND PROPERTIES (PTY) LTD**



URBAN & REGIONAL PLANNERS

DEVELOPMENT ENVIRONMENT LINK

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## PROPOSED REZONING & DEPARTURE OF ERF 23016, GEORGE, 33 YORK STREET, GEORGE MUNICIPALITY AND DIVISION

### 1. INTRODUCTION

Erf 23016, George is currently occupied with existing structures, shade ports and several containers. The new property owner intends to rezone the property from its current zoning to allow a medical rehabilitation centre and business building. *DELPLAN Consulting* was appointed by the registered owner of Erf 23016, 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 registered to Neo Trend Properties (PTY) LTD according to the Title Deed T11062/2019. The title deed describes the property as 4105m<sup>2</sup> extant. The title deed is hereafter attached as **Annexure 2**, and the accompanying SG Diagram is attached as **Annexure 3**. The title deed has been scrutinised, and it contains no restrictions that will prohibit the proposed development. This is confirmed with 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 “*Business Zone II*” to “*Business Zone I*” – *Business building* to allow a physical rehabilitation centre and shop/offices on the property.
- **Departure:** Application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023, for relaxation of the required number of parking bays to 88 parking bays.

### 2. CONTEXTUAL INFORMATION

#### 2.1 The locality of the subject property

The subject property is located within the George CBD, in Ward 19, at 33 York Street. Figure 1 illustrates the location of the property in relation to the broader surrounding area, while Figure 2 provides a more detailed view of the site and its immediate surroundings. A locality plan is attached as **Annexure 5**.



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



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

## 2.2 Existing Land Uses and Character of the Area

The subject property is currently developed with an existing building, portions of which are utilised for a coffee shop and office space. The structure is situated along the eastern side of the property, fronting onto York Street. The property also contains several shade ports & containers, with two located at the rear of the existing building and one along the southern boundary, which is currently utilised for storage purposes. In addition, shipping containers are positioned along the southern boundary and are used for storage. The remainder of the rear portion of the site is largely vacant. A land use plan is attached as **Annexure 6**. The shade ports and containers will be removed. The latter can all be seen in figures 3 – 5b below.



Figure 5: Existing shop



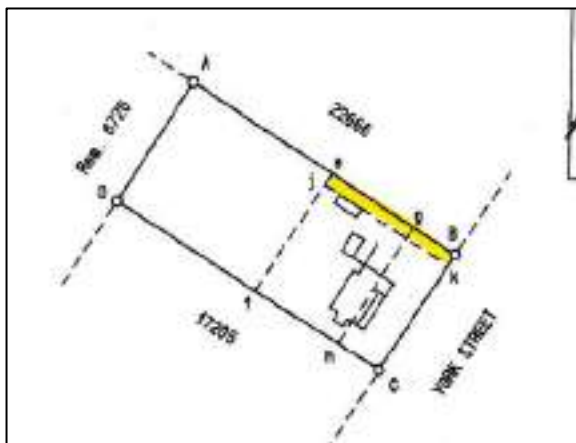
Figure 4: Existing offices



Figure 3a: Containers and carport



Figure 5b: Rear side of the property



**Figure 6:** Temporary servitude

As seen in figure 6, there is a temporary servitude registered on the property, this servitude does not affect the application in any way and can therefore be removed. The property is located within the George CBD, which functions as a vibrant commercial and business hub. The site is currently zoned Business Zone II and is surrounded by a mix of zoning categories. Properties to the north are zoned General Residential for flats, while those to the east and west are predominantly zoned for business purposes.

To the south, the zoning comprises a combination of Business, Single Residential, and Community zones. Given the property’s location within the CBD and the established mixed-use character of the surrounding area, it is not anticipated that the proposed development will have a negative impact on the existing urban environment.

The surrounding developments also differ between 3 storey (ground - plus two storeys) developments and only ground floor developments thus the proposal does not propose a height that would significantly influence the sense of place, streetscape or the character of the area. The proposed development is also specifically intended to align with the predominant character and aesthetics of the area, even given its size compared to the surrounding developments.

### 2.3 Zoning



**Figure 6:** Zoning of Erf 23016, George

The zoning of the subject property, according to the George Integrated Zoning Scheme By-Law, is “Business Zone II”. Figure 7 indicates the zoning of the subject property as well as its immediate surroundings. As mentioned above, the subject property is bounded by different types of land uses. The owner intends to rezone the property from its current zone to “Business Zone I” to allow shop/office, as well as a physical rehabilitation centre. The current zoning map is attached as **Annexure 7**, while the proposed zoning map is attached as **Annexure 8**.

### 3. DEVELOPMENT PROPOSAL

#### 3.1 Proposed Development

The proposed development entails the rezoning of the subject property from Business Zone II to Business Zone I in order to accommodate a mixed-use development comprising shop/office space and a physical rehabilitation centre. The owner intends to remove the shade port and shipping containers along the southern boundary. Additionally, the development is proposed as a three-storey building (ground floor plus two). The ground floor will have an extent of  $\pm 410\text{m}^2$  with a height of 3.2m, the first floor  $\pm 1393.61\text{m}^2$  built to a height at 5.7m, and the second floor  $\pm 508\text{m}^2$  built to a height of 9.4m. The total GLA of the proposed rehabilitation centre will be  $\pm 2753.61\text{m}^2$ .

Access to the site will be retained via the existing access point from York Street. Internal circulation has been designed to accommodate a circular traffic flow around the building, as illustrated in Figure 8, with the structure centrally positioned and surrounded by the proposed vehicular movement system. Based on this, it is not anticipated that the development will necessitate upgrades to the surrounding road network, and the impact on existing traffic patterns is expected to be minimal. The proposed physical rehabilitation centre will accommodate approximately 52 beds and 9 consulting rooms as part of the overall development. Figures 8 – 10 provide a visual of the proposed rehabilitation centre.



Figure 7: Proposed ground floor



Figure 8: Proposed first floor

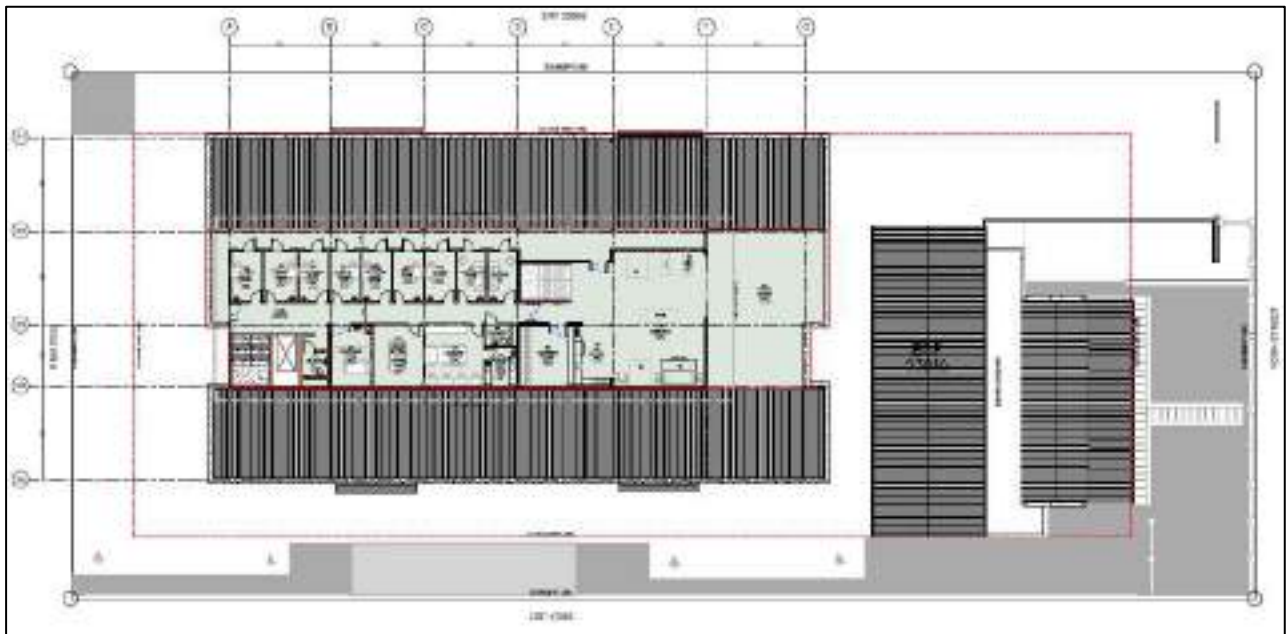


Figure 9: Proposed second floor

In terms of parking provision, a total of 101 parking bays plus loading and ambulance parking are required in accordance with the applicable zoning scheme. However, due to site constraints, only 88 parking bays can be accommodated on the property. A departure is therefore required to permit the reduced number of parking bays. The reduced parking provision is considered appropriate given the subject property's location within the CBD, where there is generally a lower reliance on private vehicles due to proximity to public transport and the walkable nature of the area. York Street is part of the GoGeorge route. There are also public parking bays along Yor Street.

The TIA also further explains that the parking will be sufficient given operational data from comparable facilities. The proposed development is therefore not expected to adversely impact traffic flow or parking demand in the surrounding area. Furthermore, the subject property is located within an area that is already serviced by municipal engineering infrastructure. The proposed development will optimise the utilisation of these existing services. A site development plan is attached as **Annexure 9**.

### 3.2 Accessibility and Parking

The existing structure currently gains access from York Street and will remain unchanged as seen in figure 11a. The proposed rehabilitation centre will utilise the same access point, as illustrated in the attached site plan.



**Figure 11a:** Existing access

Due to site constraints and the layout of the development, the proposal does not meet the full parking requirements of the zoning scheme and therefore requires a parking bay relaxation. This departure is not expected to negatively impact the area, given the property's location within the CBD, where there is increased accessibility to public transport.



**Figure 10b:** Photograph along York Street

Furthermore, the development is situated within a highly accessible and walkable environment, which supports alternative modes of transport for both employees and patients. Pedestrian movement will not be adversely affected by the proposed development, as a designated and unobstructed pedestrian pathway is provided along York Street, as seen in Figure 11b. A Traffic Impact assessment was also completed, and the specifics are set in below.

### **Traffic Impact Assessment (TIA)**

*Urban Engineering* was appointed to conduct a Traffic Impact Assessment for the proposed development on Erf 23016, George. The assessment concludes as follows:

- *It can be concluded that the traffic impact of the proposed private healthcare facility on Erf 23016 George will be low. Other conclusions are summarised below.*
- *Erf 23016 is located in Dormehls Drift, bounded by York Street to the east, with Fichat Street approximately 80 m to the northeast;*
- *The proposed development comprises a 52-bed private healthcare facility with 9 consulting rooms and 442 m<sup>2</sup> of office space;*
- *The existing access from York Street is situated approximately 64 metres (centre-to-centre) from Fichat Street and operates as a left-in/left-out only;*
- *The draft York Street Arterial Management Plan (Nadeson Consulting Services (Pty) Ltd, May 2020) recommends access consolidation and an access easement between Erf 23016 and Erf 17205; however, due to building positions and heritage constraints, this is not considered practical. In the absence of a parallel western road network, it is proposed that the existing access to Erf 23016 be retained;*

- *All movements at intersections in the study area currently operate at acceptable levels of service, except for the Belvedere Road approach at the York Street / Belvedere Road intersection during peak hours;*
- *With background 2030 traffic volumes, unacceptable delays are expected during the AM peak at the York Street / Fichat Street intersection;*
- *With the planned upgrade to the York Street / Fichat Street intersection, entailing a dedicated right-turn lane on the northern York Street approach, all movements will operate at acceptable service levels with background 2030 peak hour traffic volumes;*
- *The draft York Street Arterial Management Plan (Nadeson Consulting Services (Pty) Ltd, May 2020) recommends extending the median on York Street through the Belvedere Road intersection to provide left-in/left-out access only. With this configuration, all movements are expected to operate at acceptable service levels by 2030;*
- *The development will have the potential to generate 48 trips (31 in: 17 out) during the AM peak hour, 47 trips (22 in: 25 out) during the midday peak hour and 45 trips (16 in: 29 out) during the PM peak hour;*
- *No improvements to the surrounding road network will be required to accommodate the proposed development;*
- *A total of 101 parking bays is required, and 88 bays (86 plus an ambulance bay and loading bay) are proposed. Based on the operational data from comparable facilities, the proposed parking provision is considered adequate to accommodate the anticipated parking demand of the development, despite the shortfall relative to the minimum zoning scheme requirements.;*
- *The development is well served by existing public and non-motorised transport infrastructure, and no related upgrades are required.*

The report states only one recommendation:

*The extension of the median island on York Street through the Belvedere Road intersection, to provide a left-in/left-out operation, should be implemented in accordance with the draft York Street Arterial Management Plan (Nadeson Consulting Services (Pty) Ltd, May 2020).*

The full Traffic Impact Assessment is attached hereto as **Annexure 10**.

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### 3.3 Engineering Services

The property is located in an already developed and serviced area. The property owner will be held financially responsible for the capital contributions. An electrical services report was compiled and is set out below.

#### Electrical Services Report

The Electrical Services Report was compiled by *De Villiers & Moore Consulting Engineers* and is attached as **Annexure 11**. The report states that during the meeting with the Municipality it was determined that the existing 11kV network in the area has sufficient capacity to supply the requested capacity but that the existing transformer at the substation will need to be upgraded.

The following impacts were identified.

##### *1. Impact on Existing Electricity Consumers*

*The development will have no detrimental effect on the quality of supply to the existing consumers due to the fact that the development will be supplied from the upgraded transformer which in turn will be supplied from the 11kV system which has been confirmed to have sufficient capacity for the upgrade.*

##### *2) Impact on Distribution Authority Operating Costs*

*The development will have no negative effect on the electrical costs of the distribution authority, due to the fact that the complete electrical infrastructure required for the development will be supplied and installed by the Developer.*

##### *3) Impact on the Environment*

*Services will be located within the road reserves to prevent additional disturbances of vegetation. The internal electrical infrastructure design will take into account energy saving technologies which may include load control, the use of energy efficient lighting for both domestic and commercial use and the use of alternative means of water heating.*

### 3.4 Heritage Letter

*Perception Planning* was appointed to undertake a Notice of Intent to Develop for Erf 23016, George. The purpose of the letter was to assess whether any heritage-related triggers apply to the proposed development. The report concluded that none of the listed activities is triggered as the heritage building remains unchanged; however, comments from Heritage Western Cape are still required. The letter is attached hereto as **Annexure 12**.

### 3.5 Pre-Application

A pre-application consultation session was held on 26 November 2025, and comments are set out below. The pre-application is attached as **Annexure 13**.

#### Town Planning

- *In principle, the proposed development of a medical facility on the subject property is considered consistent with the applicable spatial policies and objectives for the area. The applicant must demonstrate how the application complies with the relevant spatial policies, including SPLUMA, LUPA, PSDF, Municipal Spatial Development Framework, 2023, Local Spatial Development Framework, and any other applicable spatial policy.*

**Noted, the relevant policies have been addressed in the motivational report.**

- *Indicate compliance with the zoning objective, the land use description, and development parameters as contained in the George Integrated Zoning Scheme By-law, 2023. Any deviation from the development parameters requires an application for permanent departure.*

**Noted, the proposed development complies with the majority of the zoning scheme parameters; however, the proposed development does not meet the parking requirement and therefore requires a relaxation from the required number of parking bays.**

- *It is acknowledged that the existing building has heritage value; therefore, comments/approval from Heritage Western Cape will be required, as well as comment from the George Heritage Trust.*

**A Notice of Intent to Develop has been obtained by a heritage practitioner; however, comments will be obtained by Heritage Western Cape during the public participation process.**

- *Submit Conveyancer's Certificate indicating restrictions relating to the proposal, the beneficiaries to be notified, as well as method to be dealt with (e.g. land use application for removal, admin consent, owner consent, court case, mutual agreement, etc).*

**Noted, there are no conditions in favour of a township or otherwise, and the servitude over the property was temporary in nature, therefore not being applicable to this application.**

- *Obtain comments/approval from the Provincial Department of Infrastructure.*

**Noted, comments will be obtained during the public participation process.**

#### Civil Engineering Services

##### Access:

- *Access be restricted via the internal road network (Refer to 27 on York road network).*

**Noted, this is complied with.**

- *No additional access onto York Street will be supported.*

**Noted, this is adhered to.**

- *Access should comply with the GIZS 2023, alternatively any deviation should be included within a land use application.*

**Noted, the proposed development complies with the access requirements.**

**Parking:**

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

**Noted, all of the parking is provided on-site; however, the proposed development does not meet the total required number of parking bays. The TIA attached as Annexure 10, states that the proposed parking is sufficient given the land use.**

- *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, all parking will be provided on-site, and no on-street parking is required.**

- *In principle, PT1 parking ratio may be supported subject to submitting a departure application.*

**Noted, PT1 is being applied for.**

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

**Noted, all vehicle manoeuvring will be provided on-site and is indicated.**

- *Access should comply to the GIZS 2023.*

**Noted, this is adhered to.**

- *Developer will be required to submit a TIA, or submit an updated 27 on York TIA, indicate all access, NOT & UA aspects.*

**Noted, an updated TIA have been compiled by Urban Engineering (Annex 10).**

- *Developer to note that the TIA will require Provincial approval.*

**Noted.**

**Development Charges:**

- *Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy.*

**Noted.**

**Water and Sanitation:**

- *Municipal water and/or sanitation is limited and available, subject to network and/or treatment capacity required confirmation.*

**Noted.**

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

**Noted.**

**Stormwater:**

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

**Noted, this is adhered to.**

**Electrotechnical Services:**

- *Electrical services report required.*

**Noted, the electrical report is attached as Annexure 11.**

- *DCs applicable.*

**Noted.**

- *SSEG where applicable to be submitted to the Municipality for registration and approval.*

**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)**

The spatial document does not address the Erf 23016, George, specifically or anything relating to this application. The MSDF, however, states the CBD is identified as a high-intensity mixed-use area forming the primary economic core of the city, accommodating commercial activities, corporate offices, community services, transport hubs, and higher-density residential opportunities. The proposal constitutes an infill development within the defined urban edge, aligning with the MSDF’s objectives of promoting densification, a compact urban form, and efficient land use. The development further responds to the designation of commercial

precincts along key mobility routes, supporting accessibility to services and facilities. As can be seen in figure 12, the erf is located along a major transport route.



**Figure 11:** Public transport routes

Importantly, the proposal retains the existing heritage-worthy structure on the property, while accommodating the new rehabilitation centre on the rear portion of the site, thereby remaining consistent with the intent to identify, protect, and integrate heritage resources within the urban environment. As a result, the proposed development is not in conflict with the MSDF. As can also be seen in figure 13, the proposed development is located within the designated CBD area, within the Medium-Term Business Development Edge and Restructuring Zone.



**Figure 13:** SDF Extraction

## Alignment of the MSDF with other frameworks

As the development falls within all the relevant spatial designations set out in the MSDF and the spatial designations all support the proposed development, the development does not contradict any LSDF documents, as the MSDF and LSDF documents are aligned to the same goal.

The MSDF in the same way aligns with the PSDF in setting its spatial goals to inform on a variety of development typologies. This ensures that development within the city aligns within the broader spatial goals of the province in the context of a much larger scale. This ensures the spatial sustainability is considered along with the existing character of the area. As is motivated throughout this report, the character of the area is constituted by a variety of mixed uses, and the development therefore will not influence this character negatively.

## 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 in order 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. This development principle does not apply to this application as no aspect relating to this application was found relevant to this point.*

## 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 well-developed mixed-use area that will allow the proposed use. The development will not negatively affect the efficient and equitable functioning of land markets.*

## 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.*

## 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

The northern neighbouring properties, namely Erf 22987 and Erf 22988, George, will not be adversely affected by the proposed development. Erf 22987, George, is currently vacant, allowing for future development to be designed in a manner that responds appropriately to the proposed development, thereby avoiding any potential negative impacts. As such, access to sunlight and privacy will not be compromised. In addition, traffic impacts are expected to be insignificant, as access to this property is obtained from Fichat Street rather than directly from York Street. This development is also likely to contain flats of the same height as the current proposal. With regards to Erf 22988, George, the existing structure is located at a sufficient distance from the proposed development, ensuring that privacy, noise, and visual impacts are minimal. Furthermore, access points are sufficiently removed from one another, and the proposed development is expected to contribute minimally to existing traffic volumes in the area. Additionally, it should be stated that no building lines are currently being encroached. Figure 14 illustrates the relationship between the subject property and the northern neighbours.



**Figure 14:** Subject property in relation to the northern neighbours

The eastern neighbouring properties will not be adversely affected by the proposed development, as the existing structure is located at a sufficient distance from the development site across the wide York Street. This separation ensures that the neighbour's access to sunlight and privacy will remain unaffected. Traffic impacts are expected to be minimal, as the proposed development will generate low traffic volumes, and the neighbouring property's access point is located on the opposite side of York Street, separated by a median island. Although the proposed development may result in a change to the streetscape, it will remain consistent with the surrounding built environment and aesthetic character of the area. Additionally, due to the separation distance, noise impacts on the neighbouring property are expected to be negligible. Figure 15 provides a visual representation of the eastern neighbour in relation to the subject property.



**Figure 15:** Visual representation of the eastern neighbours from the subject property

The southern neighbouring property (Erf 17205, George) will not be adversely affected by the proposed development, as it is separated from the subject property by a boundary wall and established high rising vegetation. This separation ensures privacy and also serves as a buffer that reduces potential noise impacts. The neighbour's access to sunlight will not be influenced by the proposed development, but rather by existing vegetation located on the neighbouring property. Furthermore, the proposed development is expected to generate minimal additional traffic and will therefore not impact the neighbouring property in this regard. Due to the presence of the high rising, dense vegetation, no overlooking from the subject property is currently anticipated. Figure 16 illustrates the spatial relationship between the subject property and the southern neighbour.



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

The western neighbouring property will not be adversely affected by the proposed development, as the existing structures are located at a sufficient distance from the development area. A substantial vacant space between the proposed development and the neighbouring structures further limits any potential impact. As a result, the privacy of the western neighbour will not be compromised, and noise impacts are expected to be negligible. In addition, the neighbour's access to sunlight will remain unaffected due to the significant separation distance. The second floor is also set back onto the first floor, which will give the building a much lower appearance and effect. This will maximise sunlight to the adjacent properties.

The open space is zoned for business uses and could still contain future developments of the same, or even higher, density. Note again that no building lines are encroached and the building is set back at a sufficient distance. Figure 17 provides an aerial view illustrating the relationship between the subject property and the western neighbour.



**Figure 17:** Visual representation from the subject property to the western neighbour

Generally, the motivation for the development is constituted in the fact that the character of the area will not change significantly given the surrounding mixed-use typologies, the building does not encroach any building lines, the height is restricted to ground floor plus 2 and that traffic impact is seen as being low. In addition, the reduction in parking is already motivated as being within allowable parameters.

### **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.

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

According to the George Zoning Regulations, the subject property is currently zoned as “Business Zone II”. The owner intends to rezone the subject property. The approval of this application will create a new mixed-use opportunity for an upcoming business in the George CBD area. No departures or amendments are required as all the structures fall within the allowable parameters of the GIZS.

### 6. DESIRABILITY & NEED

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 development 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 CBD area, Medium Term Business Development Edge and Restructuring Zone in addition to being surrounded by a variety of land uses. Furthermore, the character of the area will remain unchanged since the proposed development would be aligned with the existing character of the area, even if the streetscape is altered.

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 building already fits in with the character of the area. The approval of this application will allow for the creation of a new business located within George CBD, which is already in an area that is serviced by municipal engineering services. The subject property is also bounded by major bus routes. The development can therefore be seen as desirable. The development is not needed to realise any spatial goal of the Municipality or to strengthen the character of the area or the butting land uses, though as previous motivated, the development does fall within the relevant zones that will support its use.

With the new MediClinic and the growth in medical facilities in the area, the need for a physical rehabilitation hospital is much needed.

**7. CONCLUSION**

It is believed that the abovementioned principles, considerations, and guidelines for this land use application for the subdivision of Erf 23016, George, satisfy the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



**DELAREY VILJOEN Pr. Pln**

**MAY 2026**

# **ANNEXURE 1**

**POWER OF ATTORNEY**

I, **Ronel Swanepoel (700901 003 5081)**, the undersigned and sole director of **Neo Trend Properties (PTY) LTD**, the registered owner of Erf 23016, George Municipality and Division hereby instruct Delarey Viljoen of *DELPLAN Consulting* to submit the required land use application with the local authority.



\_\_\_\_\_  
**R Swanepoel**

Date: 05-05-2026

Witnesses:

1.



2.





This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Companies and Intellectual Property Commission (CIPC).

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

## SEARCH CRITERIA

Search Date	2025/10/23 07:21	Registration Number	1986/002546/07
Reference	-	Information Source	COMPANIES AND INTELLECTUAL PROPERTY COMMISSION
Report Print Date	2025/10/31 08:29		

## COMPANY SUMMARY

Name	NEO TREND PROPERTIES	Status	IN BUSINESS
Registration Number	1986/002546/07	Registration Date	1986/06/25

## DIRECTORS AND OTHER SUMMARY (5)

### ACTIVE

Name	ID/Reg. Number	Type	Status
SWANEPOEL, RONEL	7009010035081	DIRECTOR	ACTIVE

### INACTIVE

Name	ID/Reg. Number	Type	Status
BOOYSEN, ANTON FRANCOIS	5511025093080	DIRECTOR	RESIGNED
DE JAGER, SALMON HERCULES FRANCOIS	5506245017083	DIRECTOR	RESIGNED
SWANEPOEL, CAREL JOHANNES FRANCOIS	5507125103084	DIRECTOR	RESIGNED
SWANEPOEL, JOHANNES VINCENT	9303245076087	DIRECTOR	RESIGNED

## AUDITOR SUMMARY (2)

GRIESEL NEL INCORPORATED
MURRAY AND PARTNERS

## COMPANY INFORMATION

Enterprise Name	NEO TREND PROPERTIES	Status	IN BUSINESS
Registration Number	1986/002546/07	Enterprise Type	PRIVATE COMPANY
Tax Number	9710492647	Business Start Date	1986/06/25
Short Name	-	Registration Date	1986/06/25
Translated Name	-	Financial Year End	2
Old Registration Number	860254607	Financial Effective Date	2023/02/28

### DISCLAIMER

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Conv. Enterprise Number	-	CK Date Received	-
Region	GAUTENG	CK Date	-
Country	-	Date of Type	1986/06/25
Country of Origin	-		
Issued Shares	-		
Issued Capital	-		
Authorized Shares	1 000		
Authorized Capital	-		
Industry Code	8		
Industry	FINANCIAL INTERMEDIATION INSURANCE, REAL ESTATE AND BUSINESS SERVICES		
Principal Business	FINANCIAL INTERMEDIATION INSURANCE, REAL ESTATE AND BUSINESS SERVICES		
Registered Address	33 YORK STREET GEORGE GEORGE WESTERN CAPE 6529	Postal Address	33 YORK STREET GEORGE GEORGE WESTERN CAPE 6529

DIRECTORS AND OTHER (5)			
BOOYSEN, ANTON FRANCOIS			1 of 5 Directors
Name	ANTON FRANCOIS	Status	RESIGNED
Surname	BOOYSEN	Type	DIRECTOR
Initials	A	Appointment Date	2003/12/15
ID/Passport Number	5511025093080	Resignation Date	2010/10/18
Date of Birth	1955/11/02	Member Size (%)	-
Profession	SAKEMAN	Member Contribution (R)	-
Country of Residence	SOUTH AFRICA		
Residential Address	TUCKERSTRAAT 206 WATERKLOOFGLEN NO ADDRESS GAUTENG 0010		
Postal Address	POSBUS 33847 GLENSTANTIA NO ADDRESS GAUTENG 0010		
DE JAGER, SALMON HERCULES FRANCOIS			2 of 5 Directors
Name	SALMON HERCULES FRANCOIS	Status	RESIGNED
Surname	DE JAGER	Type	DIRECTOR
Initials	SF	Appointment Date	1993/02/06
ID/Passport Number	5506245017083	Resignation Date	1993/02/06
Date of Birth	1955/06/24	Member Size (%)	-
Profession	SAKEMAN	Member Contribution (R)	-
Country of Residence	SOUTH AFRICA		

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Residential Address	TUCKERSTRAAT 206 WATERKLOOFGLEN NO ADDRESS GAUTENG 0010		
Postal Address	POSBUS 33847 GLENSTANTIA NO ADDRESS GAUTENG 0010		
SWANEPOEL, CAREL JOHANNES FRANCOIS			3 of 5 Directors
Name	CAREL JOHANNES FRANCOIS	Status	RESIGNED
Surname	SWANEPOEL	Type	DIRECTOR
Initials	C J F	Appointment Date	1986/06/25
ID/Passport Number	5507125103084	Resignation Date	2024/05/13
Date of Birth	1955/07/12	Member Size (%)	-
Profession	-	Member Contribution (R)	-
Country of Residence	SOUTH AFRICA		
Residential Address	53 MOUNTAIN VIEW 53 MOUNTAIN VIEW GEORGE WESTERN CAPE 6529		
Postal Address	PO BOX 33847 GLENSTANTIA PRETORIA 0010		
SWANEPOEL, JOHANNES VINCENT			4 of 5 Directors
Name	JOHANNES VINCENT	Status	RESIGNED
Surname	SWANEPOEL	Type	DIRECTOR
Initials	J V	Appointment Date	2018/11/01
ID/Passport Number	9303245076087	Resignation Date	2019/06/19
Date of Birth	1993/03/24	Member Size (%)	-
Profession	-	Member Contribution (R)	-
Country of Residence	SOUTH AFRICA		
Residential Address	182 JERICO AVENUE WATERKLOOF GLEN PRETORIA GAUTENG 0181		
Postal Address	PO BOX 33847 GLENSTANTIA PRETORIA GAUTENG 0010		
SWANEPOEL, RONEL			5 of 5 Directors
Name	RONEL	Status	ACTIVE

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Surname	SWANEPOEL	Type	DIRECTOR
Initials	R	Appointment Date	2018/11/01
ID/Passport Number	7009010035081	Resignation Date	-
Date of Birth	1970/09/01	Member Size (%)	-
Profession	-	Member Contribution (R)	-
Country of Residence	SOUTH AFRICA		
Residential Address	OUBAAI ESTATE 53 MOUNTAIN VIEW GEORGE WESTERN CAPE 6529		
Postal Address	PO BOX 33847 GLENSTANTIA PRETORIA GAUTENG 0010		

#### SECRETARY COMPANIES AND CCS

No secretary companies and CCS to display

#### COMPANY SECRETARY NATURAL PERSONS

No company secretary natural persons to display

#### BOTH DIRECTOR / OFFICERS

No both director / officers to display

#### ALTERNATIVE DIRECTORS

No alternative directors to display

#### OFFICERS

No officers to display

#### LOCAL MANAGERS

No local managers to display

#### TRUSTS

No trusts to display

#### AUDITORS (2)

GRIESEL NEL INCORPORATED

1 of 2 Auditors

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Profession Code	CA	Postal address	P O BOX 7158 CENTUION 0046
Profession Number	933619	Status	CURRENT
Registration entry date	-	Profession	AUDITOR
Expiry date	-	Start date	-
Reference number	-	End date	-
Fine letter	-	CM31 completed	-
Business address	7 CENTURIA PARK 265 VON WILLICH AVE CENTURION 0157	CM31 received	-
MURRAY AND PARTNERS			2 of 2 Auditors
Profession Code	CA	Postal address	36 BRANDSTREET FICKSBURG 9730
Profession Number	-	Status	RESIGN
Registration entry date	1986/06/06	Profession	AUDITOR
Expiry date	-	Start date	1986/06/06
Reference number	-	End date	-
Fine letter	-	CM31 completed	-
Business address	36 BRANDSTREET FICKSBURG 9730	CM31 received	-

#### CAPITAL INFORMATION

No capital information to display

#### HISTORY (52)

Effective Date	Change Type
2025/08/27	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5442514911)
2024/06/26	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5410908960)
2024/05/14	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (DIRECTOR RONEL SWANEPOEL, NO CHANGE)
2024/05/13	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (DIRECTOR CAREL JOHANNES FRANCOIS SWANEPOEL CHANGES, - STATUS ACTIVE TO RESIGNED - TITLE N/A TO MR - GENDER FROM N/A TO MALE - DISABILITY FROM N/A TO NOT DISABLED - DEMOGRAPHIC FROM N/A TO WHITE - PROFESSION FROM N/A TO ARCITECT - PHYS STREET OUBAAI ESTATE TO 53 MOUNTAIN VIEW - POST

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	COUNTRY N/A TO 0)
2023/07/05	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5390023048)
2022/10/19	CHANGE OF BOOKYEAR  (NEW FINACIAL YEAR IS FROM 01-09-2022 TO 28-02-2023)
2022/10/11	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (DIRECTOR CAREL JOHANNES FRANCOIS SWANEPOEL - CHANGE WAS MADE.- RESIDENTIAL ADDRESS CHANGED FROM PLOT 42 TO OUBAAI ESTATE.- RESIDENTIAL ADDRESS CHANGED FROM RENOSTERSPRUIT TO 53 MOUNTAIN VIEW.- RESIDENTIAL ADDRESS CHANGED FROM LANSERIA TO GEORGE.- RESIDENTIAL ADDRESS CHANGED FROM GAUTENG TO WESTERN CAPE.- BUSINESS ADDRESS CHANGED FROM PLOT 42 TO OUBAAI ESTATE.- BUSINESS ADDRESS CHANGED FROM RENOSTERSPRUIT TO 53 MOUNTAIN VIEW.- BUSINESS ADDRESS CHANGED FROM LANSERIA TO GEORGE.- BUSINESS ADDRESS CHANGED FROM GAUTENG TO WESTERN CAPE.)
2022/10/11	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (DIRECTOR JOHANNES VINCENT SWANEPOEL - CHANGE WAS MADE.- DIRECTOR / MEMBER STATUS CHANGED FROM ACTIVE TO RESIGNED.- RESIDENTIAL ADDRESS CHANGED FROM 13 UMGAZI STREET TO 182 JERICHO AVENUE.- RESIDENTIAL ADDRESS CHANGED FROM MENLO PARK TO WATERKLOOF GLEN.- BUSINESS ADDRESS CHANGED FROM 13 UMGAZI STREET TO 182 JERICHO AVENUE.- BUSINESS ADDRESS CHANGED FROM MENLO PARK TO WATERKLOOF GLEN.)
2022/10/11	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (DIRECTOR RONEL SWANEPOEL - CHANGE WAS MADE.- RESIDENTIAL ADDRESS CHANGED FROM PLOT 42 TO OUBAAI ESTATE.- RESIDENTIAL ADDRESS CHANGED FROM RENOSTERSPRUIT TO 53 MOUNTAIN VIEW.- RESIDENTIAL ADDRESS CHANGED FROM LANSERIA TO GEORGE.- RESIDENTIAL ADDRESS CHANGED FROM GAUTENG TO WESTERN CAPE.- BUSINESS ADDRESS CHANGED FROM PLOT 42 TO OUBAAI ESTATE.- BUSINESS ADDRESS CHANGED FROM RENOSTERSPRUIT TO 53 MOUNTAIN VIEW.- BUSINESS ADDRESS CHANGED FROM LANSERIA TO GEORGE.- BUSINESS ADDRESS CHANGED FROM GAUTENG TO WESTERN CAPE.)
2022/06/27	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5368396586)
2021/06/25	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5348383652)
2020/07/03	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5274879992)
2019/06/26	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5190730985)

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2019/05/12	REGISTERED ADDRESS CHANGE  (33 YORK STREET GEORGE GEORGE WESTERN CAPE6529)
2019/04/13	REGISTERED ADDRESS CHANGE  (33 YORK STREET GEORGE GEORGE WESTERN CAPE6529)
2018/11/08	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (DIRECTOR RONEL SWANEPOEL WAS ADDED)
2018/11/08	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (DIRECTOR JOHANNES VINCENT SWANEPOEL WAS ADDED)
2018/11/08	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (DIRECTOR CAREL JOHANNES FRANCOIS SWANEPOEL DETAILS WAS CHANGED)
2018/07/02	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5127026234)
2017/11/29	NAME CHANGE  (TRAPOKA PROPERTIES)
2017/07/12	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 576977757)
2016/07/05	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 537588061)
2015/07/03	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 527684104)
2014/06/30	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 53962600)
2013/10/25	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 52676220)
2013/04/16	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (UNLOCK PASSWORDUNLOCKED BYJSO39PASSWORD SUCCESSFULLY SENT TO SAAL@PILOG.CO.ZA)
2013/04/16	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (UNLOCK PASSWORDUNLOCKED BYJSO39PASSWORD SUCCESSFULLY SENT TO CAREL@NEOTREND.CO.ZA)
2013/04/15	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (AUTHORISING DIRECTOR DETAILSDIRECTOR FULL FORENAMES=CAREL JOHANNES FRANCOISSURNAME=SWANEPOELID NUMBER=5507125103001CUSTOMER DETAILS

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	DIRECTOR FULL FORENAMES=CHRISINDASURNAME=VAN DEVENTERID NUMBER=7801150068082)
2013/04/15	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (AUTHORISING DIRECTOR DETAILSDIRECTOR FULL FORENAMES=CAREL JOHANNES FRANCOISSURNAME=SWANEPOELID NUMBER=5507125103001)
2012/11/01	POSTAL ADDRESS CHANGE  (P O BOX 33847GLENSTANTIA0010)
2012/11/01	REGISTERED ADDRESS CHANGE  (2ND FLOOR PARC NOUVEAU225 VEALE STREETBROOKLYNPRETORIA0181)
2011/07/05	CANCELLATION OF DEREGISTRATION PROCESS  (ANNUAL RETURN NON COMPLIANCE - CANCELLATION OF DEREGISTRATION)
2010/10/18	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (SURNAME=BOOYSENFULL FORENAMES=ANTON FRANCOISID NO=5511025093080STATUS :RESIGNEDNATURE OF CHANGE=DIRECTOR RESIGNED)
2009/01/15	NAME CHANGE  (NEO TREND PROPERTIES)
2008/12/31	REGISTERED ADDRESS CHANGE  (2ND FLOOR PARC NOUVEAU225 VEALE STREETBROOKLYNPRETORIA0181)
2008/12/31	POSTAL ADDRESS CHANGE  (P O BOX 33847GLENSTANTIA0010)
2004/08/17	REGISTERED ADDRESS CHANGE  (BRAND STRAAT 36FICKSBURG9730)
2004/08/17	POSTAL ADDRESS CHANGE  (P O BOX 992FICKSBURG9730)
2004/02/02	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (ADD RECORDSURNAME = BOOYSENFIRST NAMES = ANTON FRANCOISSTATUS = ACTIVE)
2004/02/02	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (CHANGE RECORDSURNAME = DE JAGERFIRST NAMES = SALMON HERCULES FRANCOISSTATUS = ACTIVE)
2004/02/02	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (CHANGE RECORDSURNAME = SWANEPOELFIRST NAMES = CAREL JOHANNES FRANCOISSTATUS = ACTIVE)
2003/03/01	AUDITOR/ACC OFFICER CHANGE  (CHANGE RECORDNAME : = MURRAY AND PARTNERSSTATUS : = RESIGN)

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2003/03/01	AUDITOR/ACC OFFICER CHANGE  (ADD RECORDNAME : = GRIESEL NEL INCORPORATEDSTATUS : = CURRENT)
2002/08/31	CHANGE OF BOOKYEAR  (2)
2001/05/25	AUDITOR/ACC OFFICER CHANGE  (ADD RECORDNAME : = MURRAY AND PARTNERSSTATUS : = CURRENT)
2001/05/25	AUDITOR/ACC OFFICER CHANGE  (CHANGE RECORDNAME : = GEYSER EN DU PLESSISSTATUS : = RESIGN)
2001/01/26	REGISTERED ADDRESS CHANGE  (WATERKLOOFWEG 267WATERKLOOF0181 PRETORIA0181)
2001/01/26	POSTAL ADDRESS CHANGE  (POSBUS 95288WATERKLOOF0145)
1999/02/18	NAME CHANGE  (PROFESSIONELE INTERAKSIE PROJEKTE)
1999/01/15	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (NO INFORMATION TO DISPLAY)
1995/02/14	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (NO INFORMATION TO DISPLAY)
1993/02/06	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (FULL FORENAMES=SALMON HERCULES FRANCOISSURNAME=DE JAGERAPPOINTMENTDATE=06/02/1993STATUS=C)

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# **ANNEXURE 2**

B-BEE (Level 2)

www.boshoffinc.co.za

<p><b>Harare Office</b> Hararewood Gate Office Park, Ground Floor, 14 Oaktree Avenue, Hararewood, Pretoria PO Box 14498, Hararewood, 0098 Doxes #6, Hararewood Tel: 012 424 7500 Fax: 018 228 8805 Lodgement No: 1608 Magistrate's Pigeonhole: 1488 High Court Pigeonhole: 471A Practice No: F5670 VAT Number: C290218040 Registration Number: 2006/030918/11</p>	<p><b>Sandton Office</b> 107 Johan Avenue, Ground Floor, Wynnda Court, Wynnda Valley, Sandton PO Box 14498, Hararewood, 0098 Doxes #6, Sandton Square Tel: 011 809 6460 Fax: 011 567 1846 Lodgement No: 1230 Practice No: F16923 VAT Number: 4826276808 Registration Number: 2015/444580/21</p>	<p><b>Cape Town Office</b> Suite 302 Bullenkool Studios, 8 Wood Street Gardens, Cape Town, 8001 PO Box 15046, Vrebergh, 8018 Doxes 30, Cape Town Tel: 021 869 2464 Fax: 021 857 1269 Lodgement No: 439 Practice No: F447425 VAT Number: 4669276801 Registration Number: 2015/448263/21</p>	<p><b>Nelspruit Office</b> 610 F. Zuma 2, De Groen, c/o Wilhelm &amp; Ferreira Streets, Nelspruit PO Box 19764, Nelspruit, 1100 Tel: 087 654 2670 Fax: 086 508 1575 Registration Number: 2017/225823/21</p>
---	---	--	---

Our Ref: Willem Theunissen/ME09

E-Mail: willem@boshoffinc.co.za

Fax: 086 567 0849

Your Ref: CO/Itona/C249-29508

Date: 27 MARCH 2019

FOR: STADLER & SWART INC

BY: DOCEX 18 - GEORGE

Dear Sir

**STADLER & SWART**  
PROKUREURS • ATTORNEYS

2019-04-10

Donsdriftstraat / Street  
PO BOX 48 - DOCEX 18 - GEORGE - 6630  
Tel: 014 874 4080 • Fax: 014 874 0026

**RE TRANSFER : COPPER SUN TWO PROPRIETARY LTD / NEO TREND PTY LTD**  
**REF 23016 GEORGE**

Please find attached within filing for the following :

1. POWER OF ATTORNEY TO PASS TRANSFER (ORIGINAL)
2. RATE CLEARANCE
3. COPY OF THE DEED OF TRANSFER T11062/2019
4. TRANSFER DUTY DECLARATION

Received by: *[Signature]*  
Date: 10/4/19

*geminh 10/4/19*

THE ORIGINAL TITLE DEED OF TRANSFER WILL BE SENT DIRECTLY TO NEO TREND PROPERTIES PTY LTD.

Yours faithfully

**BOSHOFF INCORPORATED**  
WJ THEUNISSEN: DIRECTOR CAPE TOWN

**IMPORTANT : CHANGE OF BANKING DETAILS WILL NOT BE FORWARDED VIA EMAIL**

Directors: JJ Boshoff (B. Proc) /# Nortje Smitman (LLB), JM Bezuidenhout (B Proc); KA Louwgrove (LLB); SS Mqwenjo (BA)(LLB)(M&A); S Ibrahim-Essop (LLB);  
WJ Theunissen (B Comm)(LLB); R Sunkof (B. Proc); MJ Lape (D. Proc)(LLB)(Dip. Inst. Law)  
Attorneys: J Theunissen (LLB); L Birtz-Chapman (LLB)(M&A); B Strydom (LLB); M Grobler (B Comm)(LLB)  
Associates: JF Davel (B Juris)(LLB); HJ du Plessis (BLC)(LLB)  
Company: M Maree (BAC)(LLB); J Boshoff (LLB); J Krump (BA LLB)  
Bookkeepers: B Bekker; S Boshoff (B. Proc); AJ van der Merwe

Stadler & Swart Incorporated  
 1 Donerale Street  
 GEORGE  
 6529

Prepared by me

  
 CONVEYANCER  
 HERMANN WILHELM KRUGER

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 483000000 = 1846000	
Reason for exemption	Category Exemption	Exemption I to Sec/Reg Act/Proc

DEEDS OFFICE  
 25 MAR 2019  
 GEORGE TOWN

T 000011062 / 2019

**DEED OF TRANSFER**

DATA CAPTURE  
 25 MAR 2019  
 MARLYN BARLOW

BE IT HEREBY MADE KNOWN THAT **INGE-MARIE THEUNISSEN**

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

**COPPERSUN TWO PROPRIETARY LIMITED**  
 Registration number 1998/016915/07

which said Power of Attorney was signed at GEORGE on 22 February 2019

And the appearer declared that his/her said principal had on 31 October 2018, 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:

**NEO TREND PROPERTIES PROPRIETARY LIMITED**  
**Registration Number 1986/002546/07**

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

**ERF 23018 GEORGE**  
**IN THE MUNICIPALITY AND DIVISION GEORGE**  
**WESTERN CAPE PROVINCE**

**IN EXTENT 4105 (FOUR THOUSAND ONE HUNDRED AND FIVE) Square metres**

**FIRST REGISTERED** and still held by Certificate of Consolidated Title Number T80206/2007 with Diagram S. G. No. 6202/2005 annexed hereto.

I As regards figure e g h 1 on Diagram No. 6202/2005 annexed to Certificate of Consolidated Title T80206/2007.

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T5787/1914 dated 11 July 1914;

B. **SUBJECT FURTHER** as mentioned in Certificate of Registered Title No. T25805/1977 to the following conditions imposed by the Administrator of the Province of the Cape of Good Hope when approving the subdivision, which conditions read as follows:

"1 The owner of this erf shall, without compensation, be obliged to allow electricity, telephone and television cables and/or wires and main and/or other waterpipes and 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 of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above

2. The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority "

3. The consolidated Erf 7571 George measuring One Thousand Nine Hundred and Thirty Seven Square Metres held under Certificate of Consolidated Title dated 12<sup>th</sup> October 1977 No. T25806 shall be subject to a temporary servitude right of way 4 metres wide parallel with and for the full length of line A B on Diagram No 6463/76 annexed to said Certificate of Consolidated Title No. T25806 dated 12<sup>th</sup> October 1977 in



favour of the Remainder of Erf 2035 George measuring Two Thousand One Hundred and Sixty Eight Square Metres held under Deed of Transfer No 22866 dated 9<sup>th</sup> October 1968.

II. As regards the figure g B C h on Diagram No. 6202/2005 annexed to Certificate of Consolidated Title T80206/2007.

A. **SUBJECT FURTHER** to the following condition contained in Certificate of Consolidated Title No. T25806/1977 imposed by the Administrator of the Cape of Good Hope, when approving the sub-division of Erf 2035 George, which condition reads as follows:

'The consolidated erf 7571 George measuring One Thousand Nine Hundred and Thirty Seven Square metres held under Certificate of Consolidated Title dated 12<sup>th</sup> October 1977 No. T25806 shall be subject to a temporary servitudo right of way 4 metres wide parallel with and for the full length of line A B on Diagram No 6483/76 annexed to said Certificate of Consolidated Title No. T25806 dated 12<sup>th</sup> October 1977, in favour of the Remainder of Erf 2035 George measuring Two Thousand One Hundred and Sixty Eight Square metres held under Deed of Transfer No. 22866 dated 9<sup>th</sup> October 1968.'

III. As regards figure A e f D on Diagram No. 6202/2005 annexed to Certificate of Consolidated Title T80206/2007:

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T5787/1914 dated 11 July 1914;

B. **SUBJECT FURTHER** to the following endorsement dated 12 October 1977 on Deed of Transfer No T22866/1968 which endorsement reads as follows:

'By Deed of Transfer No. T25806/77 dated this day conditions were imposed by the Administrator in terms of Section 9 of Ordinance 33 of 1934 over the remainder when approving of the subdivision of ERF 2035 GEORGE, measuring 2168 square metres, namely:

"1. The owner of this erf shall, without compensation, be obliged to allow electricity, telephone and television cables and/or wires and main and/or other waterpipes and 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 of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.

2. The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.



3. The consolidated Erf 7571 George measuring One Thousand Nine Hundred and Thirty Seven Square Metres held under Certificate of Consolidated Title dated 12<sup>th</sup> October 1977 No. T25808/1977 shall be subject to a temporary servitude right of way 4 metres wide on Diagram No 6483/65 in favour of the Remainder of Erf 2035 George measuring Two Thousand One Hundred and Sixty Eight square metres held under Deed of Transfer No. 22856 dated 9<sup>th</sup> October 1968."



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

**COPPERSUN TWO PROPRIETARY LIMITED**  
Registration number 1998/016915/07


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

**NEO TREND PROPERTIES PROPRIETARY LIMITED**  
Registration Number 1986/002548/07

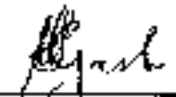
or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R4 830 000,00 (FOUR MILLION EIGHT HUNDRED AND THIRTY THOUSAND RAND)

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 22<sup>nd</sup> March 2018

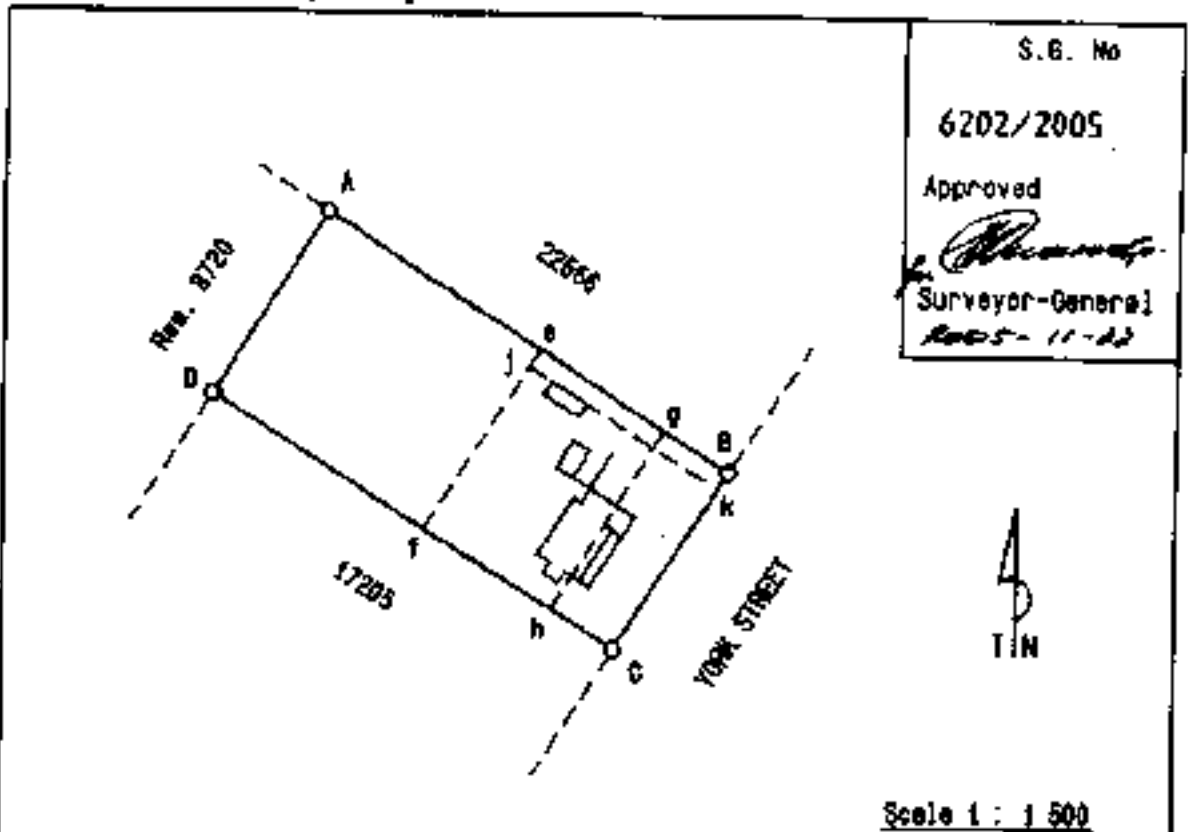
  
\_\_\_\_\_  
R.R.

In my presence

  
\_\_\_\_\_  
REGISTRAR OF DEEDS



# **ANNEXURE 3**



S.G. No  
6202/2005  
Approved  
*[Signature]*  
Surveyor-General  
2005-11-22

Scale 1 : 1 500

Servitude Note:

The figure e B k j represents a temporary Servitude of Right Way, 4m wide, vide Diagram No. 6483/1976, annexed to CCT 25806/1977

Components:

- 1) The figure A e f D being Remainder of Erf 2035 George vide Diagram No. 349/1818, annexed to transfer Sec.F.2.3 dated 2 January 1818
- 2) The figure e B C f being Erf 7573 George vide Diagram No. 6483/1976, annexed to CCT 25806/1977

The figure A B C D represents 4195 square metres of land, being

**ERF 23016 GEORGE**

and comprises 1) and 2) above  
situate in the Municipality and Administrative District of George

Province of the Western Cape

Compiled in November 2005  
by me

*[Signature]*  
J H Bailey PLS 0619  
Professional Land Surveyor

<p>This diagram is annexed to No. 1 80206/2007 Dated i.f.o. Registrar of Deeds</p>	<p>The original diagrams are as quoted above</p>	<p>File No. S/8775/61 Vol 2 Compiled Comp. BL-700/X32 (1748) BL-700/X41 (1751) LPI C0270002</p>
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# **ANNEXURE 4**



3. The following conditions are applicable to the Property.
- I. As regards figure e g h f on Diagram No. 6202/2005 annexed to Certificate of Consolidated Title T80206/2007:
- A. SUBJECT to the conditions referred to in Deed of Transfer No. T5787/1914 dated 11 July 1914.
- B. SUBJECT FURTHER as mentioned in Certificate of Registered Title No. T25805/1977 to the following conditions imposed by the Administrator of the Province of the Cape of Good Hope when approving the subdivision, which conditions read as follows:
1. The owner of this erf shall, without compensation, be obliged to allow electricity, telephone and television cables and/or wires and main and/or other waterpipes and 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 of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
  2. The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority."
  3. The consolidated Erf 7571 George measuring One Thousand Nine Hundred and Thirty Seven Square Metres held under Certificate of Consolidated Title dated 12th October 1977 No. T25806 shall be subject to a temporary servitude right of way 4 metres wide parallel with and for the full length of line A B on Diagram No 6483/76 annexed to said Certificate of Consolidated Title No. T25806 dated 12th October 1977 in favour of the Remainder of Erf 2035 George measuring Two Thousand One Hundred and Sixty Eight Square Metres held under Deed of Transfer No. 22866 dated 9th October 1968.
- II. As regards the figure g B C h on Diagram No. 6202/2005 annexed to Certificate of Consolidated Title T80206/2007:
- A. SUBJECT FURTHER to the following condition contained in Certificate of Consolidated Title No. T25806/1977 imposed by the Administrator of the Cape of Good Hope, when approving the subdivision of Erf 2035 George, which condition reads as follows:
- "The consolidated erf 7571 George measuring One Thousand Nine Hundred and Thirty Seven Square metres held under Certificate of Consolidated Title dated 12th October 1977 No. T25806 shall be subject to a temporary servitude right of way 4 metres wide parallel with and for the full length of line A B on Diagram No 6483/76 annexed to said Certificate of Consolidated Title No. T25806 dated 12th October 1977, in favour of the Remainder of Erf 2035 Geoge measuring Two Thousand One Hundred and Sixty Eight Square metres held under Deed of Transfer No. 22866 dated 9th October 1968."



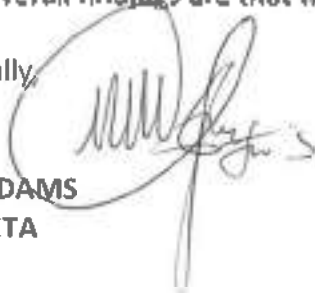
III. As regards figure A e f D on Diagram No. 6202/2005 annexed to Certificate of Consolidated Title T80206/2007:

- A. SUBJECT to the conditions referred to in Deed of Transfer No. T5787/1914 dated 11 July 1914;
- B. SUBJECT FURTHER to the following endorsement dated 12 October 1977 on Deed of Transfer No. T22866/1968 which endorsement reads as follows:

"By Deed of Transfer No. T25805/77 dated this day conditions were imposed by the Administrator in terms of Section 9 of Ordinance 33 of 1934 over the remainder when approving of the subdivision of ERF 2035 GEORGE, measuring 2168 square metres, namely:

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3. The consolidated Erf 7571 George measuring One Thousand Nine Hundred and Thirty Seven Square Metres held under Certificate of Consolidated Title dated 12th October 1977 No. T25806/1977 shall be subject to a temporary servitude right of way 4 metres wide on Diagram No 6483/65 in favour of the Remainder of Erf 2035 George measuring Two Thousand One Hundred and Sixty Eight square metres held under Deed of Transfer No. 22866 dated 9th October 1968."
4. My overall findings are that there are no onerous conditions and/or servitudes affecting the Property.

Yours faithfully,

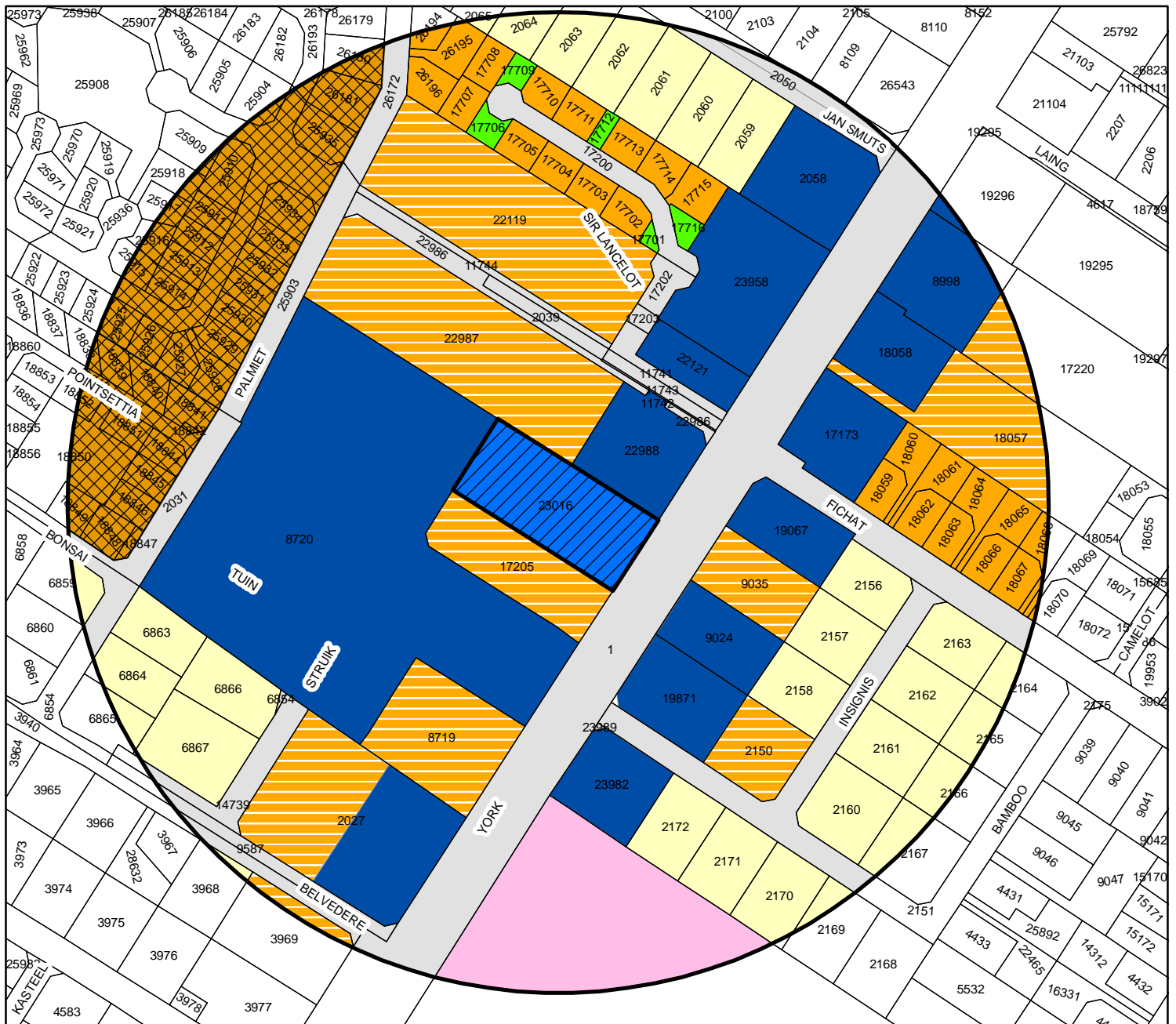


ADAMS & ADAMS  
MC MATSHETA

# **ANNEXURE 5**



# **ANNEXURE 6**



**LAND USE:**

- Dwelling house
- Flats
- Place of instruction
- Shop
- Private open space
- Group housing
- Estate housing
- Business
- Public open space
- Public roads
- Private roads

**LEGEND:**



A4 Scale:  
1:3,000

**PROJECT:**

Proposed rezoning  
for Neo Trend Properties (Pty) Ltd

**PROJEK:**

**DESCRIPTION:**

Erf 23016, George

**BESKRYWING:**

**TITLE:**

Land use plan

**TITEL:**

1496/GEO/24/GIS/LandUse

DESIGNED: SG  
ONTWERP:

DRAWN: MV  
GETEKEN:

DATE: MAY 2026  
DATUM:

PLAN NO: ANNEXURE 6  
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

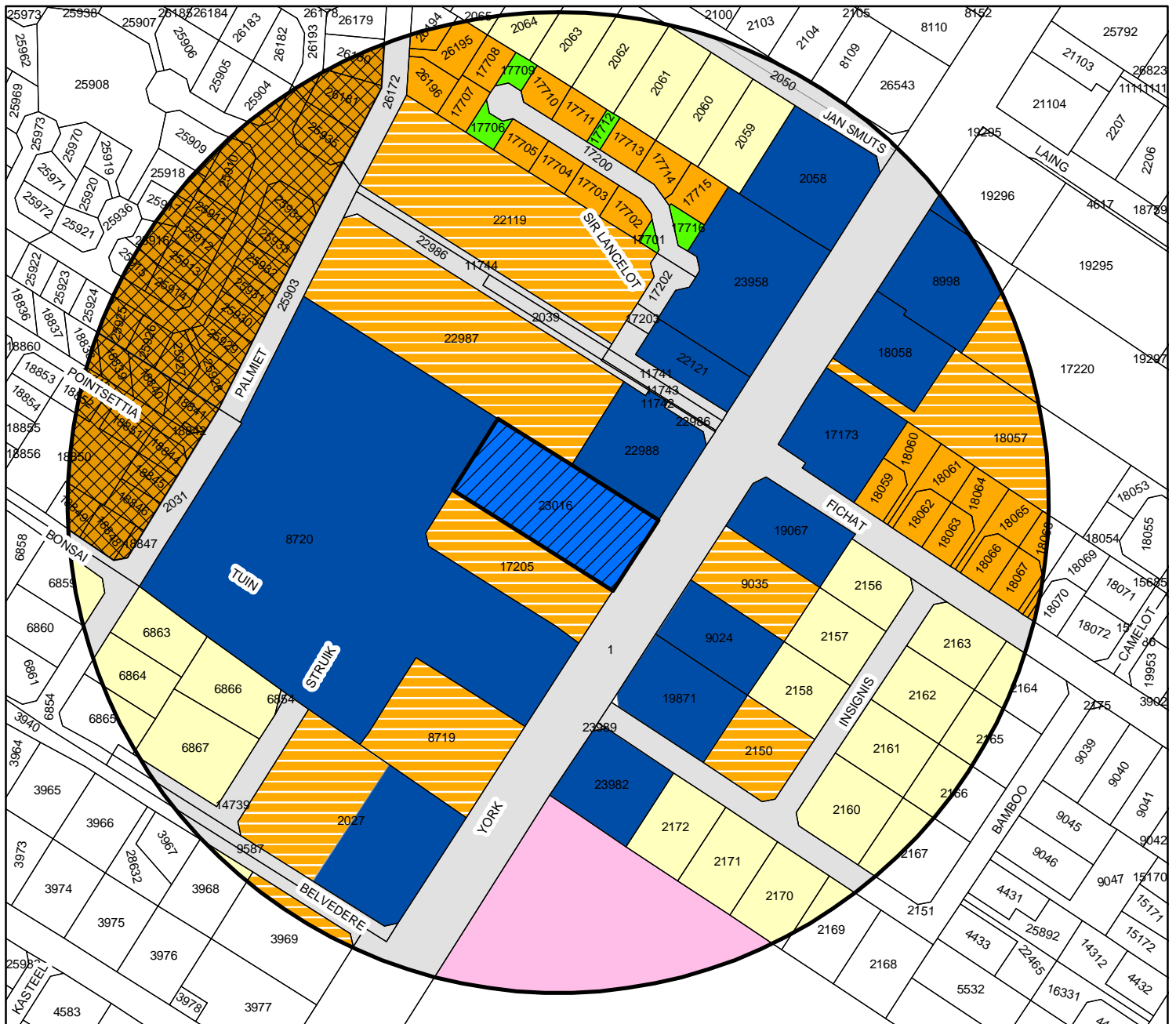
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# **ANNEXURE 7**



**CURRENT ZONING:**

- Single Residential Zone I
- General Residential Zone II
- General Residential Zone IV
- Estate Housing
- Community Zone I
- Business Zone I
- Business Zone II
- Open Space Zone I
- Open Space Zone II
- Transport Zone II
- Transport Zone III

**LEGEND:**



A4 Scale:  
1:3,000

**PROJECT:**

Proposed rezoning  
for Neo Trend Properties (Pty) Ltd

**PROJEK:**

**DESCRIPTION:**

Erf 23016, George

**BESKRYWING:**

**TITLE:**

Current zoning plan

**TITEL:**

1496/GEO/24/GIS/CurZon

DESIGNED: SG  
ONTWERP:

DRAWN: MV  
GETEKEN:

DATE: MAY 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

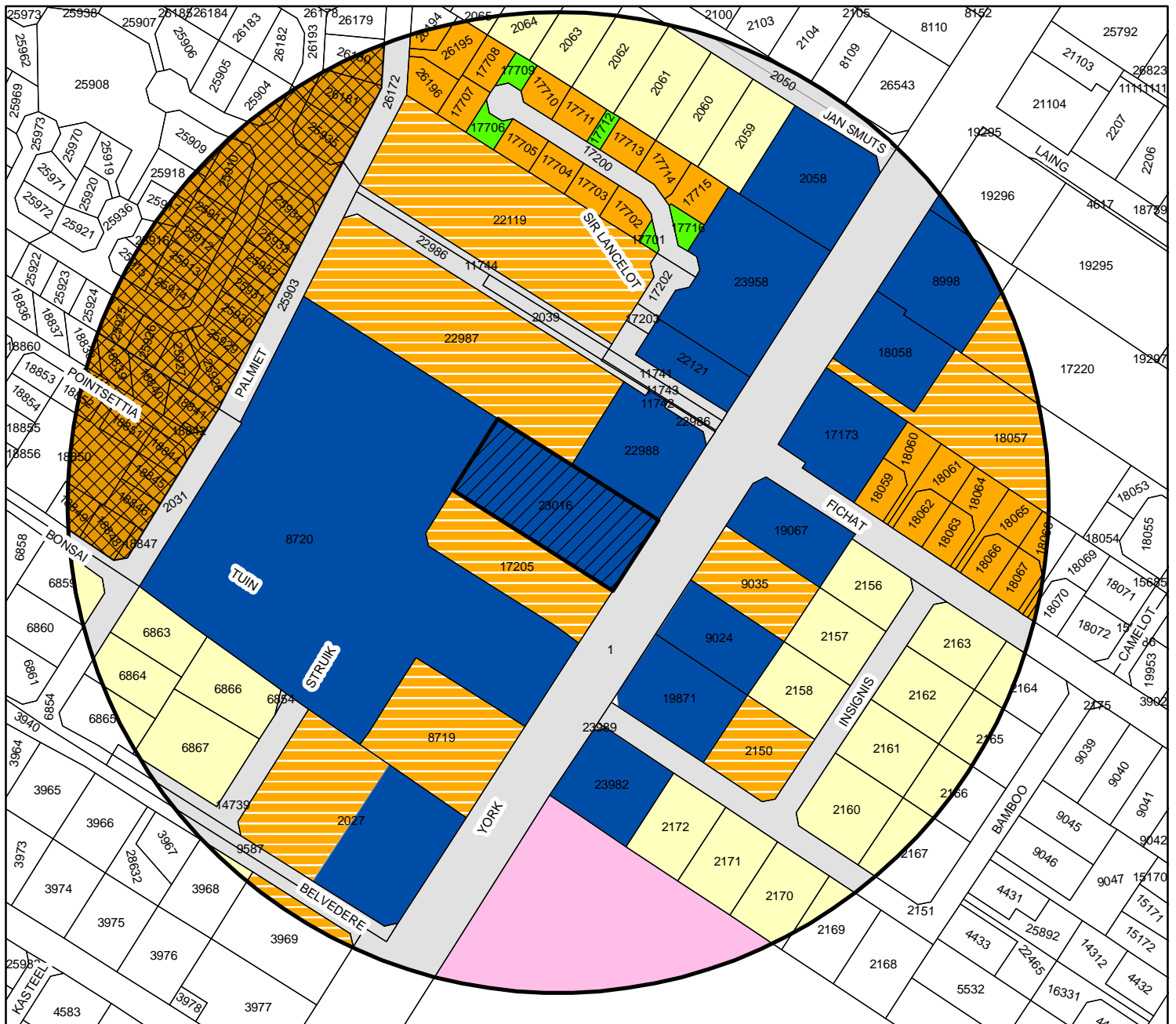
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# **ANNEXURE 8**



**PROPOSED ZONING:**

- Single Residential Zone I
  Estate Housing
  Open Space Zone I
  Transport Zone III
- General Residential Zone II
  Community Zone I
  Open Space Zone II
- General Residential Zone IV
  Business Zone I
  Transport Zone II

**LEGEND:**



A4 Scale:  
1:3,000

**PROJECT:**

Proposed rezoning  
for Neo Trend Properties (Pty) Ltd

**PROJEK:**

**DESCRIPTION:**

Erf 23016, George

**BESKRYWING:**

**TITLE:**

Proposed zoning plan

**TITEL:**

1496/GEO/24/GIS/PropZon

DESIGNED: SG  
ONTWERP:

DRAWN: MV  
GETEKEN:

DATE: MAY 2026  
DATUM:

PLAN NO: ANNEXURE 8  
PLAN NR:

Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
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# **ANNEXURE 9**

ZONING RIGHTS (REZONING)	
SITE AREA	4105m <sup>2</sup>
ZONING	B21
PERMITTED USE	INSTITUTIONAL

COVERAGE CALCULATIONS	
COVERAGE	60%
ALLOWABLE COVERAGE	2462m <sup>2</sup>
EXISTING COVERAGE	(11.08%) 455.623m <sup>2</sup>
PROPOSED COVERAGE	(34.39%) 1412.83m <sup>2</sup>
TOTAL COVERAGE	(45.46%) 1868.45m <sup>2</sup>

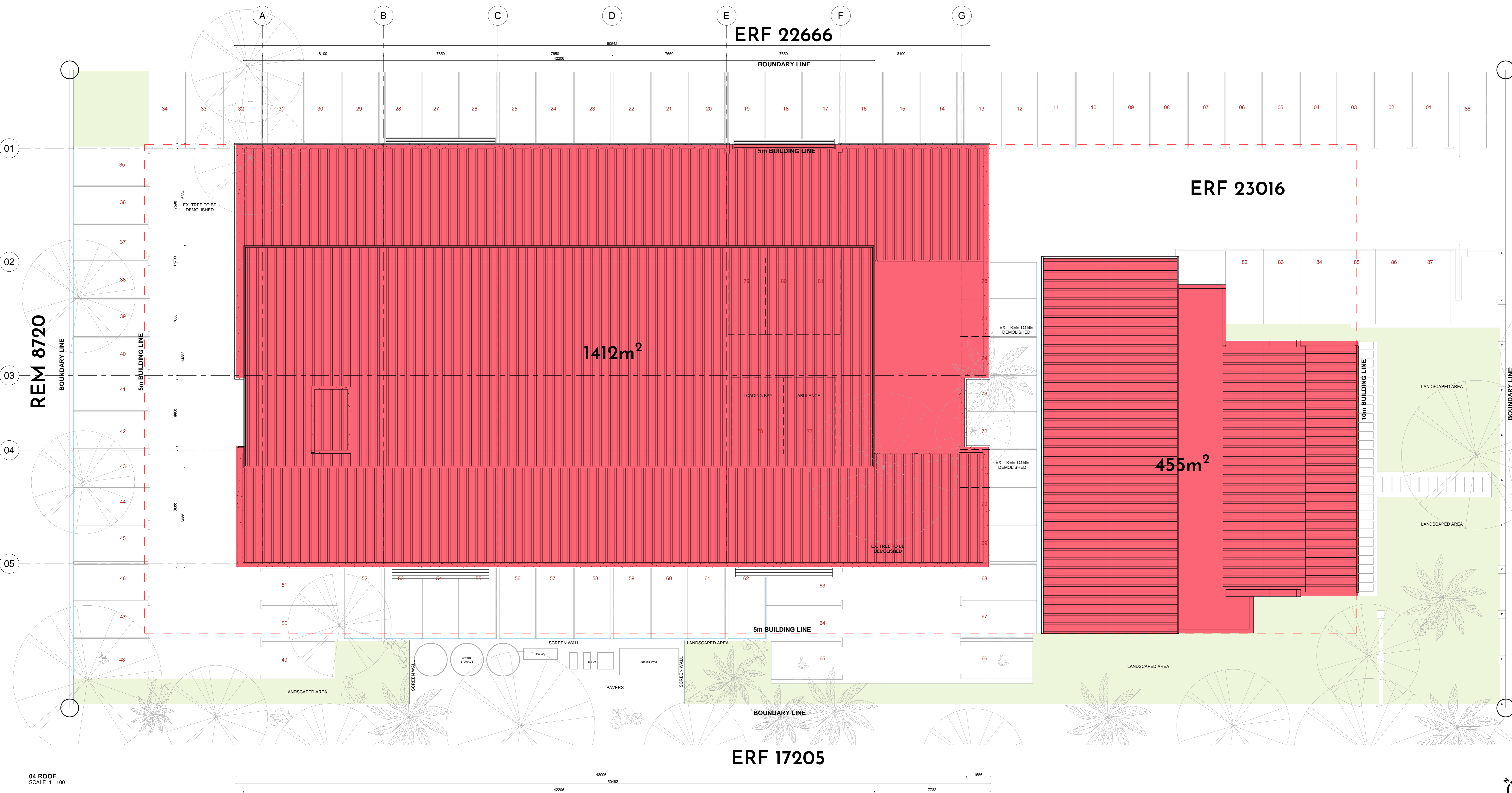
GLA CALCULATIONS	
EXISTING GROUND FLOOR	442m <sup>2</sup>
PROPOSED GROUND FLOOR	410m <sup>2</sup>
PROPOSED FIRST FLOOR	1393.61m <sup>2</sup>
PROPOSED SECOND FLOOR	450m <sup>2</sup>
GLA TOTAL	2783.61m <sup>2</sup>

SUMMARY	
USE	TOTAL
FIRST FLOOR	
ACUTE REHABILITATION	36
SUB-ACUTE HIGH-CARE	8
SUB-ACUTE HIGH-CARE	10
TOTAL BEDS	52

PARKING SCHEDULE (PT1 RATIO)		
BAYS REQUIRED	ADDITIONAL INFO.	REQUIRED
BUILDING	1 BAY / BED	52 BEDS
HOSPITAL	4 BAYS / CONS	9
OFFICES	3 BAYS / 100m <sup>2</sup>	442m <sup>2</sup>
LOADING BAY	1 BAY / 50 BAYS	(3.5m X 5m)
DISABLED	1 BAY / 50 BAYS	(3.5m X 5m)
AMBULANCE BAY		
TOTAL PARKING BAYS REQUIRED		103.26 BAYS
ON-SITE PARKING BAYS PROVIDED		88 BAYS
OFF-STREET PARKING BAYS PROVIDED		0 BAYS
DISABLED PARKING BAYS PROVIDED		4 BAYS
TOTAL PARKING BAYS PROVIDED		88 BAYS



Rev. No.	Description	Date
1	Sketch Proposal	2025.11.12
2	Progress Drawings	2025.12.04
3	Traffic Impact Assessment	2026.02.25
4	TIA Amendment	2026.02.26

Owner: NEWLANDS DEVELOPMENT PTY LTD  
 Architect: Lourens Christian Zietsman SACAP: PrArch43880616

NOTES  
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 THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS.  
 ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS AND LOCAL AUTHORITY REGULATIONS.  
 ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.  
 DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY.  
 ANY DISCREPANCIES TO BE REPORTED BY THE CONTRACTOR PRIOR TO IMPLEMENTATION.

DRAWING TITLE:  
**SITE / ROOF PLAN**  
 PROJECT:  
**PROPOSED PRIVATE HEALTHCARE FACILITY**  
 OPERATOR:  
**NURTURE GEORGE PHYSICAL REHABILITATION CENTRE**  
 FOR:  
**NEWLANDS DEVELOPMENT PTY LTD**  
 ERF NUMBER:  
**ERF 23016**  
 STREET ADDRESS:  
**33 YORK STREET, GEORGE**

JOB NO.	DRAWING NO.	REV.	4
2026-01-H-31	00		
DATE	SCALE	DRAWN BY	
2026/01/17/2025	As Indicated	TZ	
DESIGNED BY:	CHECKED BY:		
Designer	Checker		

**ZIETSMANARCHITECTS**  
 Address: North Shore Offices, 1 Sunfield Place, Durban North, 4051  
 Email: submissions@zietsmanarchitects.co.za  
 Email: admin@zietsmanarchitects.co.za  
 Tel: +27 (7) 376 0989

FOR INFORMATION

ZONING RIGHTS (REZONING)	
SITE AREA	4105m <sup>2</sup>
ZONING	B21
PERMITTED USE	INSTITUTIONAL

COVERAGE CALCULATIONS	
COVERAGE	60%
ALLOWABLE COVERAGE	(60%) 2463m <sup>2</sup>
EXISTING COVERAGE	(11.06%) 455.623m <sup>2</sup>
PROPOSED COVERAGE	(34.39%) 1412.83m <sup>2</sup>
<b>TOTAL COVERAGE</b>	<b>(45.45%) 1868.45m<sup>2</sup></b>

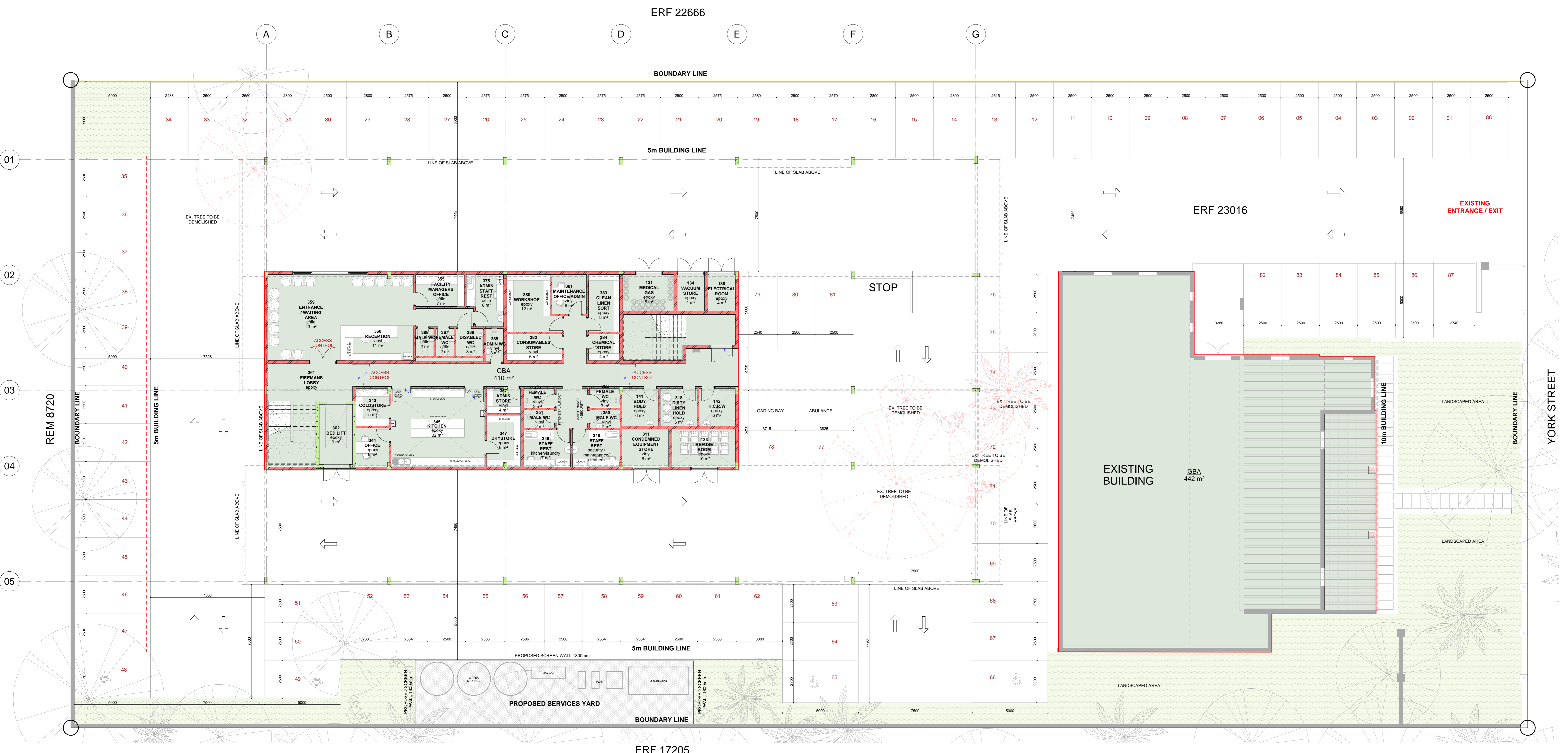
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PROPOSED SECOND FLOOR	450m <sup>2</sup>
<b>GLA TOTAL</b>	<b>2753.61m<sup>2</sup></b>

SUMMARY	
USE	TOTAL
FIRST FLOOR	
ACUTE REHABILITATION	36
SUB-ACUTE HIGH-CARE	6
SUB-ACUTE HIGH-CARE	10
<b>TOTAL BEDS</b>	<b>52</b>

PARKING SCHEDULE (PT1 RATIO)			
BUILDING	BAYS REQUIRED	ADDITIONAL INFO.	REQUIRED
HOSPITAL	52 BAYS / BED	52 BEDS	52 BAYS
CONSULTING ROOM	4 BAYS / CONS	9	36 BAYS
OFFICES	3 BAYS / 100m <sup>2</sup>	442m <sup>2</sup>	13.26 BAYS
LOADING BAY	1 BAYS	(3.5m X 5m)	3 BAYS
DISABLED	1 BAY / 50 BAYS	(3.5m X 5m)	1 BAY
AMBULANCE BAY	1 BAYS		1 BAYS
<b>TOTAL PARKING BAYS REQUIRED</b>			<b>103.26 BAYS</b>
ON-SITE PARKING BAYS PROVIDED			88 BAYS
OFF-STREET PARKING BAYS PROVIDED			0 BAYS
DISABLED PARKING BAYS PROVIDED			4 BAYS
<b>TOTAL PARKING BAYS PROVIDED</b>			<b>88 BAYS</b>

Rev. No.	Description	Date
1	Sketch Proposal	2025.11.12
2	Progress Drawings	2025.12.04
3	Traffic Impact Assessment	2026.02.25
4	TIA Amendment	2026.02.26



01 GROUND FLOOR  
SCALE 1:100

Owner: NEWLANDS DEVELOPMENT PTY LTD  
 Architect: Lourens Christian Zietsman SACAP: PrArch43880616

NOTES  
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DRAWING TITLE:  
**GROUND FLOOR PLAN**

PROJECT:  
**PROPOSED PRIVATE HEALTHCARE FACILITY**

OPERATOR:  
**NURTURE GEORGE PHYSICAL REHABILITATION CENTRE**

FOR:  
**NEWLANDS DEVELOPMENT PTY LTD**

ERF NUMBER:  
**ERF 23016**

STREET ADDRESS:  
**33 YORK STREET, GEORGE**

JOB NO. 2026-01 H 31	DRAWING NO. 100	REV. 4
DATE 2026/01/17 10:00	SCALE As Indicated	DRAWN BY TZ
DESIGNED BY: Designer	CHECKED BY: Checker	

**ZIETSMAN ARCHITECTS**  
 Address: North Shore Offices, 1 Sunfield Place, Durban North, 4051  
 Email: submissions@zietsmanarchitects.co.za  
 Email: admin@zietsmanarchitects.co.za  
 Tel: +27 (7) 376 0989

FOR INFORMATION

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<b>TOTAL COVERAGE</b>	<b>(45.46%) 1868.45m<sup>2</sup></b>

GLA CALCULATIONS	
EXISTING GROUND FLOOR	442m <sup>2</sup>
PROPOSED GROUND FLOOR	410m <sup>2</sup>
PROPOSED FIRST FLOOR	1393.61m <sup>2</sup>
PROPOSED SECOND FLOOR	503m <sup>2</sup>
<b>GLA TOTAL</b>	<b>2783.61m<sup>2</sup></b>

SUMMARY	
USE	TOTAL
FIRST FLOOR	
ACUTE REHABILITATION	36
SUB-ACUTE HIGH-CARE	6
SUB-ACUTE HIGH-CARE	10
<b>TOTAL BEDS</b>	<b>52</b>

PARKING SCHEDULE (PT1 RATIO)			
BUILDING	BAYS REQUIRED	ADDITIONAL INFO.	REQUIRED
HOSPITAL	1 BAY / BED	52 BEDS	52 BAYS
CONSULTING ROOM	4 BAYS / CONS	9	36 BAYS
OFFICES	3 BAYS / 100m <sup>2</sup>	442m <sup>2</sup>	13.26 BAYS
LOADING BAY	1 BAYS	(3.5m X 5m)	1 BAYS
DISABLED	1 BAY / 50 BAYS	(3.5m X 5m)	3 BAYS
AMBULANCE BAY			1 BAYS
<b>TOTAL PARKING BAYS REQUIRED</b>			<b>103.26 BAYS</b>
ON-SITE PARKING BAYS PROVIDED			88 BAYS
OFF-STREET PARKING BAYS PROVIDED			0 BAYS
DISABLED PARKING BAYS PROVIDED			4 BAYS
<b>TOTAL PARKING BAYS PROVIDED</b>			<b>88 BAYS</b>

Rev. No.	Description	Date
1	Sketch Proposal	2025.11.12
2	Progress Drawings	2025.12.04
3	Traffic Impact Assessment	2026.02.25
4	TIA Amendment	2026.02.26



02 FIRST FLOOR  
SCALE 1:100

Owner: NEWLANDS DEVELOPMENT PTY LTD  
 Architect: Lourens Christian Zietsman SACAP: PrArch43880616

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DRAWING TITLE:  
**FIRST FLOOR PLAN**

PROJECT:  
**PROPOSED PRIVATE HEALTHCARE FACILITY**

OPERATOR:  
**NURTURE GEORGE PHYSICAL REHABILITATION CENTRE**

FOR:  
**NEWLANDS DEVELOPMENT PTY LTD**

ERF NUMBER:  
**ERF 23016**

STREET ADDRESS:  
**33 YORK STREET, GEORGE**

JOB NO. 2026-01 H.31	DRAWING NO. 101	REV. 4
DATE 2026/01/17/2025	SCALE As Indicated	DRAWN BY TZ
DESIGNED BY: Designer	CHECKED BY: Checker	

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 Email: admin@zietsmanarchitects.co.za  
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FOR INFORMATION

ZONING RIGHTS (REZONING)	
SITE AREA	4105m <sup>2</sup>
ZONING	B21
PERMITTED USE	INSTITUTIONAL

COVERAGE CALCULATIONS	
COVERAGE	60%
ALLOWABLE COVERAGE	(60%) 2463m <sup>2</sup>
EXISTING COVERAGE	(11.08%) 455.623m <sup>2</sup>
PROPOSED COVERAGE	(34.39%) 1412.83m <sup>2</sup>
<b>TOTAL COVERAGE</b>	<b>(45.46%) 1868.45m<sup>2</sup></b>

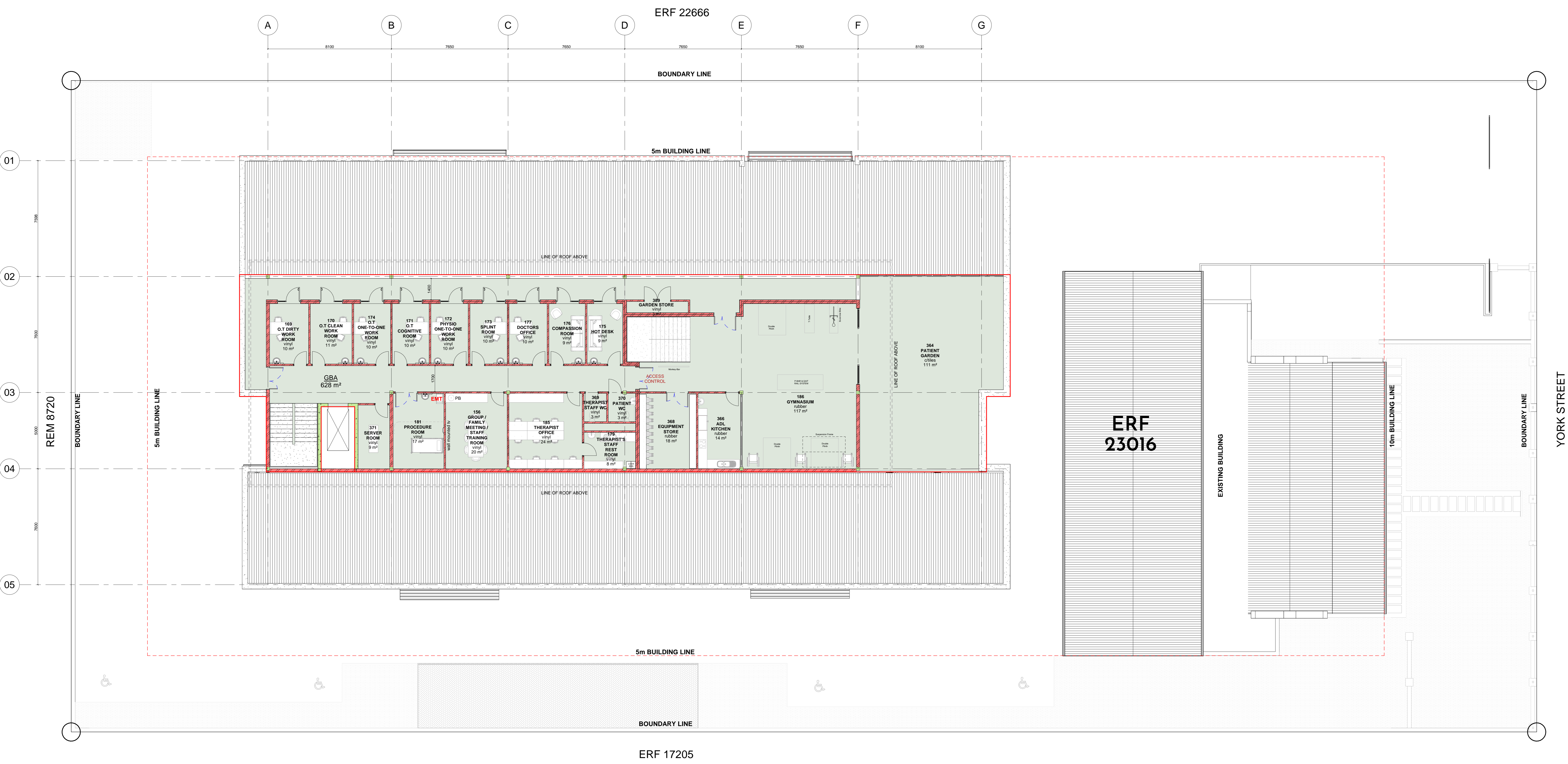
  

GLA CALCULATIONS	
EXISTING GROUND FLOOR	442m <sup>2</sup>
PROPOSED GROUND FLOOR	410m <sup>2</sup>
PROPOSED FIRST FLOOR	1393.61m <sup>2</sup>
PROPOSED SECOND FLOOR	638m <sup>2</sup>
<b>GLA TOTAL</b>	<b>2783.61m<sup>2</sup></b>

SUMMARY	
USE	TOTAL
FIRST FLOOR	
ACUTE REHABILITATION	36
SUB-ACUTE HIGH-CARE	8
SUB-ACUTE HIGH-CARE	10
<b>TOTAL BEDS</b>	<b>52</b>

PARKING SCHEDULE (PT1 RATIO)			
BUILDING	BAYS REQUIRED	ADDITIONAL INFO.	REQUIRED
HOSPITAL	1 BAY / BED	52 BEDS	52 BAYS
CONSULTING ROOM	4 BAYS / CONS	9	36 BAYS
OFFICES	3 BAYS / 100m <sup>2</sup>	442m <sup>2</sup>	13.26 BAYS
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AMBULANCE BAY	1 BAYS		1 BAYS
<b>TOTAL PARKING BAYS REQUIRED</b>			<b>103.26 BAYS</b>
ON-SITE PARKING BAYS PROVIDED			88 BAYS
OFF-STREET PARKING BAYS PROVIDED			0 BAYS
DISABLED PARKING BAYS PROVIDED			4 BAYS
<b>TOTAL PARKING BAYS PROVIDED</b>			<b>88 BAYS</b>



Rev. No.	Description	Date
1	Sketch Proposal	2025.11.12
2	Progress Drawings	2025.12.04
3	Traffic Impact Assessment	2026.02.25

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**SECOND FLOOR PLAN**  
 PROJECT:  
**PROPOSED PRIVATE HEALTHCARE FACILITY**  
 OPERATOR:  
**NURTURE GEORGE PHYSICAL REHABILITATION CENTRE**  
 FOR:  
**NEWLANDS DEVELOPMENT PTY LTD**  
 ERF NUMBER:  
**ERF 23016**  
 STREET ADDRESS:  
**33 YORK STREET, GEORGE**

JOB NO.	DRAWING NO.	REV.
2025-01-H.31	102	3
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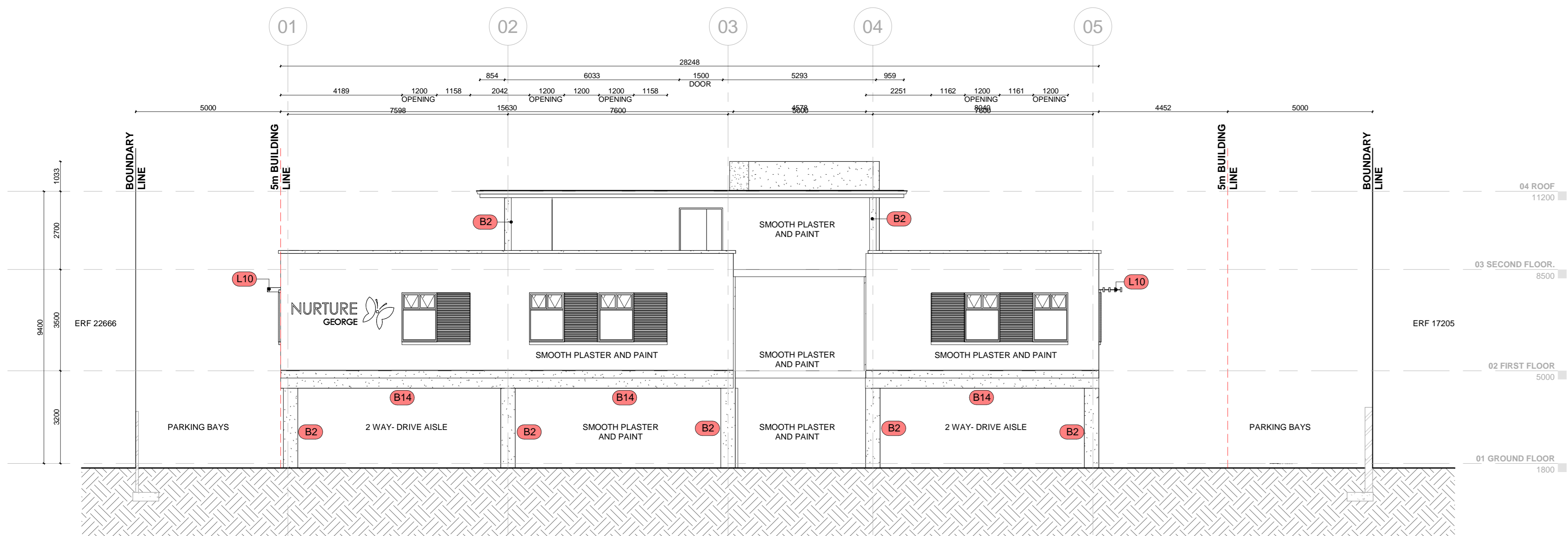
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03 SECOND FLOOR.  
 SCALE 1:100

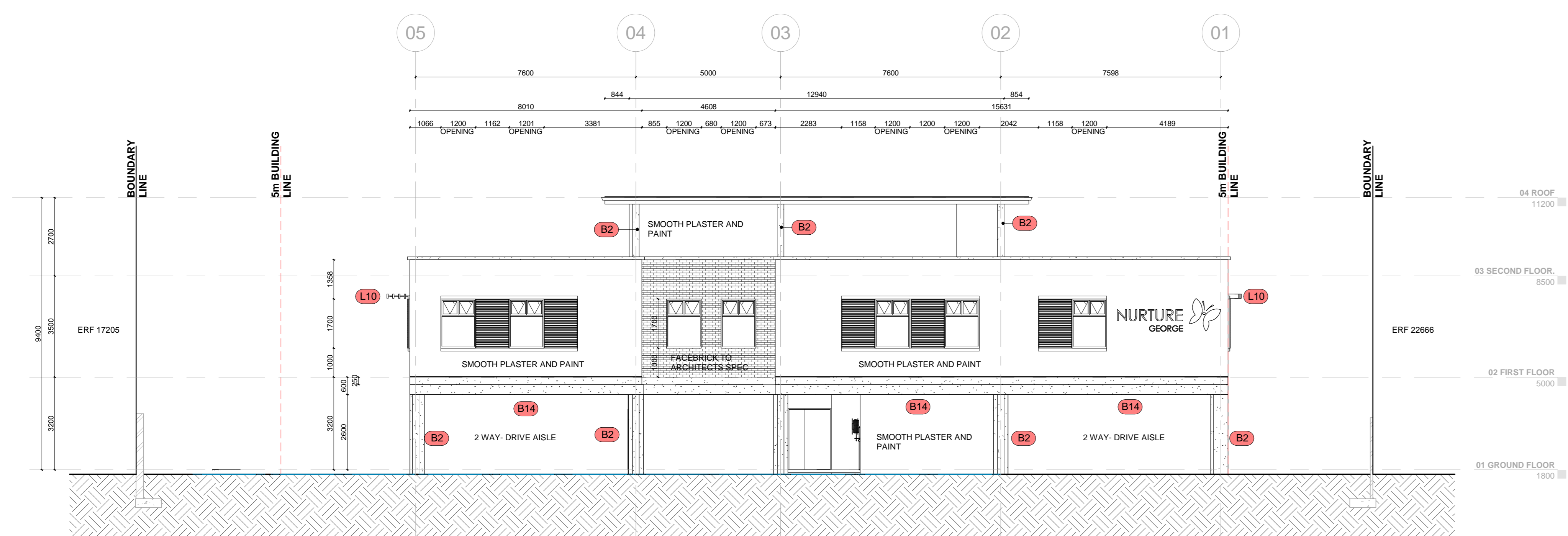
NOTES

NO.	TEXT
B2	rectangular reinforced concrete column to engineers detail
B14	reinforced concrete beam to engineers detail
L10	aluminium pergola as per architect's detail

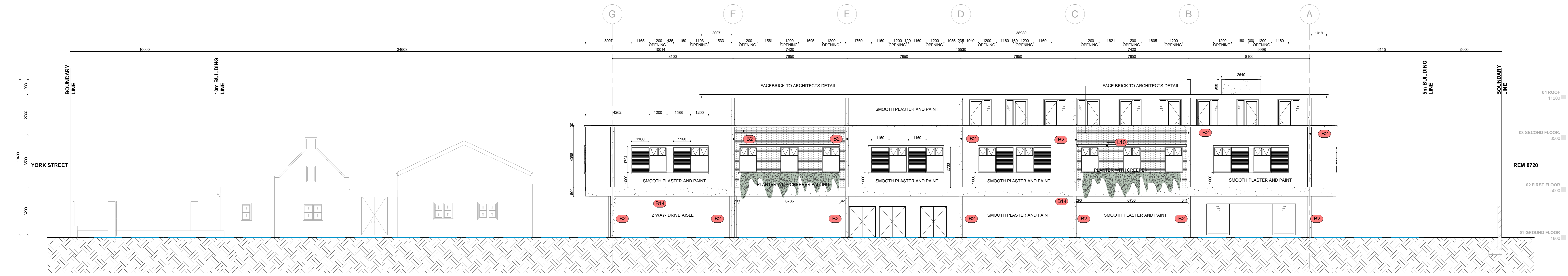
Rev.	No.	Description	Date
1		Sketch Proposal	2025.11.12
2		Progress Drawings	2025.12.04
3		Traffic Impact Assessment	2026.02.25
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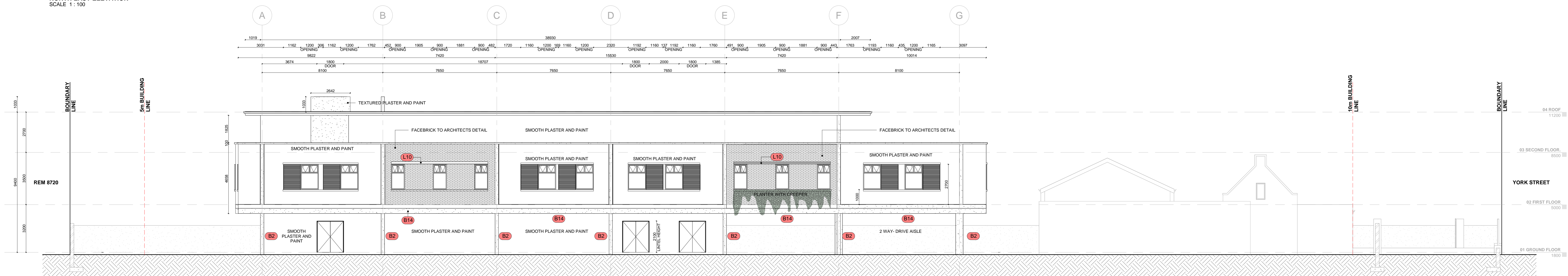
NORTH WEST ELEVATION  
SCALE 1 : 100



SOUTH EAST ELEVATION  
SCALE 1 : 100



NORTH EAST ELEVATION  
SCALE 1 : 100



SOUTH WEST ELEVATION  
SCALE 1 : 100

Owner: NEWLANDS DEVELOPMENT PTY LTD  
 Architect: Lourens Christian Zietsman SACAP: PrArch43880616

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**ELEVATIONS**  
 PROJECT:  
**PROPOSED PRIVATE HEALTHCARE FACILITY**  
 OPERATOR:  
**NURTURE GEORGE PHYSICAL REHABILITATION CENTRE**  
 FOR:  
**NEWLANDS DEVELOPMENT PTY LTD**  
 ERF NUMBER:  
**ERF 23016**  
 STREET ADDRESS:  
**33 YORK STREET, GEORGE**

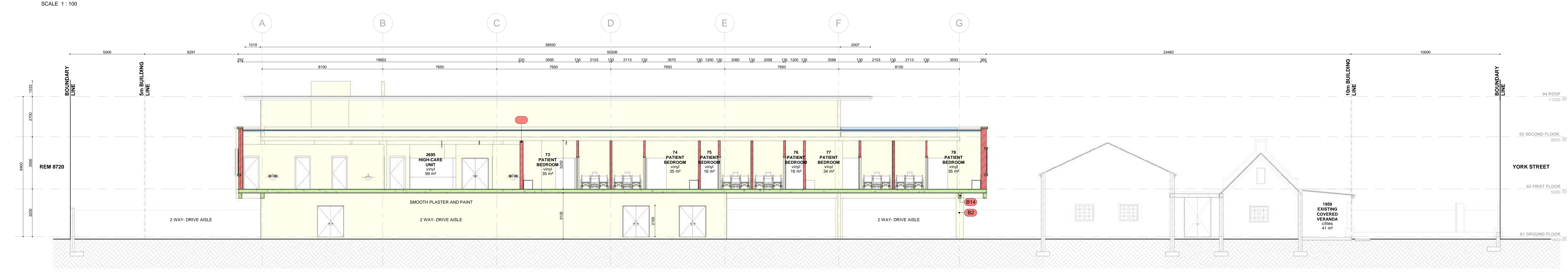
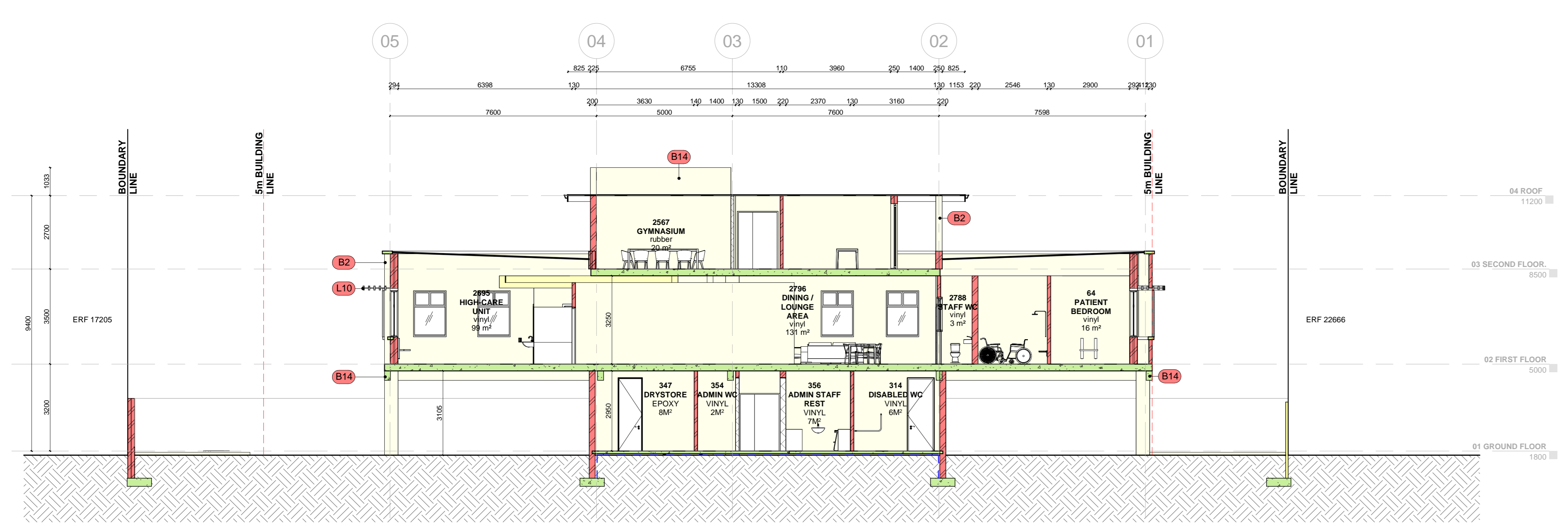
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2026-01-H-31	103		
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 Architect: Lourens Christian Zietsman SACAP: PrArch43880616

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**DRAWING TITLE:**  
 SECTIONS

**PROJECT:**  
 PROPOSED PRIVATE HEALTHCARE FACILITY

**OPERATOR:**  
 NURTURE GEORGE PHYSICAL REHABILITATION CENTRE

**FOR:**  
 NEWLANDS DEVELOPMENT PTY LTD

**ERF NUMBER:**  
 ERF 23016

**STREET ADDRESS:**  
 33 YORK STREET, GEORGE

JOB NO.	DRAWING NO.	REV.	4
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Designer	Checker		

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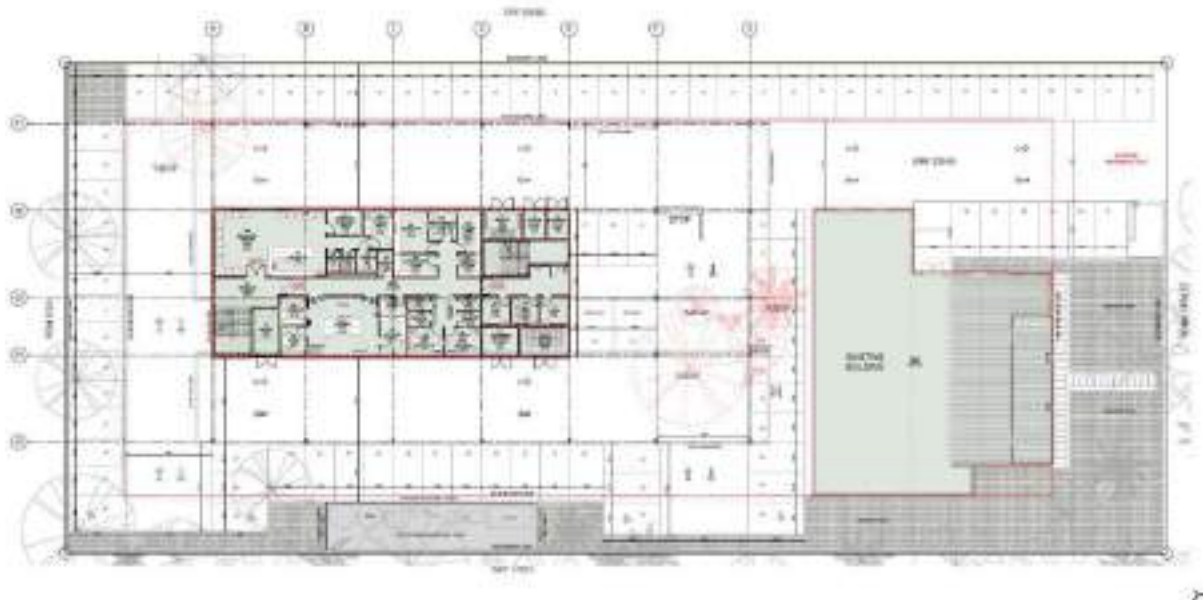
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# **ANNEXURE 10**

## TRAFFIC IMPACT ASSESSMENT

# PROPOSED PRIVATE HEALTHCARE FACILITY, ERF 23016, GEORGE

Report Number 25-118\_TIA



Date: May 2026

Revision 3

## COVER LETTER

It is herewith certified that this Traffic Impact Assessment has been prepared according to the requirements of the South African Traffic Impact and Site Traffic Assessment Manual.

This Traffic Impact Assessment was undertaken by:

<u>Name:</u>	Douw Louwrens
<u>Telephone number:</u>	044 204 6834
<u>Address:</u>	18 Varing Avenue, Dormehlsdrift George 6529
<u>ECSA Registration:</u>	Professional Engineer (Civil)
<u>ECSA Registration Number:</u>	202604341
<u>Academic Qualifications:</u>	B. Eng (SU 2011)

# QUALITY ASSURANCE DATA

<b>Report Title:</b>	TRAFFIC IMPACT ASSESSMENT – PROPOSED PRIVATE HEALTHCARE FACILITY, ERF 23016, GEORGE
<b>Client:</b>	Newlands Developments (Pty) Ltd
<b>Report Number:</b>	25-118_TIA
<b>Revision Number</b>	Revision 3

## Revision History

Date	Rev	Written By	Issued to		Distribution	Format
			Name	Institution		
11 February 2026	0	D Louwrens	Gavin Lay	Newlands Developments (Pty) Ltd	E-mail	.pdf
			Delarey Viljoen	Delplan Consulting Urban & Regional Planners	E-mail	.pdf
18 March 2026	1	D Louwrens	Gavin Lay	Newlands Developments (Pty) Ltd	E-mail	.pdf
			Delarey Viljoen	Delplan Consulting Urban & Regional Planners	E-mail	.pdf
12 May 2026	2	D Louwrens	Alex Huber	Newlands Developments (Pty) Ltd	E-mail	.pdf
			Delarey Viljoen	Delplan Consulting Urban & Regional Planners	E-mail	.pdf
14 May 2026	3	D Louwrens	Alex Huber	Newlands Developments (Pty) Ltd	E-mail	.pdf
			Delarey Viljoen	Delplan Consulting Urban & Regional Planners	E-mail	.pdf
			Richard McKnight	Delplan Consulting Urban & Regional Planners	E-mail	.pdf

Prepared by:



**Douw Louwrens** Pr Eng  
on behalf of Urban Engineering (Pty) Ltd

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8	DEVELOPMENT TRIPS .....	7
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# 1 BACKGROUND

Urban Engineering (Pty) Ltd was appointed by Newland Developments (Pty) Ltd to assess the traffic impact of a proposed Nurture private healthcare facility on Erf 23016 in George.

The site, Erf 23016, is situated on the southern boundary of Dormehls Drift. George South is located to the south and east of the site. York Street borders the site along its eastern boundary, while Fichat Street is located approximately 80 metres to the northeast. The approximate site centre has WGS coordinates of 33°58'1.77"S and 22°26'57.74"E. The site location is illustrated in **Diagram 1-1** and **Figure 1**.



Diagram 1-1 – Locality plan

The site is approximately 4 105 m<sup>2</sup> in extent and is currently zoned Business Zone 2, according to the George Municipality’s Public Mapping Viewer (accessed 02-02-2026). Existing development on the site comprises buildings with a total floor area of approximately 442 m<sup>2</sup>, accommodating a coffee and yarn shop.



Diagram 1-2 – Current Site Zoning

## 2 DEVELOPMENT PROPOSAL

The proposed private healthcare facility comprises a 52-bed hospital, incorporating acute rehabilitation, sub-acute high-care and sub-acute rehabilitation units, together with 9 consulting rooms and 442 m<sup>2</sup> of office space.

The Site Development Plan (SDP) are attached as **Figure 2**, Annexure B (*Proposed Private Healthcare Facility, Drawing Numbers: 00, 100, 101 and 102 by Zietsman Architects dated: 13 May 2026*). For ease of reference an extract of the SDP has been included as **Diagram 2-1** below.



Diagram 2-1 – Extract from SDP

## 3 STUDY AREA

The TMH 16 Traffic Impact and Site Traffic Assessment Manual (August 2012) suggests that all accesses to the site, as well as the external road on which the development is likely to have an impact, should be included in the primary study area. The primary study area was determined as the following access roads and high-order roads in the vicinity of the development:

- York Street
- Fichat Street
- Belvedere Road

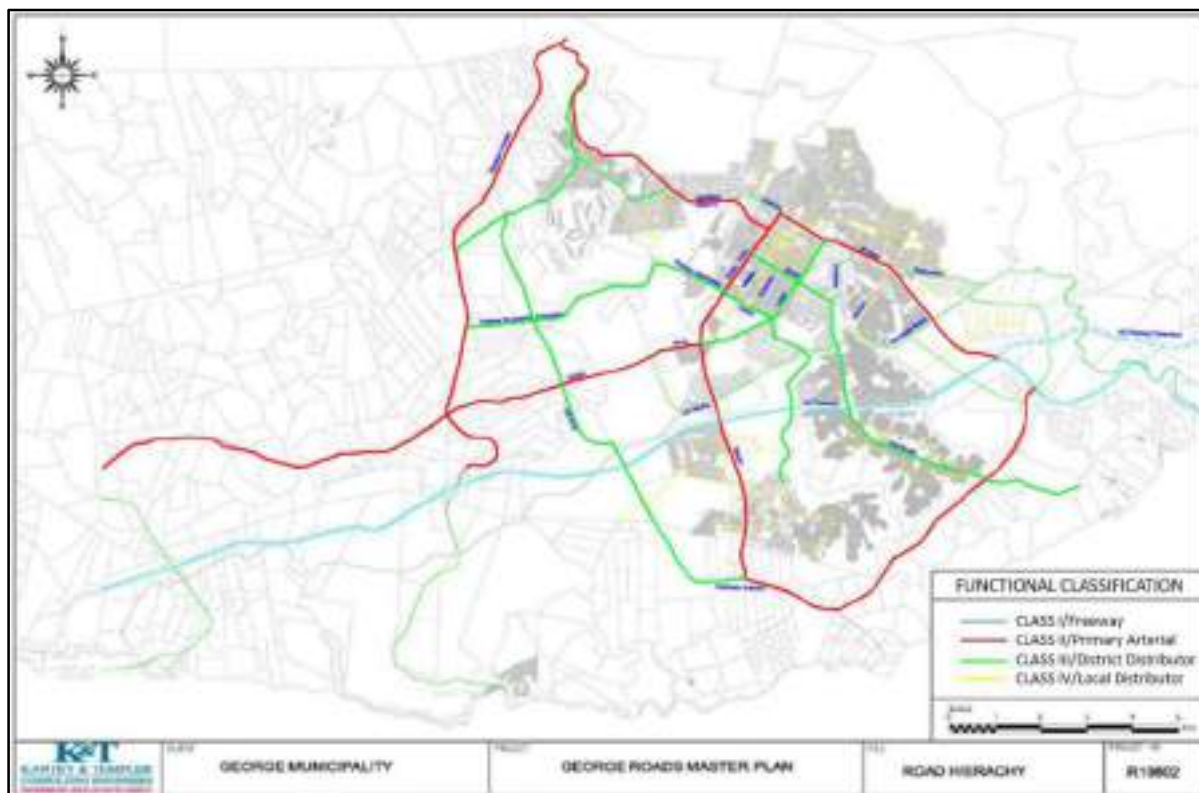
## 4 EXISTING AND PLANNED TRANSPORT INFRASTRUCTURE

Information on the existing transport infrastructure in the vicinity of the site was obtained through a site visit conducted on 4 February 2026. The roads discussed below are shown in the Locality Plan (**Figure 1**), Annexure B. Please also refer to the photo pages attached as Annexure A.

York Street, or Trunk Road 209 as indicated on the Western Cape Government Provincial Road Network Information System (RNIS), is a major transportation corridor extending from the N2 in the south to Courtenay Street (N12) in the north. The road forms an important arterial route within the city of George.

Within the study area, York Street comprises a dual carriageway with two lanes per direction, separated by a landscaped median. Barrier kerbs and channels, as well as surfaced sidewalks, are present along the road. On-street parking is provided along sections of York Street. Numerous properties obtain direct access from the road.

According to the George Roads Master Plan (Kantey & TEMPLER Consulting Engineers, 2006) York Street has been classified as a Class 2 Primary Arterial as indicated in **Diagram 4-1**.



**Diagram 4-1 – 2006 George Roads Master Plan**

Nadeson Consulting Service (Pty) Ltd were appointed to compile an Arterial Management Plan (AMP) pertaining to York Street. The draft AMP (*Nadeson Consulting Services (Pty) Ltd, May 2020*) referred to the various relevant town planning documents (George CBD Spatial Plan, George Airport Corridor Local Spatial Framework and Pacaltsdorp Local Spatial Development Framework) and proposed a revised functional road classification as indicated in **Table 4-1**.

Intersection From	Intersection To	Classification
Courtenay Street (N12)	Hope Street	Class 3
Hope Street	N2 Interchange	Class 2
N2 Interchange	Unnamed Road (Pacaltsdorp)	Class 3

**Table 4-1 – Proposed York Street Classification based on Nadeson AMP**

Based on the draft AMP, the section of York Street that is relevant to this investigation is therefore classified as a Class 3 Minor Arterial within a CBD/intermediate Roadside Development Environment.

Fichat Street runs in a south-easterly direction from Palmiet Street (north-western section) to High and Hope Streets (south-eastern end). It functions as a typical Class 4 collector street. Numerous residential and commercial properties obtain direct access from Fichat Street.

Fichat Street is a single carriageway, two-way road with one lane per direction. North-west of York Street, Fichat Street has a blacktop width of approximately 6,0 metres. South-east of York Street, the road has a blacktop width of approximately 8,0 metres. It has an urban cross-section with barrier kerbs and channels present along both sides. Formal sidewalks are generally absent southeast of York Street, except in the immediate vicinity of the intersection with York Street. A formal sidewalk is present along the north-eastern side of Fichat Street from Palmiet Street to Sir Lancelot Lane.

The intersection of Fichat Street with York Street is signalised. V3 Consulting Engineers have been appointed for the upgrade of this intersection. The upgrade entails the introduction of a dedicated right-turn lane on the north-eastern York Street southbound approach to the intersection. The detail design plans have been attached as **Figure 3**, Annexure B.

Belvedere Road runs in a south-easterly direction from Palgrave Street (north-western end) to York Street (south-eastern end). Belvedere Road functions as a Class 5 Local Street and primarily provides access to residential properties. Belvedere Road is a single carriageway, two-way road with one lane per direction. The road has a blacktop width of approximately 6,8 metres and an urban cross-section with barrier kerbs and channels present, as well as dropped kerbs at property accesses along its length. Formal sidewalks are generally absent along Belvedere Road, except in the immediate vicinity of the intersection with York Street.

Belvedere Road forms a full, unsignalised intersection with York Street, located approximately 90 metres from the York Street / Palgrave Street intersection. The draft Nadeson Arterial Management Plan (AMP) recommends extending the median through the Belvedere Road intersection and limiting access to left-in and left-out movements only.

Public- and non-motorised transport: Bus stop 160, Fichat A is located on York Street approximately 40,0 metres north of the York Street / Fichat Street intersection for northbound bus routes. Bus stop 161 Fichat A is located on York Street approximately 30,0 metres south of the York Street / Fichat Street intersection for southbound bus routes.

Surfaced sidewalks are located along both sides of York Street for most of its length. A formal sidewalk is present along the north-eastern side of Fichat Street from Palmiet Street to Sir Lancelot Lane and in the vicinity of the intersection with York Street.

## 5 ACCESS

Erf 23016 currently obtains access from York Street, approximately 64 metres (centre-to-centre) from Fichat Street. Due to the presence of a median island separating the two carriageways of York Street, the access operates as a left-in/left-out access only.

The draft York Street AMP (*Nadeson Consulting Services (Pty) Ltd, 2020*) proposed the following amendments to accesses on York Street between Belvedere Road and Fichat Street applicable to the proposed development:

- Close one of the accesses to either the French Lodge International (Erf 17205) or the Hotel School (Erf 23016) and provide an access easement for the properties to use one of the existing accesses on to York Street.

Due to the position and heritage status of the buildings on the affected properties, the establishment of access easements between properties is not considered practical. Furthermore, no parallel road network currently exists to the west to provide alternative access. It is therefore proposed that the existing access to Erf 23016 be retained.

## 6 EXISTING TRAFFIC

Traffic counts were conducted at the York Street / Fichat Street intersection and the York Street / Belvedere Road intersection on Tuesday, 25 November 2025 from 06:00 to 18:00. Details of the traffic counts are given in **Table 6-1**.

Intersection	Morning peak hour	Midday peak hour	Afternoon peak hour	% Light vehicles	% Heavy vehicles
York Street / Fichat Street	06:45 – 07:45	12:30 – 13:30	16:30 – 17:30	95,8%	4,2%
York Street / Belvedere Road	07:00 – 08:00	13:00 – 14:00	16:30 – 17:30	95,5%	4,5%

**Table 6-1 – Traffic Count Details**

The affected intersections were analysed using SIDRA Intersection software. SIDRA calculates individual movement and overall intersection delays and assigns a level of service (LOS) based on the magnitude of delay. A Level of Service A represents excellent operating conditions with minimal delay, whereas a Level of Service F indicates excessive delays and a breakdown in traffic flow. A Level of Service D is generally regarded as the minimum acceptable operating standard.

The York Street / Fichat Street intersection was modelled using a two-phase signal operation and SIDRA's *practical cycle time* option throughout the study, with pedestrian movements also considered.

The results of the SIDRA analysis are summarised in **Table 6-2**. Existing traffic volumes and levels of service are shown in **Figure 4**. All movements at the two intersections currently operate at acceptable levels of service during the morning, midday, and afternoon peak hours, except for movements on the Belvedere Road approach at the York Street / Belvedere Road intersection, which operate at Level of Service E and F during the AM and PM peak hours, respectively.

Intersection	Control measure	AM peak hour			Midday peak hour			PM peak hour		
		Int. LOS	Avg int. delay (s)	Worst movement LOS	Int. LOS	Avg int. delay (s)	Worst movement LOS	Int. LOS	Avg int. delay (s)	Worst movement LOS
York / Fichat	Traffic signals	B	15,6	C	B	14,3	B	B	12,4	B
York / Belvedere	Side Street Stop	N/A	0,6	E	N/A	0,5	C	N/A	1,2	F

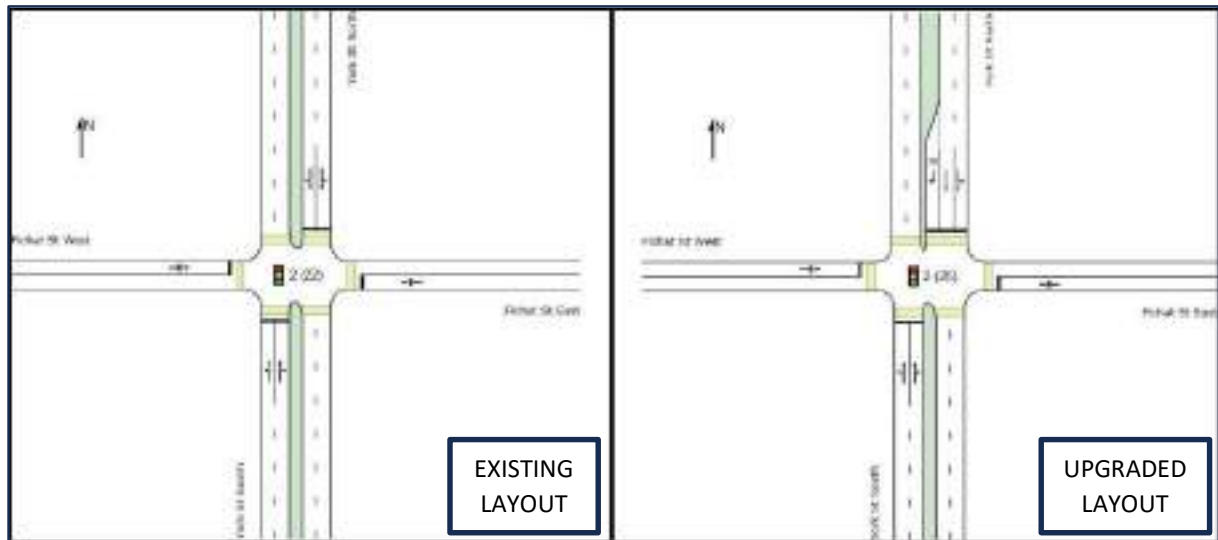
**Table 6-2 – Levels of Service with Existing 2025 Traffic Volumes**

## 7 BACKGROUND TRAFFIC DEMAND ESTIMATION

The TMH16 Traffic Impact Assessment Manual suggests that background traffic demand should be estimated for the design horizon and the planning horizon. The design horizon is the year when the development will be completed and the planning horizon is the year when the entire area in which the development is located, will be developed.

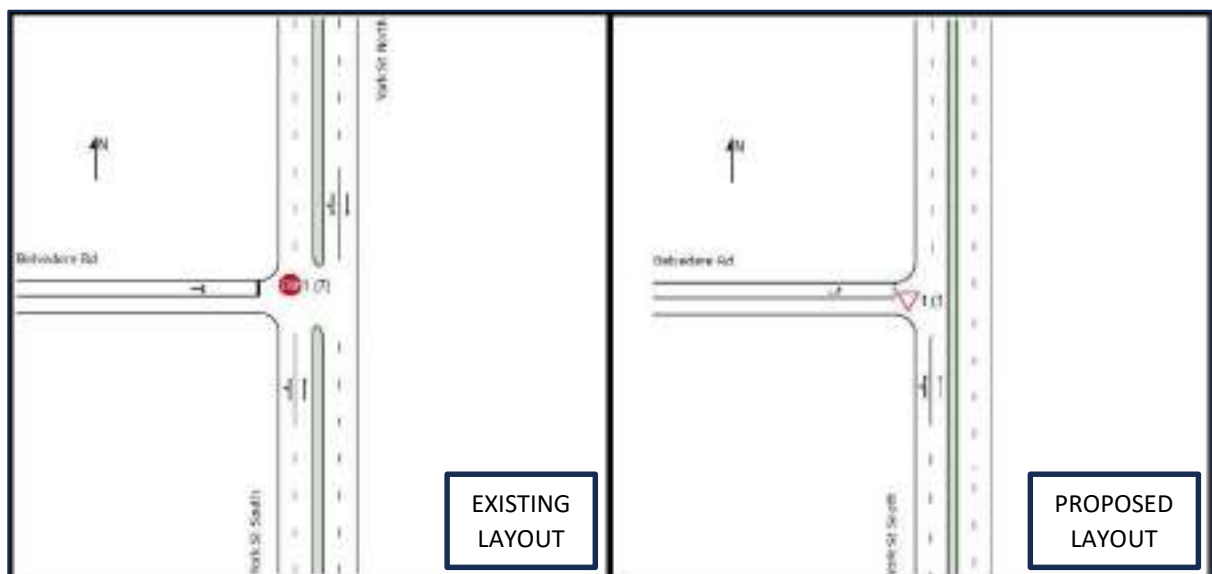
The development is situated within a continuously developing urban area. For this study, the design and planning horizons have been taken as 2030, i.e. five years from now. Background traffic demand comprises two components, namely percentage traffic growth and traffic build-up from other developments. A decrease in AM peak-hour traffic volumes was observed when comparing historical traffic counts from November 2021 to November 2025 at the York Street / Fichat Street intersection. The same comparison for the PM peak hour, however, indicates a growth rate of 2,44%. As a conservative measure, an annual traffic growth rate of 3,0% was applied to calculate future traffic increases within the study area for all peak hours. No additional background growth was assumed. The affected intersections were analysed using background 2030 peak-hour traffic volumes in the SIDRA computer program.

As mentioned, V3 Consulting Engineers have been appointed to upgrade the York Street / Fichat Street intersection which entails the introduction of a dedicated right-turn lane on the northern York Street approach. At the time of writing, the setting out of the works has commenced and implementation is expected to be completed by mid-2026. The intersection was therefore also modelled using the upgraded layout. **Diagram 7-1** diagrammatically illustrates the existing and upgraded layouts.



**Diagram 7-1– Existing and Upgraded York St / Fichat St Intersection Layout**

The draft Arterial Management Plan (AMP) prepared by Nadeson Consulting Services (Pty) Ltd (May 2020) recommends extending the median on York Street through the Belvedere Road intersection and limiting access to left-in and left-out movements only. This alteration to the intersection was also modelled and included in the analysis. For this scenario, right-turning trips from Belvedere Road onto York Street, as well as right-turning trips from York Street onto Belvedere Road, were redistributed to the York Street / Fichat Street intersection. **Diagram 7-2** diagrammatically indicates the existing and proposed layouts.



**Diagram 7-2 – Existing and Proposed York Street / Belvedere Road Intersection Layout**

The results are summarised in **Table 7-1**. Background 2030 traffic volumes and levels of service with the existing Belvedere Road intersection layout are shown in **Figure 5** (Scenario A). Background 2030 traffic volumes and levels of service with the left-in/left-out configuration is shown in **Figure 6** (Scenario B).

	Intersection	Control measure	AM peak hour			Midday peak hour			PM peak hour		
			Int. LOS	Avg int. delay (s)	Worst movement LOS	Int. LOS	Avg int. delay (s)	Worst movement LOS	Int. LOS	Avg int. delay (s)	Worst movement LOS
Scenario A	York / Fichat	Traffic signals	C	30,1	F	B	14,4	B	B	14,2	C
	York / Fichat	Traffic signals*	B	17,7	C	B	14,0	B	B	19,0	C
	York / Belvedere	Side Street Stop	N/A	0,9	F	N/A	0,6	D	N/A	2,1	F
Scenario B	York / Fichat	Traffic signals	D	43,9	F	B	17,0	C	B	14,5	C
	York / Fichat	Traffic signals*	B	17,9	C	B	14,1	C	B	19,2	C
	York / Belvedere	Left-in/left-out	N/A	0,2	A	N/A	0,2	A	N/A	0,2	A

\* Upgraded Layout with additional right-turn lane on northern York St approach

**Table 7-1 – Levels of Service with Background 2030 Traffic Volumes**

With background 2030 traffic volumes and the existing layout in place at the York Street / Fichat Street intersection, several movements will operate at unacceptable levels of service during the AM peak hour. With the addition of the right-turn lane on the northern York Street approach, all movements at the intersection will operate at acceptable service levels during all peak periods.

Delays experienced on the Belvedere Road approach to the York Street / Belvedere Road intersection will deteriorate further with background 2030 peak hour traffic volumes. All movements will operate at good service levels with the implementation of the left-in/left-out at the intersection.

### 8 DEVELOPMENT TRIPS

Trip generation rates for private hospitals and office land uses were obtained from the COTO TMH17 Trip Data Manual and applied in this assessment. The manual does not provide a trip generation rate for offices during the midday peak hour. As a conservative measure, the rate of 2,1 trips per 100 m<sup>2</sup> GLA, applicable to the AM and PM peak hours, was adopted for the midday peak hour, with an in:out split of 50:50.

The trip generation potential of the proposed development is summarised in **Table 8-1**.

AM							
Land Use	GLA (m <sup>2</sup> )	Trips / 100m <sup>2</sup>	Total	% In	% Out	In	Out
Private Hospital	2312	1,65	38	60%	40%	23	15
Offices	442	2,1	9	85%	15%	8	1
		Total:	47			31	16
Midday							
Land Use	GLA (m <sup>2</sup> )	Trips / 100m <sup>2</sup>	Total	% In	% Out	In	Out
Private Hospital	2312	1,60	37	45%	55%	17	20
Offices	442	2,1	9	50%	50%	5	5
		Total:	46			21	25
PM							
Land Use	GLA (m <sup>2</sup> )	Trips / 100m <sup>2</sup>	Total	% In	% Out	In	Out
Private Hospital	2312	1,50	35	40%	60%	14	21
Offices	442	2,1	9	20%	80%	2	7
		Total:	44			16	28

**Table 8-1 - Trip Generation Potential of Proposed Development**

The development will have the potential to generate 47 trips (31 in: 16 out) during the AM peak hour, 46 trips (21 in: 25 out) during the midday peak hour and 44 trips (16 in: 28 out) during the PM peak hour.

The trip distribution is shown in the attached **Figure 7**. Trips were distributed 45% north via York Street, 45% west via Fichat Street (ultimately southward bound along York Street) and 10% east via Fichat Street.

## 9 TRAFFIC IMPACT

Trips generated by the proposed development were added to background 2030 traffic volumes to obtain total traffic volumes. The affected intersections were analysed with the increased traffic volumes to determine the traffic impact of the development.

Total 2030 traffic volumes and levels of service with the existing Belvedere Road intersection layout is shown in **Figure 8** (Scenario A). Background 2030 traffic volumes and levels of service with the left-in/left-out configuration is shown in **Figure 9** (Scenario B).

	Intersection	Control measure	AM peak hour			Midday peak hour			PM peak hour		
			Int. LOS	Avg int. delay (s)	Worst move-ment LOS	Int. LOS	Avg int. delay (s)	Worst move-ment LOS	Int. LOS	Avg int. delay (s)	Worst move-ment LOS
Scenario A	York / Fichat	Traffic signals	D	47,8	F	B	16,9	C	B	19,3	C
	York / Fichat	Traffic signals*	B	14,9	C	B	16,9	C	B	16,9	C
	York / Belvedere	Side Street Stop	N/A	1,0	E	N/A	0,7	C	N/A	2,2	F
	York / Access	Left-in/left-out	N/A	0,3	A	N/A	0,4	A	N/A	0,6	A
Scenario B	York / Fichat	Traffic signals	D	43,9	F	C	20,4	C	B	19,8	C
	York / Fichat	Traffic signals*	B	15,1	C	B	15,0	C	B	17,2	C
	York / Belvedere	Left-in/left-out	N/A	0,2	A	N/A	0,2	A	N/A	0,2	A
	York / Access	Left-in/left-out	N/A	0,3	A	N/A	0,4	A	N/A	0,6	A

\* Upgraded Layout with additional right-turn lane on northern York St approach

**Table 9-1 – Levels of Service with Total 2030 Traffic Volumes**

No improvements to the surrounding road network will be required to accommodate the proposed development. It can be concluded that the development will have a low traffic impact.

## 10 GEOMETRY AND PARKING

### Access Control

At present, access control in the form of a sliding gate is provided at the York Street access. Where access control is implemented, the ingress throat length must be sufficient to prevent queue spillback onto the public road network. The 90<sup>th</sup> percentile queue length for a gate or boom can be estimated as follows:

$$Traffic\ Ratio = \frac{Total\ Traffic\ Volume}{PHF \times Service\ Flow\ Rate} \times 100$$

The Peak Hour Factor (PHF) is a measure used in traffic engineering to understand how evenly (or unevenly) traffic is distributed within the peak hour. It helps determine whether traffic arrives smoothly or in short, intense bursts. A PHF close to 1,0 means traffic is evenly distributed, while a low PHF of 0,70 to 0,85 means that traffic comes in bursts or surges.

Service flow rates for various types of access control are indicated in **Table 10-1**.

Service flow rates for different control types	
Control type	Service flow (vph)
Swipe magnetic card	480
Remote controlled gates	450
Ticket dispenser: Automatic	390 – 450
Ticket dispenser: Push button	220 – 360
Pin number operated gates	150
Pay fee on entry	120
Cell phone operated gates (gate opens when a call is received)	100
Manual recording. Visitor completes form	80
Intercom operated gates (visitor contacts resident by intercom)	50

**Table 10-1– Service Flow Rates for Different Control Types**

It is assumed that access will be controlled by an intercom system for visitors and remote controls for employees, and that an average service flow rate of 265 vph can be achieved. It follows that the worst-case scenario, from a site ingress perspective, will occur during the weekday AM peak period, when a total of 31 vehicles are expected to enter from York Street. The corresponding minimum throat lengths are therefore calculated as follows:

$$Traffic\ Ratio = \frac{31}{\frac{0.85}{265}} \times 100 = 14\%$$

The 90<sup>th</sup> percentile queue length based on the calculated traffic ratios are indicated in **Table 10-2**.

90 <sup>th</sup> Percentile queue length (vehicles per channel) at controlled accesses						
Storage (Vehs)	Traffic ratio (Percentage) for different Numbers of Channels					
N <sub>Queue</sub>	1 Channel	2 Channel	3 Channel	4 Channel	5 Channel	6 Channel
1	23	58	97	140	188	235
2	39	94	155	220	292	363
3	49	115	186	261	341	421
4	56	128	205	283	367	449
5	61	137	216	297	382	466
6	65	143	224	306	392	476
7	68	147	229	312	399	484
8	70	151	233	317	403	489
9	71	153	236	321	407	493
10	73	155	239	324	410	496

**Table 10-2 – 90<sup>th</sup> Percentile Queue Length at Controlled Accesses**

From **Table 10-2**, one ingress lane with storage space for one vehicle (6 metres) is required. The access gate is located approximately 10.0 metres from the western edge of the westernmost York Street lane, which therefore provides adequate stacking space.

Parking

The George Integrated Zoning Scheme By-Law (GIZSBL) (amended 2024) stipulates a minimum off-street parking requirement of 1,0 bay per bed for private hospitals, 4 bays per medical consulting room and 3 bays per 100 m<sup>2</sup> GLA for offices within PT1 Areas. Based on 52 beds, 9 consulting rooms and 442 m<sup>2</sup> of office space, the development requires a total of:

$$(52 \times 1) + (9 \times 4) + (442 \div 100 \times 3) = 101\text{ parking bays.}$$

In accordance with the GIZSBL, the proposed development is furthermore required to provide 3 parking bays for persons with disabilities. The developer additionally requires one ambulance bay and one delivery/loading bay.

The SDP indicates that a total of 88 parking bays can be accommodated on site, including 4 parking bays for persons with disabilities, an ambulance bay and delivery/loading bay. All standard parking bays are proposed with minimum dimensions of 2,5 m × 5,0 m and a minimum manoeuvring aisle width of 7,0 m, which is considered adequate.

Operational parking data provided for comparable Nurture Health rehabilitation facilities indicates that actual parking demand is substantially lower than the minimum parking ratios prescribed by the GIZSBL. A review of seven existing facilities shows that parking supply ratios of approximately 0.45–0.55 bays per bed are generally sufficient for standalone facilities, with facilities such as Cape View (0.46 bays/bed), Alberton (0.50 bays/bed) and Aurora (0.52 bays/bed) all reporting adequate parking provision.

Based on the GIZSBL parking requirements for the consulting room and office components, approximately  $(9 \times 4) + (442 \div 100 \times 3) = 49$  parking bays should be allocated to these land uses. The remaining  $88 - 49 - 2$  (ambulance and loading bay) = 37 parking bays can therefore be attributed to the 52-bed hospital component. This equates to approximately 0.71 bays per bed, which exceeds the parking ratios observed at comparable facilities.

Based on the operational data from comparable facilities, the proposed parking provision is considered adequate to accommodate the anticipated parking demand of the development, despite the shortfall relative to the minimum zoning scheme requirements.

## 11 PUBLIC AND NON-MOTORISED TRANSPORT

It is not expected that the proposed development will generate a significant number of public transport or non-motorised transport trips. The proposed development is, however, well served in terms of existing public and non-motorised transport infrastructure.

Go George bus stops 160 Fichat A and 161 Fichat A are both situated approximately 100 metres walking distance from the proposed development. These bus stops are serviced by Route 1E (Pacaltsdorp), Route 1A (New Dawn Park – CBD), Route 1B (Harmony Park – CBD), Route 1C (Protea – CBD), Route 60 (Rosedale – CBD) and Route 60A (Syferfontein – CBD).

Surfaced sidewalks are provided along both sides of York Street and connect the proposed development with the nearby bus stops and the surrounding area. No public transport or non-motorised transport improvements to the surrounding road network are proposed.

## 12 CONCLUSIONS

It can be concluded that the traffic impact of the proposed private healthcare facility on Erf 23016 George will be low. Other conclusions are summarised below.

- Erf 23016 is located in Dormehls Drift, bounded by York Street to the east, with Fichat Street approximately 80 m to the northeast;
- The proposed development comprises a 52-bed private healthcare facility with 9 consulting rooms and 442 m<sup>2</sup> of office space;
- The existing access from York Street is situated approximately 64 metres (centre-to-centre) from Fichat Street and operates as a left-in/left-out only;
- The draft York Street Arterial Management Plan (*Nadeson Consulting Services (Pty) Ltd, May 2020*) recommends access consolidation and an access easement between Erf 23016 and Erf 17205; however, due to building positions and heritage constraints, this is not considered practical. In the

absence of a parallel western road network, it is proposed that the existing access to Erf 23016 be retained;

- All movements at intersections in the study area currently operate at acceptable levels of service, except for the Belvedere Road approach at the York Street / Belvedere Road intersection during peak hours;
- With background 2030 traffic volumes, unacceptable delays are expected during the AM peak at the York Street / Fichat Street intersection;
- With the planned upgrade to the York Street / Fichat Street intersection, entailing a dedicated right-turn lane on the northern York Street approach, all movements will operate at acceptable service levels with background 2030 peak hour traffic volumes;
- The draft York Street Arterial Management Plan (*Nadeson Consulting Services (Pty) Ltd, May 2020*) recommends extending the median on York Street through the Belvedere Road intersection to provide left-in/left-out access only. With this configuration, all movements are expected to operate at acceptable service levels by 2030;
- The development will have the potential to generate 48 trips (31 in: 17 out) during the AM peak hour, 47 trips (22 in: 25 out) during the midday peak hour and 45 trips (16 in: 29 out) during the PM peak hour;
- No improvements to the surrounding road network will be required to accommodate the proposed development;
- A total of 101 parking bays is required, and 88 bays (86 plus an ambulance bay and loading bay) are proposed. Based on the operational data from comparable facilities, the proposed parking provision is considered adequate to accommodate the anticipated parking demand of the development, despite the shortfall relative to the minimum zoning scheme requirements.;
- The development is well served by existing public and non-motorised transport infrastructure, and no related upgrades are required.

## 13 RECOMMENDATIONS

The recommendations made in the Traffic Impact Assessment are summarised below.

- The extension of the median island on York Street through the Belvedere Road intersection, to provide a left-in/left-out operation, should be implemented in accordance with the draft York Street Arterial Management Plan (*Nadeson Consulting Services (Pty) Ltd, May 2020*).

## ANNEXURE A: PHOTOGRAPHIC RECORD OF EXISTING TRANSPORT FACILITIES

### 1. York Street

Photo 1A: Looking north-east along York St from existing access



Photo 1B: Looking south-west along York St from existing access



Photo 1C: Looking north-east along York St at bus stop Fichat A 160.



Photo 1D: Looking south-west along York St at bus stop Fichat A 161



## 2. Fichat Street

Photo 2A: Looking south-east along Fichat St from the York St intersection



Photo 2B: Looking south-east along Fichat St towards the York St intersection



## 3. Belvedere Road

Photo 3A: Looking north-west along Belvedere Rd from York St



Photo 3B: Looking south-east along Belvedere Rd towards York St



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**ANNEXURE B: DRAWINGS**

- Figure 1: Locality Plan
- Figure 2: Site Development Plan
- Figure 3: V3 York Street / Fichat Street Intersection Road Marking and Signs Plan
- Figure 4: Existing 2025 Traffic Volumes and Levels of Service
- Figure 5: Background 2030 Traffic Volumes and Levels of Service
- Figure 6: Background 2030 Traffic Volumes and Levels of Service with LILO at Belvedere Rd
- Figure 7: Peak Hour Trips Generated by Proposed Development
- Figure 8: Total 2030 Traffic Volumes and Levels of Service
- Figure 9: Total 2030 Traffic Volumes and Levels of Service with LILO at Belvedere Rd



ZONING RIGHTS (REZONING)	
SITE AREA	4105m <sup>2</sup>
ZONING	B21
PERMITTED USE	INSTITUTIONAL

COVERAGE CALCULATIONS	
COVERAGE	60%
ALLOWABLE COVERAGE	2462m <sup>2</sup>
EXISTING COVERAGE	(11.08%) 455.623m <sup>2</sup>
PROPOSED COVERAGE	(34.39%) 1412.83m <sup>2</sup>
TOTAL COVERAGE	(45.46%) 1868.45m <sup>2</sup>

GLA CALCULATIONS	
EXISTING GROUND FLOOR	442m <sup>2</sup>
PROPOSED GROUND FLOOR	410m <sup>2</sup>
PROPOSED FIRST FLOOR	1393.61m <sup>2</sup>
PROPOSED SECOND FLOOR	450m <sup>2</sup>
GLA TOTAL	2783.61m <sup>2</sup>

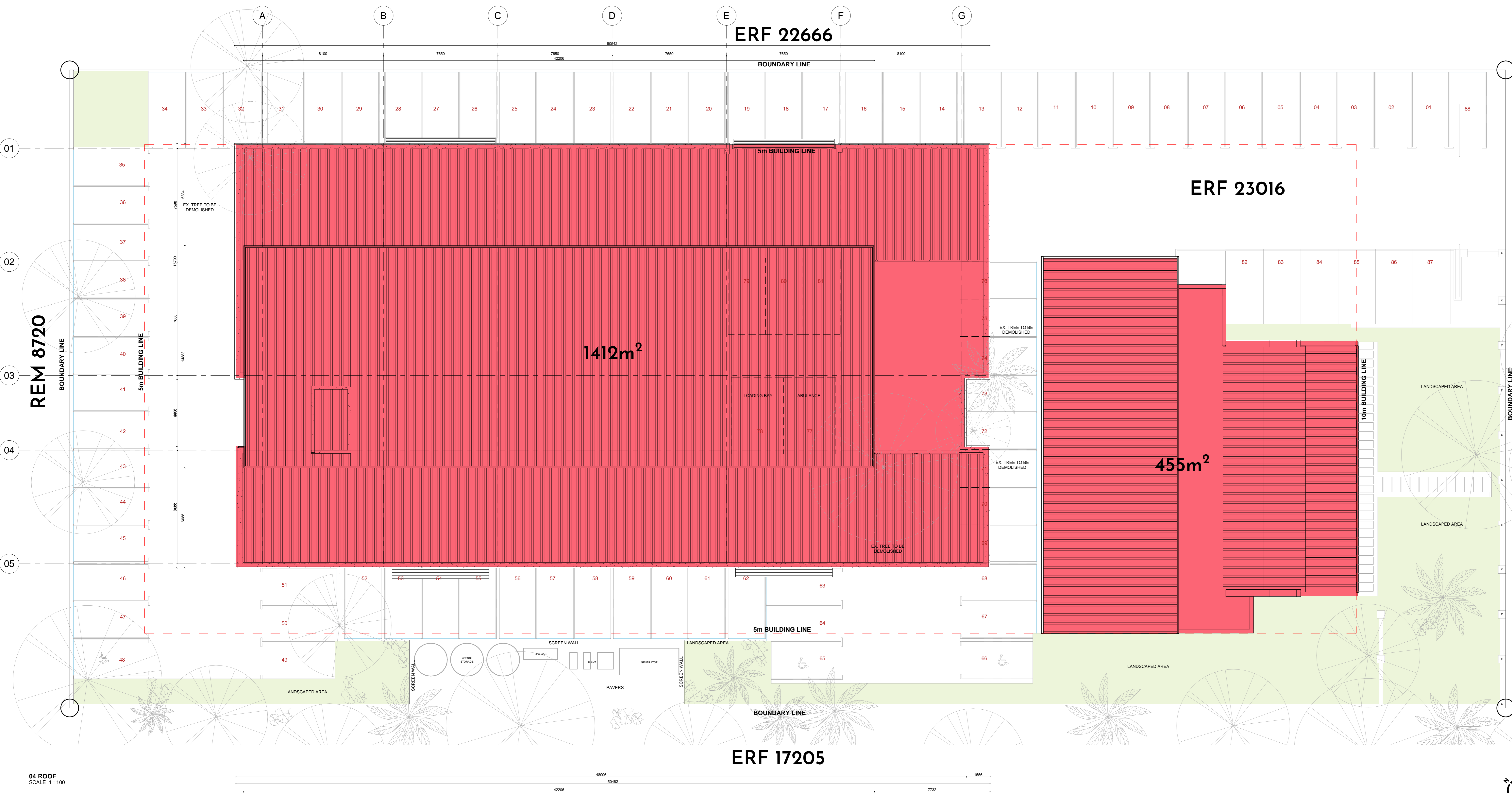
SUMMARY	
USE	TOTAL
FIRST FLOOR	
ACUTE REHABILITATION	36
SUB-ACUTE HIGH-CARE	8
SUB-ACUTE HIGH-CARE	10
TOTAL BEDS	52

PARKING SCHEDULE (PT1 RATIO)		
BAYS REQUIRED	ADDITIONAL INFO.	REQUIRED
BUILDING	1 BAY / BED	52 BEDS
HOSPITAL	4 BAYS / CONS	9
OFFICES	3 BAYS / 100m <sup>2</sup>	442m <sup>2</sup>
LOADING BAY	(3.5m X 5m)	1 BAYS
DISABLED	1 BAY / 50 BAYS	(3.5m X 5m)
AMBULANCE BAY		1 BAYS
TOTAL PARKING BAYS REQUIRED		103.26 BAYS
ON-SITE PARKING BAYS PROVIDED		88 BAYS
OFF-STREET PARKING BAYS PROVIDED		0 BAYS
DISABLED PARKING BAYS PROVIDED		4 BAYS
TOTAL PARKING BAYS PROVIDED		88 BAYS



Rev. No.	Description	Date
1	Sketch Proposal	2025.11.12
2	Progress Drawings	2025.12.04
3	Traffic Impact Assessment	2026.02.25
4	TIA Amendment	2026.02.26



Owner: NEWLANDS DEVELOPMENT PTY LTD
Architect: Lourens Christian Zietsman SACAP: PrArch4388016

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DRAWING TITLE:  
**SITE / ROOF PLAN**

PROJECT:  
**PROPOSED PRIVATE HEALTHCARE FACILITY**

OPERATOR:  
**NURTURE GEORGE PHYSICAL REHABILITATION CENTRE**

FOR:  
**NEWLANDS DEVELOPMENT PTY LTD**

ERF NUMBER:  
**ERF 23016**

STREET ADDRESS:  
**33 YORK STREET, GEORGE**

JOB NO. 2026-01 H.31	DRAWING NO. 00	REV. 4
DATE 2026/01/16/2026	SCALE As Indicated	DRAWN BY TZ
DESIGNED BY: Designer	CHECKED BY: Checker	

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FOR INFORMATION

ZONING RIGHTS (REZONING)	
SITE AREA	4105m <sup>2</sup>
ZONING	B21
PERMITTED USE	INSTITUTIONAL

COVERAGE CALCULATIONS	
COVERAGE	60%
ALLOWABLE COVERAGE	(60%) 2463m <sup>2</sup>
EXISTING COVERAGE	(11.06%) 455.623m <sup>2</sup>
PROPOSED COVERAGE	(34.39%) 1412.83m <sup>2</sup>
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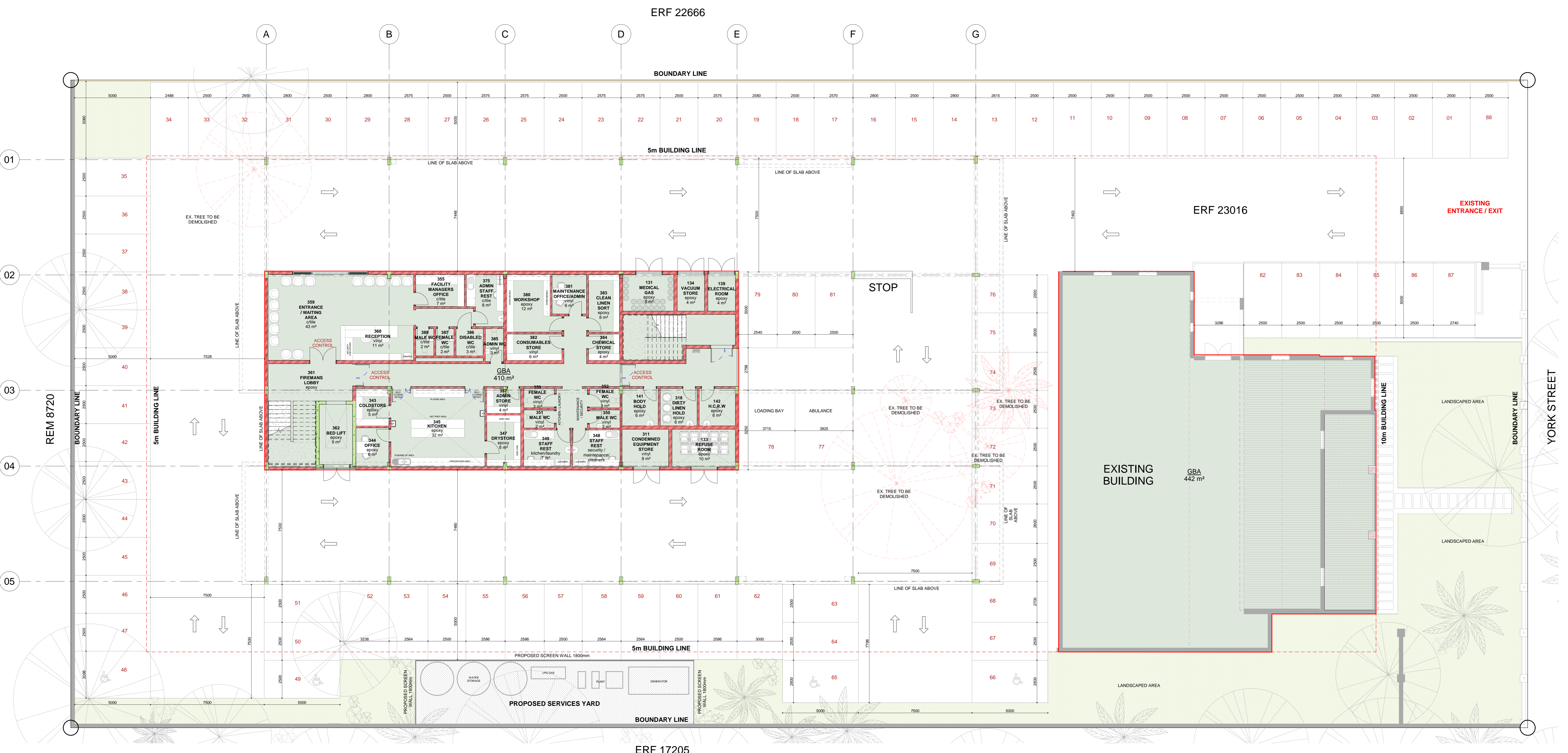
  

GLA CALCULATIONS	
EXISTING GROUND FLOOR	442m <sup>2</sup>
PROPOSED GROUND FLOOR	410m <sup>2</sup>
PROPOSED FIRST FLOOR	1393.61m <sup>2</sup>
PROPOSED SECOND FLOOR	638m <sup>2</sup>
<b>GLA TOTAL</b>	<b>2753.61m<sup>2</sup></b>

SUMMARY	
USE	TOTAL
FIRST FLOOR	
ACUTE REHABILITATION	36
SUB-ACUTE HIGH-CARE	6
SUB-ACUTE HIGH-CARE	10
<b>TOTAL BEDS</b>	<b>52</b>

PARKING SCHEDULE (PT1 RATIO)			
BUILDING	BAYS REQUIRED	ADDITIONAL INFO.	REQUIRED
HOSPITAL	1 BAY / BED	52 BEDS	52 BAYS
CONSULTING ROOM	4 BAYS / CONS	9	36 BAYS
OFFICES	3 BAYS / 100m <sup>2</sup>	442m <sup>2</sup>	13.26 BAYS
LOADING BAY	1 BAYS	(3.5m X 5m)	3 BAYS
DISABLED	1 BAY / 50 BAYS	(3.5m X 5m)	1 BAY
AMBULANCE BAY	1 BAYS		1 BAY
<b>TOTAL PARKING BAYS REQUIRED</b>			<b>103.26 BAYS</b>
ON-SITE PARKING BAYS PROVIDED			88 BAYS
OFF-STREET PARKING BAYS PROVIDED			4 BAYS
DISABLED PARKING BAYS PROVIDED			4 BAYS
<b>TOTAL PARKING BAYS PROVIDED</b>			<b>88 BAYS</b>

Rev.	No.	Description	Date
1		Sketch Proposal	2025.11.12
2		Progress Drawings	2025.12.04
3		Traffic Impact Assessment	2026.02.25
4		TIA Amendment	2026.02.26



01 GROUND FLOOR  
SCALE 1:100

Owner: NEWLANDS DEVELOPMENT PTY LTD  
 Architect: Lourens Christian Zietsman SACAP: PrArch43880616

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DRAWING TITLE:  
**GROUND FLOOR PLAN**

PROJECT:  
**PROPOSED PRIVATE HEALTHCARE FACILITY**

OPERATOR:  
**NURTURE GEORGE PHYSICAL REHABILITATION CENTRE**

FOR:  
**NEWLANDS DEVELOPMENT PTY LTD**

ERF NUMBER:  
**ERF 23016**

STREET ADDRESS:  
**33 YORK STREET, GEORGE**

JOB NO. 2026-01-H-31	DRAWING NO. 100	REV. 4
DATE 2026/01/17/2026	SCALE As Indicated	DRAWN BY TZ
DESIGNED BY: Designer	CHECKED BY: Checker	

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 Tel: +27 (7) 376 0989

FOR INFORMATION

ZONING RIGHTS (REZONING)	
SITE AREA	4105m <sup>2</sup>
ZONING	B21
PERMITTED USE	INSTITUTIONAL

COVERAGE CALCULATIONS	
COVERAGE	60%
ALLOWABLE COVERAGE	(60%) 2463m <sup>2</sup>
EXISTING COVERAGE	(11.08%) 455.623m <sup>2</sup>
PROPOSED COVERAGE	(34.39%) 1412.83m <sup>2</sup>
TOTAL COVERAGE	(45.46%) 1868.45m <sup>2</sup>

GLA CALCULATIONS	
EXISTING GROUND FLOOR	442m <sup>2</sup>
PROPOSED GROUND FLOOR	410m <sup>2</sup>
PROPOSED FIRST FLOOR	1393.61m <sup>2</sup>
PROPOSED SECOND FLOOR	503m <sup>2</sup>
GLA TOTAL	2783.61m <sup>2</sup>

SUMMARY	
USE	TOTAL
FIRST FLOOR	
ACUTE REHABILITATION	36
SUB-ACUTE HIGH-CARE	6
SUB-ACUTE HIGH-CARE	10
TOTAL BEDS	52

PARKING SCHEDULE (PT1 RATIO)		
BUILDING	BAYS REQUIRED	REQUIRED
HOSPITAL	1 BAY / BED	52 BEDS
CONSULTING ROOM	4 BAYS / CONS	9
OFFICES	3 BAYS / 100m <sup>2</sup>	442m <sup>2</sup>
LOADING BAY	1 BAYS	(3.5m X 5m)
DISABLED	1 BAY / 50 BAYS	(3.5m X 5m)
AMBULANCE BAY	1 BAYS	
TOTAL PARKING BAYS REQUIRED		103.26 BAYS
ON-SITE PARKING BAYS PROVIDED		88 BAYS
OFF-STREET PARKING BAYS PROVIDED		0 BAYS
DISABLED PARKING BAYS PROVIDED		4 BAYS
TOTAL PARKING BAYS PROVIDED		88 BAYS

Rev. No.	Description	Date
1	Sketch Proposal	2025.11.12
2	Progress Drawings	2025.12.04
3	Traffic Impact Assessment	2026.02.25
4	TIA Amendment	2026.02.26



02 FIRST FLOOR  
SCALE 1:100

FOR INFORMATION

Owner: NEWLANDS DEVELOPMENT PTY LTD  
 Architect: Lourens Christian Zietsman SACAP: PrArch43880616

NOTES  
 COPYRIGHT OVER ALL DESIGNS AND DRAWINGS SHALL REMAIN THE PROPERTY OF ZIETSMAN ARCHITECTS AND ARE PROVIDED TO THE CONTRACTOR IN TERMS OF THE COPYRIGHT ACT No. 63 OF 1995 TO HEREBY SPECIFICALLY EXCLUDED.  
 ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.  
 THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS.  
 ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS AND LOCAL AUTHORITY REGULATIONS.  
 ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.  
 DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY.  
 ANY DISCREPANCIES TO BE REPORTED BY THE CONTRACTOR PRIOR TO IMPLEMENTATION.

DRAWING TITLE:  
**FIRST FLOOR PLAN**

PROJECT:  
**PROPOSED PRIVATE HEALTHCARE FACILITY**

OPERATOR:  
**NURTURE GEORGE PHYSICAL REHABILITATION CENTRE**

FOR:  
**NEWLANDS DEVELOPMENT PTY LTD**

ERF NUMBER:  
**ERF 23016**

STREET ADDRESS:  
**33 YORK STREET, GEORGE**

JOB NO. 2026-01 H.31	DRAWING NO. 101	REV. 4
DATE 2026/01/17/2025	SCALE As Indicated	DRAWN BY TZ
DESIGNED BY: Designer	CHECKED BY: Checker	

**ZIETSMAN ARCHITECTS**  
 Address: North Shore Offices, 1 Sunfield Place, Durban North, 4051  
 Email: submissions@zietsmanarchitects.co.za  
 Email: admin@zietsmanarchitects.co.za  
 Tel: +27 (7) 376 0989

ZONING RIGHTS (REZONING)	
SITE AREA	4105m <sup>2</sup>
ZONING	B21
PERMITTED USE	INSTITUTIONAL

COVERAGE CALCULATIONS	
COVERAGE	60%
ALLOWABLE COVERAGE	(60%) 2463m <sup>2</sup>
EXISTING COVERAGE	(11.08%) 455.623m <sup>2</sup>
PROPOSED COVERAGE	(34.39%) 1412.83m <sup>2</sup>
<b>TOTAL COVERAGE</b>	<b>(45.46%) 1968.45m<sup>2</sup></b>

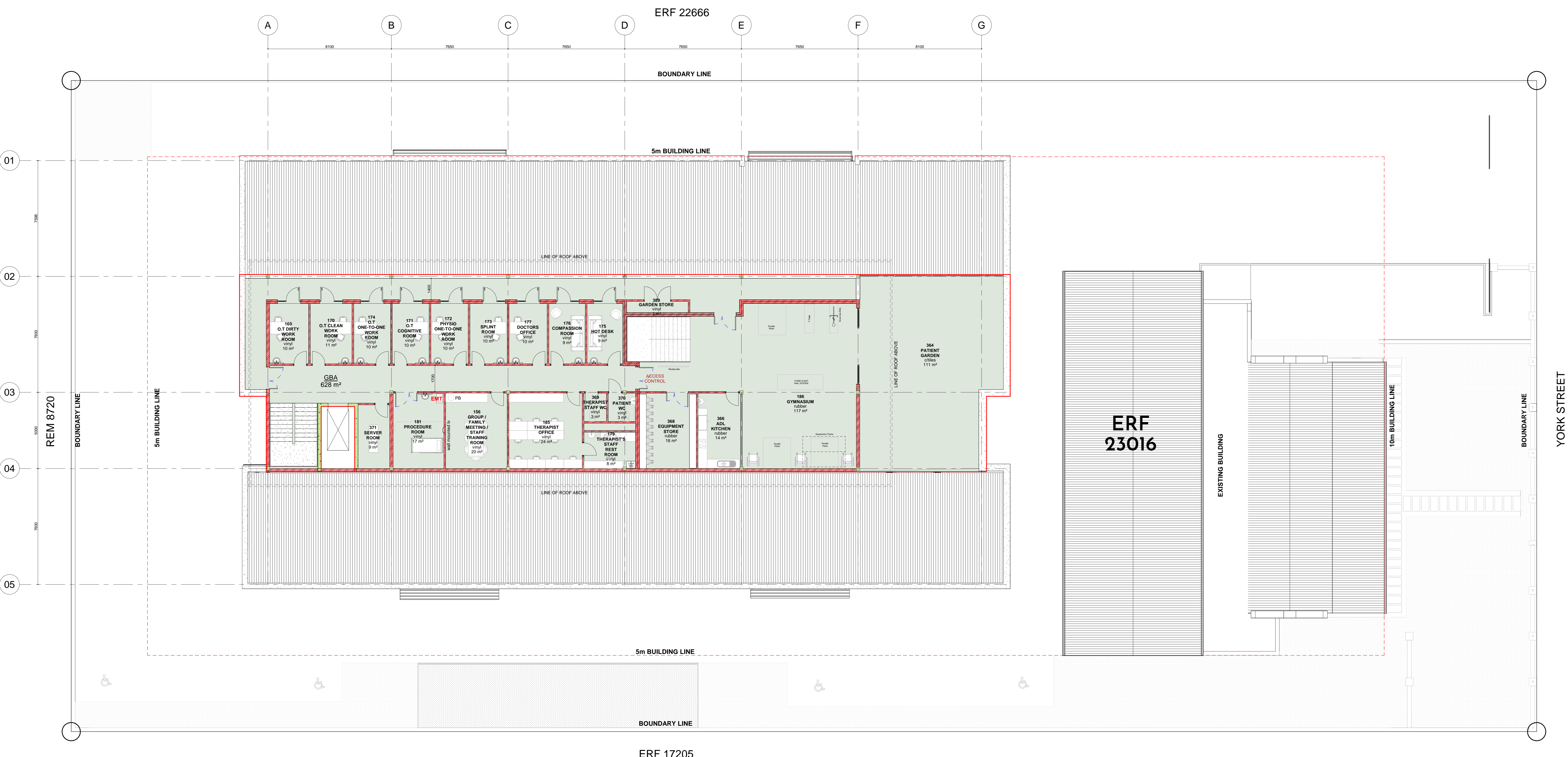
  

GLA CALCULATIONS	
EXISTING GROUND FLOOR	442m <sup>2</sup>
PROPOSED GROUND FLOOR	410m <sup>2</sup>
PROPOSED FIRST FLOOR	1393.61m <sup>2</sup>
PROPOSED SECOND FLOOR	638m <sup>2</sup>
<b>GLA TOTAL</b>	<b>2783.61m<sup>2</sup></b>

SUMMARY	
USE	TOTAL
FIRST FLOOR	
ACUTE REHABILITATION	36
SUB-ACUTE HIGH-CARE	8
SUB-ACUTE HIGH-CARE	10
<b>TOTAL BEDS</b>	<b>52</b>

PARKING SCHEDULE (PT1 RATIO)	
BUILDING	REQUIRED
HOSPITAL	52 BEDS
CONSULTING ROOM	4 BAYS / CONS
OFFICES	3 BAYS / 100m <sup>2</sup>
LOADING BAY	1 BAYS
DISABLED	1 BAY / 50 BAYS
AMBULANCE BAY	1 BAYS
<b>TOTAL PARKING BAYS REQUIRED</b>	<b>103.26 BAYS</b>
ON-SITE PARKING BAYS PROVIDED	88 BAYS
OFF-STREET PARKING BAYS PROVIDED	0 BAYS
DISABLED PARKING BAYS PROVIDED	4 BAYS
<b>TOTAL PARKING BAYS PROVIDED</b>	<b>88 BAYS</b>



Rev. No.	Description	Date
1	Sketch Proposal	2025.11.12
2	Progress Drawings	2025.12.04
3	Traffic Impact Assessment	2026.02.25

Owner: NEWLANDS DEVELOPMENT PTY LTD  
 Architect: Lourens Christian Zietsman SACAP: PArch43880616

**NOTES**  
 COPYRIGHT OVER ALL DESIGNS AND DRAWINGS SHALL REMAIN THE PROPERTY OF ZIETSMAN ARCHITECTS AND ANY PROVISION TO THE CONTRARY IN TERMS OF THE COPYRIGHT ACT NO. 63 OF 1995 IS HEREBY SPECIFICALLY EXCLUDED.  
 ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.  
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 ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.  
 DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY.  
 ANY DISCREPANCIES TO BE REPORTED BY THE CONTRACTOR PRIOR TO IMPLEMENTATION.

**DRAWING TITLE:**  
**SECOND FLOOR PLAN**  
**PROJECT:**  
**PROPOSED PRIVATE HEALTHCARE FACILITY**  
**OPERATOR:**  
**NURTURE GEORGE PHYSICAL REHABILITATION CENTRE**  
**FOR:**  
**NEWLANDS DEVELOPMENT PTY LTD**  
**ERF NUMBER:**  
**ERF 23016**  
**STREET ADDRESS:**  
**33 YORK STREET, GEORGE**

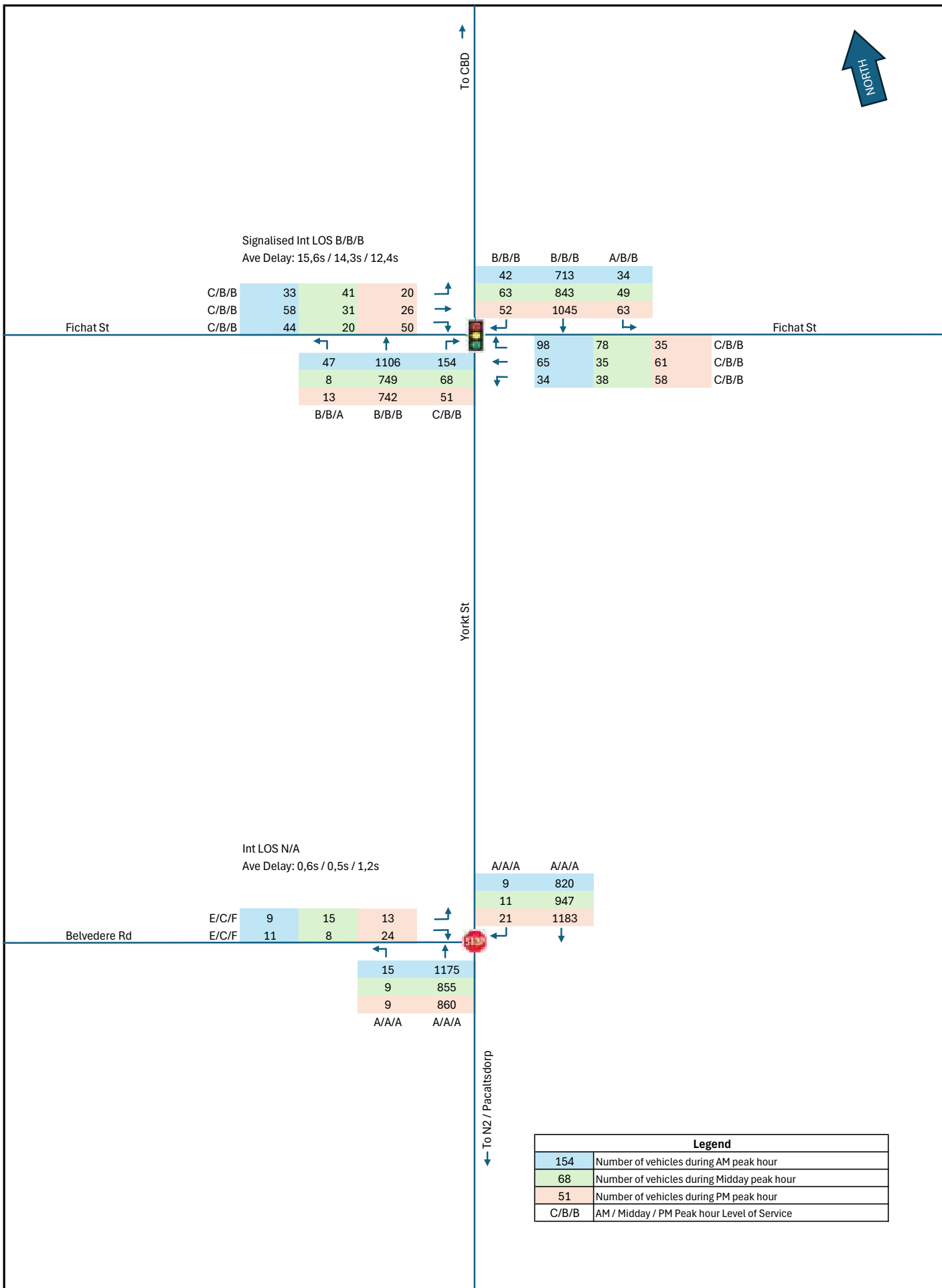
JOB NO.	DRAWING NO.	REV.
2025-01-H-31	102	3
DATE	SCALE	DRAWN BY
2025/11/12	As Indicated	TZ
DESIGNED BY:	CHECKED BY:	
Designer	Checker	

**ZIETSMANARCHITECTS**  
 Address: North Shore Offices, 1 Sunfield Place, Durban North, 4051  
 Email: submissions@zietsmanarchitects.co.za  
 Email: adm@zietsmanarchitects.co.za  
 Tel: +27 (7) 376 0989

**FOR INFORMATION**

03 SECOND FLOOR.  
 SCALE 1:100







To CBD ↑

Signalised Int LOS C/B/B  
Ave Delay: 30,1s / 14,4s / 14,2s

Signalised Int LOS B/B/B  
Ave Delay: 17,7s / 14,0s / 19,0s

E/B/C	C/B/B	38	48	23	↑
E/B/C	C/B/B	67	36	30	→
Fichat St	E/B/C	C/B/B	51	23	↓
		54	1282	179	←
		9	868	79	→
		15	860	59	↘
	B/B/A	B/B/A	D/B/B		
	B/B/B	B/B/B	C/B/B		

F/B/B	B/B/B	B/B/B
C/C/C	A/B/C	A/B/C
49	827	39
73	977	57
60	1211	73

Fichat St

Yorkt St

Int LOS N/A  
Ave Delay: 0,9s / 0,6s / 2,1s

F/D/F	10	17	15	↑
F/D/F	13	9	28	→
Belvedere Rd				↓
		17	1362	←
		10	991	→
		10	997	↘
	A/A/A	A/A/A		

A/A/A	A/A/A
10	951
13	1098
24	1371

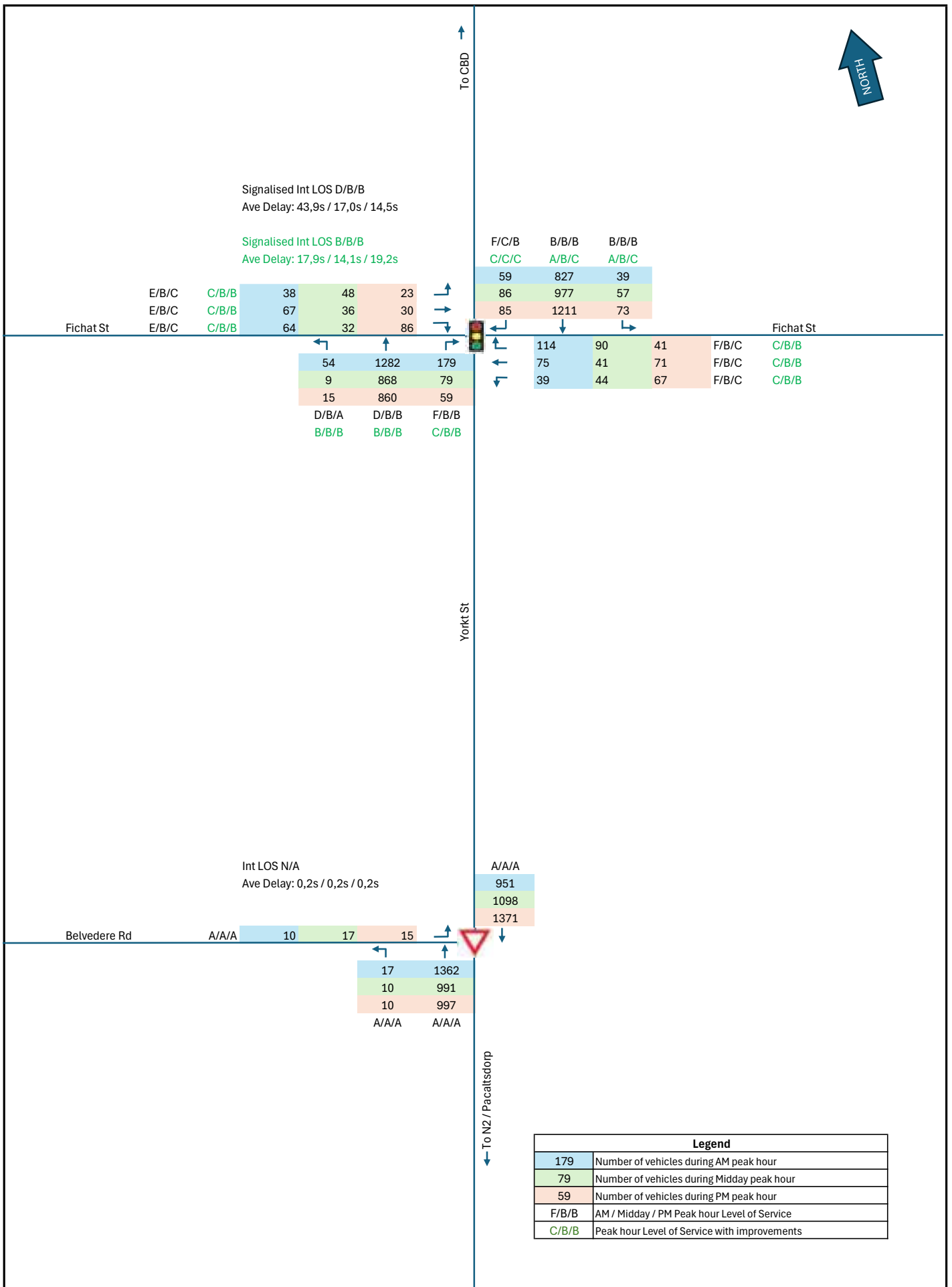
↓ To N2 / Pacaltsdorp

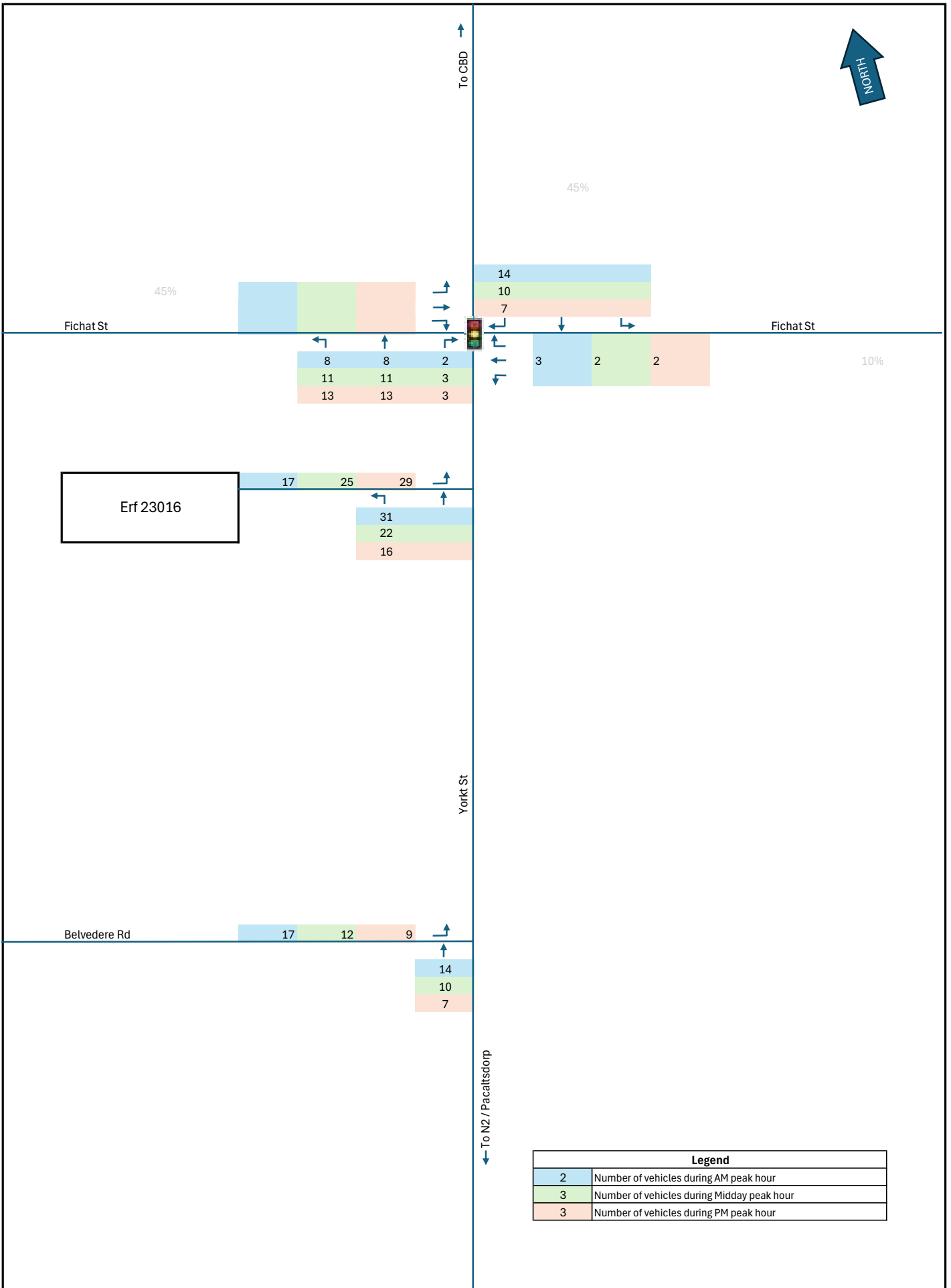
Legend	
179	Number of vehicles during AM peak hour
79	Number of vehicles during Midday peak hour
59	Number of vehicles during PM peak hour
D/B/B	AM / Midday / PM Peak hour Level of Service
C/B/B	Peak hour Level of Service with improvements

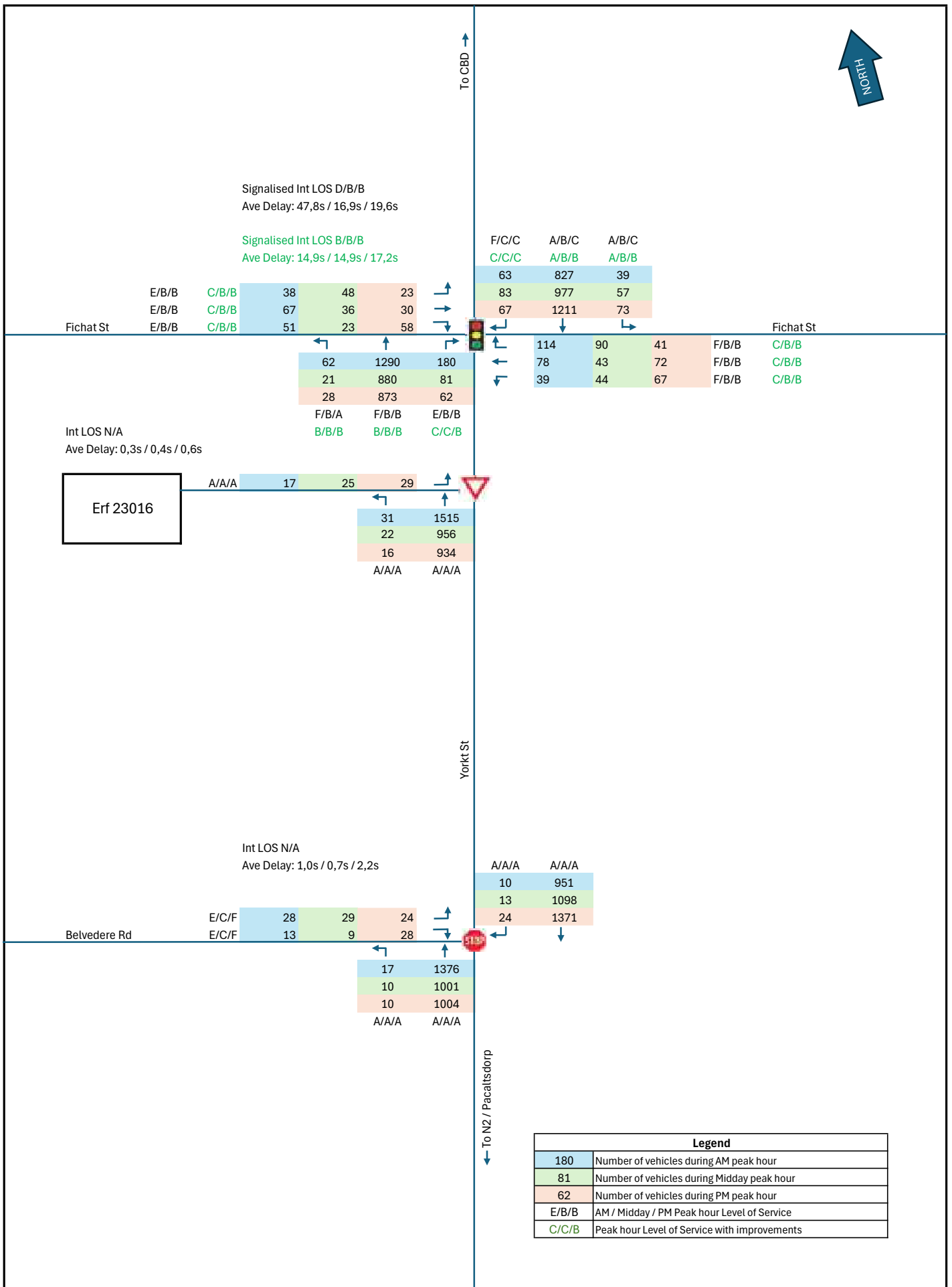


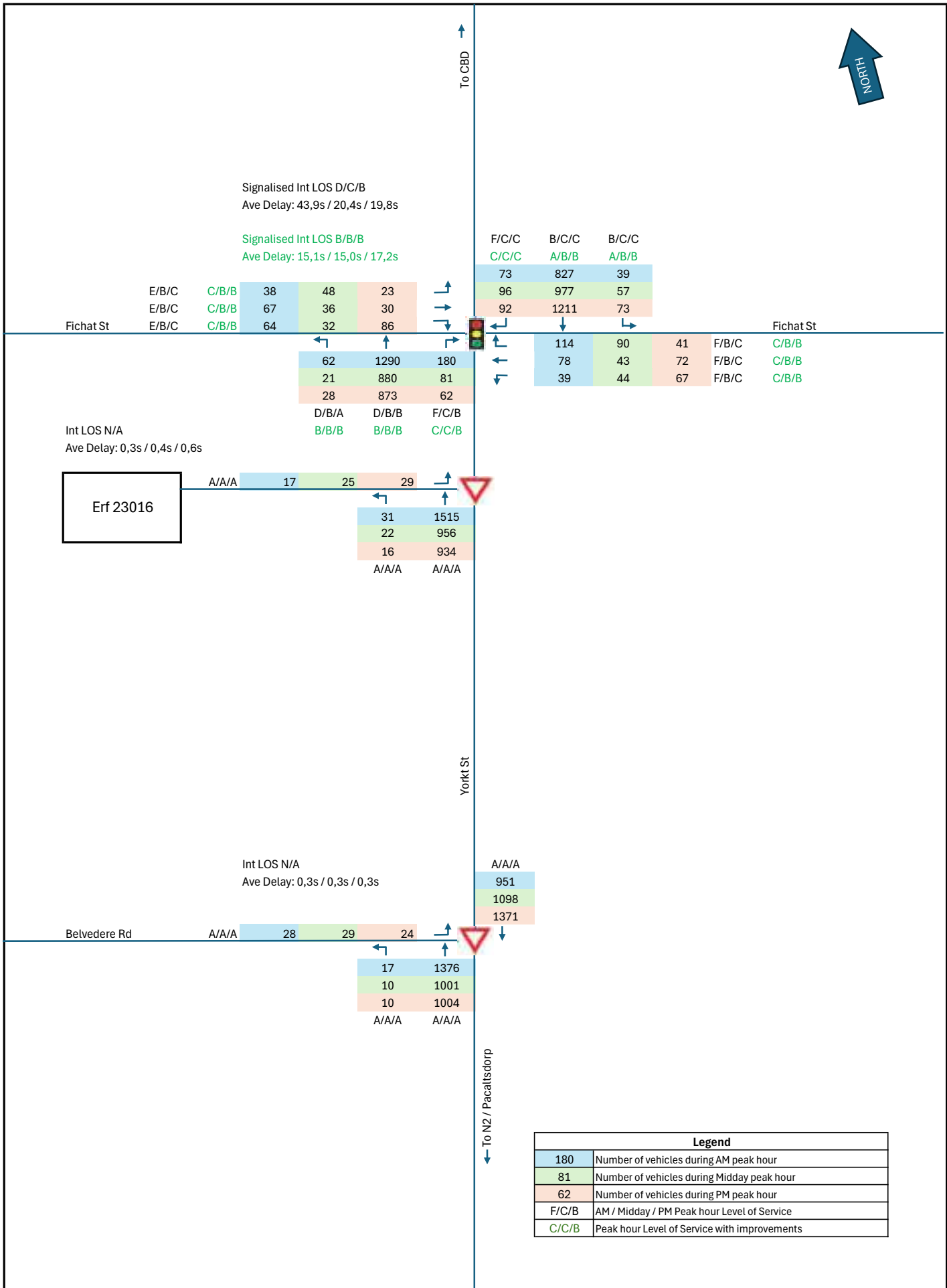
BACKGROUND 2030 PEAK HOUR TRAFFIC VOLUMES AND LEVELS OF SERVICE

FIGURE 5









# **ANNEXURE 11**



**de villiers & moore**  
CONSULTING ENGINEERS  
Electrical, Mechanical, Fire

Our Ref: R5353E/L006  
Date: 2025-04-02

Your Ref:

The Municipal Manager  
George Municipality  
P O Box 29  
GEORGE  
6530

Attention: **Mr M Gatyeni Pr Tech Eng**

Sir

**GEORGE: 33 YORK STREET: ERF 23016**  
**PROPOSED DEVELOPMENT FOR NURTURE FACILITY**  
**ELECTRICAL BULK SERVICES REPORT: REV 000**

This report has been compiled by de Villiers & Moore Consulting Engineers, having been instructed by our Client, Messrs Newland Developments (Pty) Ltd, with purpose of informing the team of the extent of the electrical bulk services required to be put into place to provide the electrical supply to the Development.

**LOCATION**

The Development is situated on erf 33, George, in the administrative district of George Municipality. The extent of the Development has been shown on the images and drawing below.



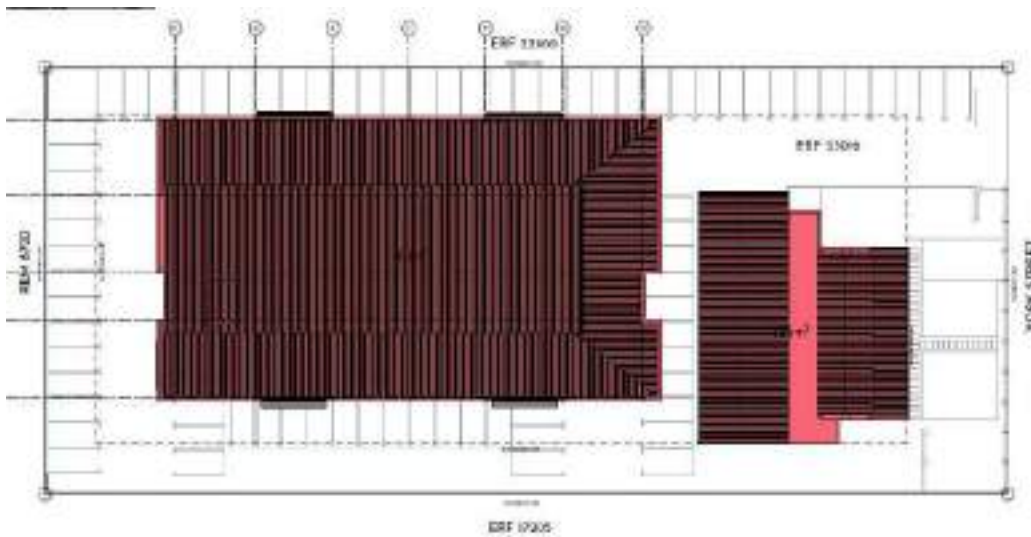
Email: [rob@dvmgeo.co.za](mailto:rob@dvmgeo.co.za) | Web Page: [devmoore.co.za](http://devmoore.co.za)

Certified BEE Level 2 Contributor

Registered Member: Consulting Engineers South Africa (CESA)



Directors: R.G HALL Pr Eng B.Sc Eng, C.H. KOCH Pr Eng B.Eng, T.H. HEYNS Pr Tech Eng, W.J. BADENHORST Pr Tech Eng, G.F. ARENDESE Pr Tech Eng



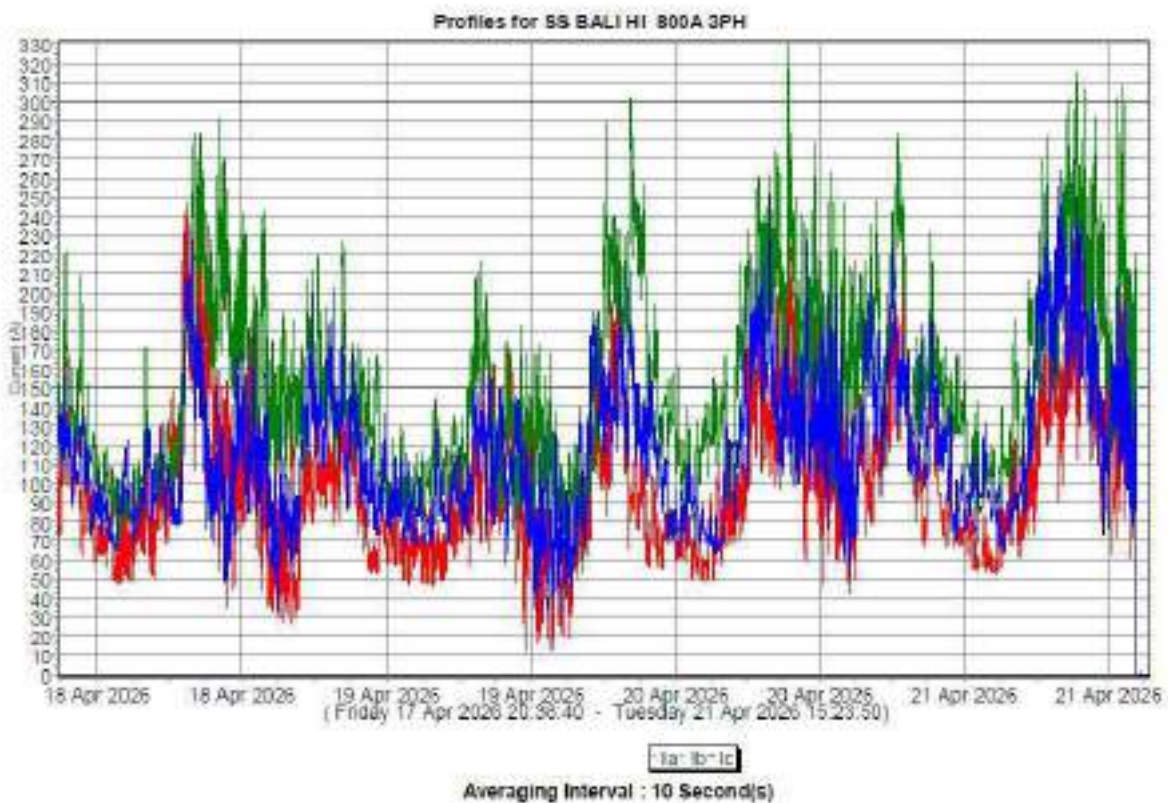
**SUPPLY AUTHORITY**

The Development is situated in the electrical supply area of George Municipality.

**EXISTING ELECTRICAL DISTRIBUTION NETWORK**

In order to ascertain the extent of the existing electrical infrastructure in the area, we addressed a capacity request to George Municipality on 2026-03-24 and received a request to install a logger in order to determine the existing load on the substation in the area.

The results obtained from the logging were sent to the George Municipality for their feedback on 2026-04-22 and the current curve is included hereunder for reference.



We requested a review meeting which took place on 2026-05-01 at the Municipal offices where the point of supply was agreed on.

We requested that an inspection of the proposed brick built substation be done in order to ascertain the extent of the

upgrading required to be done to the existing infra-structure. We visited the site on 2025-05-04.

It was confirmed during the meeting that the existing 11kV network in the area has sufficient capacity to supply the requested capacity but that the existing transformer at the substation will need to be upgraded.

**DEMAND REQUIREMENTS**

Based on the documentation received, the maximum demand of the Development, once fully developed, is calculated at 245kVA.

E5422U

2026-03-23

**GEORGE: NURTURE SUB ACUTE FACILITY**

**ESTIMATED LOAD CALCULATION FOR PLANNING PURPOSES**

Type	Number	Size (m <sup>2</sup> )	W/m <sup>2</sup>	Total
Ground Floor (Existing)		442	60	27
Ground Floor		410	60	25
First Floor		1394	100	139
Second Floor		508	100	51
Area Lighting				4
<b>Total</b>		<b>2754</b>		<b>245</b>

NOTE that this maximum demand does not take into account the effect the possibility of installing a photo voltaic system to supplement the energy usage.

**PROPOSED ELECTRICAL DISTRIBUTION NETWORK**

In order to supply the proposed Development, the following electrical installation upgrading will be required to be done.

The existing 500kVA transformer at SS-Bali-Hi must be upgraded to a 800kVA transformer. The transformer is located at the rear of the building and it will be a relatively simple process to do. (refer Fig 1) - DC's to be used

The main LV feeder cables from the transformer to the existing LV Panel will need to be upgraded. (Refer Fig 2) – DC's to be used.

The LV Panel busbars will be upgraded from 800A to 1200A - DC's to be used

The main circuit breaker will be upgraded from 800A to 1200A. (Refer Fig 4) – DC's to be used

A new 350A feeder circuit breaker to be installed in the spare space (bottom RHS of panel) (Refer Fig 4) - Developer

The main feeder cable to be installed along the route as indicated below and as indicated on Fig 3. - Developer



*Diagrammatic route LV Cable*



*Fig 1 Transformer to be replaced*



*Fig 2 SS-Bali-Hi Substation*



*Fig 3 LV Cable Route*



*Fig 4 LV Panel to be upgraded*

All drawings will be submitted to George Municipality for approval before construction commences and on completion of construction the network will be formally handed over to the Municipality noting the one year mandatory guarantee period.

### **METERING AND RESPONSIBILITY**

On completion of the installation and after the one year guarantee period, the responsibilities will be as follows:

The George Municipality will be responsible for the maintenance of the LV Bulk Metering Kiosk as well as the low voltage from SS-Bali-Hi to the LV Bulk Metering Kiosk. The metering kiosk will be equipped with a Landys & Gyr bulk meter with AMR test blocks and verified by a Municipal approved metering company. All infra-structure from the downstream side of the LV Bulk Metering Kiosk will be the responsibility of the Developer.

### **ENERGY SAVING MEASURES**

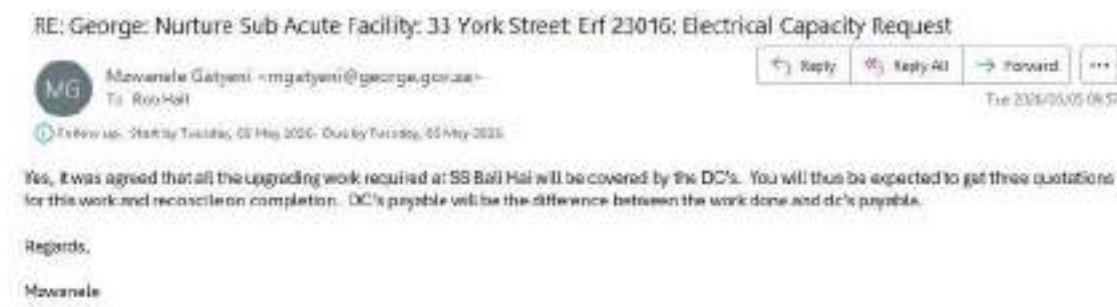
The use of the following equipment will be made mandatory  
Water heating to be done using heat pumps, solar units and/or gas.  
Lighting to make use of LED lamps only.  
Use of motion sensor lighting control.  
HVAC equipment will make use of energy efficient inverter technology.

## COST ESTIMATE AND DEVELOPMENT CONTRIBUTIONS

The Developer will be responsible for all costs associated with the supply and installation of the infrastructure from the Point of Supply.

The Development Contributions payable amounts to R942 888-07+ Vat and the calculation sheet has been included as an Addendum (valid until end June 2026).

It should be noted that some or all of the amount will be used to cover the cost of the upgrading work required at SS-Bali-Hi. Message received from George Municipality confirms this below:



**The estimated cost for the provision of the bulk electrical services will be done during the next stage of reporting.**

## IMPACT

- 1) Impact on Existing Electricity Consumers  
The development will have no detrimental effect on the quality of supply to the existing consumers due to the fact that the development will be supplied from the upgraded transformer which in turn will be supplied from the 11kV system which has been confirmed to have sufficient capacity for the upgrade.
- 2) Impact on Distribution Authority Operating Costs  
The development will have no negative effect on the electrical costs of the distribution authority, due to the fact that the complete electrical infrastructure required for the development will be supplied and installed by the Developer.
- 3) Impact on the Environment  
Services will be located within the road reserves to prevent additional disturbances of vegetation.  
The internal electrical infrastructure design will take into account energy saving technologies which may include load control, the use of energy efficient lighting for both domestic and commercial use and the use of alternative means of water heating.

## CONCLUSION

We trust the information provided is of sufficient detail to allow for an informed decision to be made. Please do not hesitate to contact the undersigned should additional information be required.

Yours faithfully

**R G HALL** Pr Eng  
DE VILLIERS & MOORE (PTY) LTD



Erf Number  
Allotment area  
Elec DCs Area/Region  
Elec Link Network  
Elec Development Type  
Developer/Owner  
Erf Size (ha)  
Date (YYYY/MM/DD)  
Current Financial Year  
Collaborator Application Reference

23016
George
George Network
MV/LV
Normal
0
0
2026-05-05
2025/2026
0

Code	Land Use	Unit	Total Existing Right		Total New Right	
			kVA		kVA	
<b>OTHERS</b>						
	Small Business < 250 kVA (20% diversity)	Actual kVA (BDMD)		69,3		242,5

Please select

Is the development located within Public Transport (PT1) zone?

Yes

**Calculation of bulk engineering services component of Development Charge**

Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	55,44	194,00	R 6 804,91	R 942 888,07	R 141 433,21	R 1 084 321,28
Total bulk engineering services component of Development Charge payable					R 942 888,07	R 141 433,21	R 1 084 321,28

**Link engineering services component of Development Charge  
Total Development Charge Payable**

City of George

Calculated (ETS):

M Gatyeni

Signature :

Date :

May 5, 2026

**NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month**

Notes:

Departmental Notes:

For the internal use of Finance only

Service	Financial code/Key number	Total
Electricity	20160623 021336	R 1 084 321,28
		R 1 084 321,28

# **ANNEXURE 12**

**Southern Cape Office:**  
7 Imelda Court, 103 Meade Street/  
PO Box 9995 George, 6530



Fax: 086 510 8357  
Cell: 082 568 4719/ 078 078 4659  
E-mail: [perceptionplanning@gmail.com](mailto:perceptionplanning@gmail.com)  
[www.behance.net/perceptionplanningSA](http://www.behance.net/perceptionplanningSA)  
CC Reg. No. 2003/102950/23

**Our ref:** GEO/23016/NHRA/2026

**Your Ref:**

5<sup>th</sup> May 2026

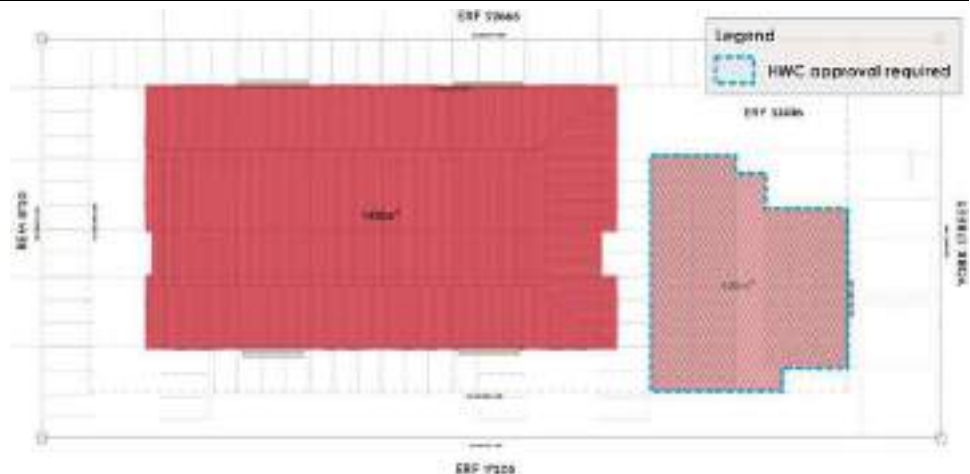
c/o Newland Developments (Pty) Ltd  
33 York Street  
George  
6530  
Attention: Alex Huber,

**NOTICE OF INTENT TO DEVELOP AND BACKGROUND INFORMATION DOCUMENT IN TERMS OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT, 1999 (ACT 25 OF 1999): PROPOSED DEVELOPMENT ON ERF 23016 (33 YORK STREET), GEORGE DISTRICT AND MUNICIPALITY**

1. This serves to confirm that the proposal to establish a development on the subject property, as outlined on architectural drawings prepared by Zietsman Architects (Job No. 2026-0.H.31, Drawing No. L-00, Rev 1, dated 16<sup>th</sup> March 2026) will not trigger development activities listed in terms of Section 38(1) of the National Heritage Resources Act (No. 25 of 1999) as per the table below:

NHRA Sec.	Development activity	Applicable (Y/N)
38 (1)(a)	Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length.	No
38 (1)(b)	Construction of a bridge or similar structure exceeding 50 m in length.	No
38 (1)(c)	Any development or other activity which will change the character of a site:	
	(i) exceeding 5,000m <sup>2</sup> in extent;	No
	(ii) involving three or more existing erven or subdivisions thereof;	No
	(iii) involving three or more erven or divisions thereof which have been consolidated within the past five years;	No
	(iv) the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority.	No
38 (1)(d)	Rezoning of a site exceeding 10,000m <sup>2</sup> in extent.	No
38 (1)(e)	Any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority.	No

2. However, any works whatsoever to the historic structure situated on the property (Figure 1 below) will require permission from Heritage Western Cape in terms of Section 34 of the National Heritage Resources Act (No. 25 of 1999).



**Figure 1:** Works to highlighted structure will require permission in terms of Section 34 of the NHRA.

3. It is trusted that you find the above in order. However, please do not hesitate to contact the writer, should any additional information be required.

Yours faithfully,  
**PERCEPTION Planning**

**STEFAN DE KOCK**  
Hons: TRP(SA) EIA Mgmt(IRL) Pr. Pln PHP

# **ANNEXURE 13**

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

**PLEASE NOTE:**

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

**PART A: PARTICULARS**

Reference number: **Collab Ref. No: 3936971**

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

Brief proposal: **Application for Proposed Rezoning**

Property description: **Erf 23016, George**

Date: **26 November 2025**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
<b>Official</b>	Naudica Swanepoel	George Municipality	044 801 9477	<a href="mailto:nswanepoel@george.gov.za">nswanepoel@george.gov.za</a>
	Khuliso Mukhovha	George Municipality	044 801 9477	<a href="mailto:kjmukhovha@george.gov.za">kjmukhovha@george.gov.za</a>
<b>Pre-applicant</b>	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)*

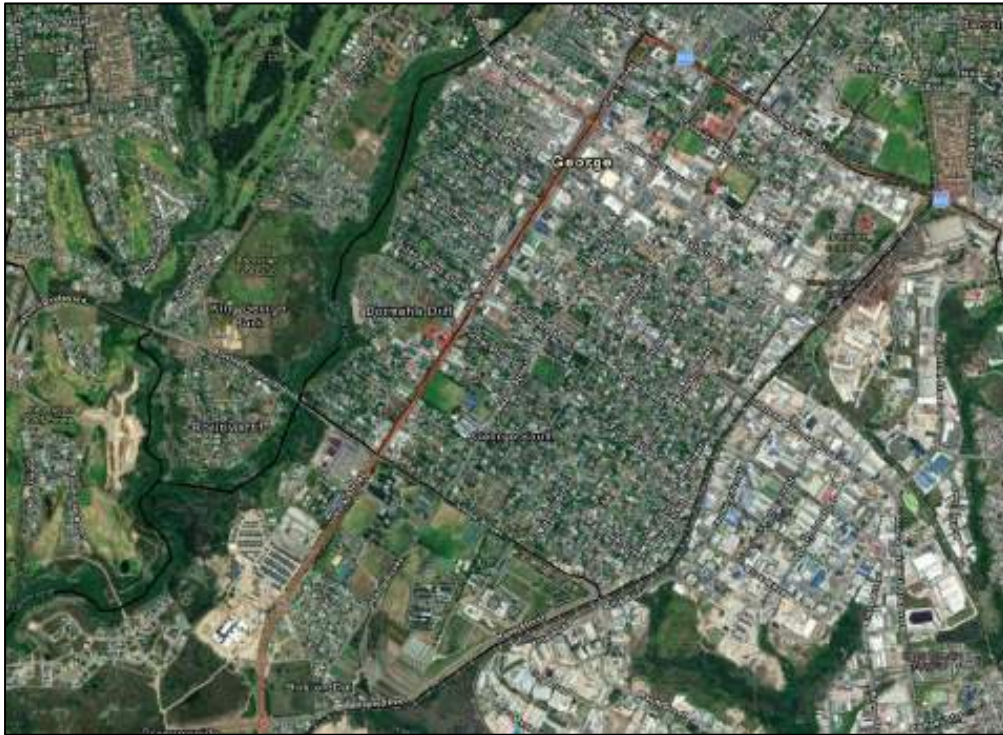
- **Locality (in text)**
- **Title Deed**
- **SG Diagram**
- **Site plan**

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:**

**Erf 23016, George** is situated in the CBD along York Street. According to the title deed the property measures 4105m<sup>2</sup>. The image below indicates the subject property.



**Figure 1: Locality**



**Figure 2: Enlarged aerial photograph**



**Figure 3:** Zoning

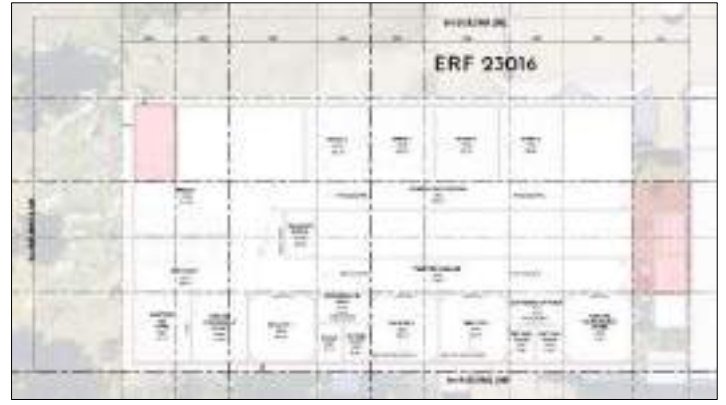
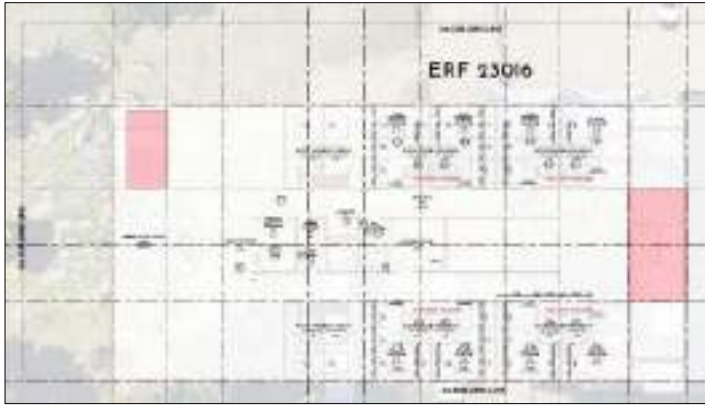
The erf is currently zoned as “Business Zone II” as can be seen in figure 3. The erf is also surrounded by a variety of other business uses and also contains community zoned facilities southward and towards the far east.



**Figure 4:** SDF extract

The property falls within the CBD area of George and therefore falls within the Restructuring Zone and Medium-Term Business Development Edge as indicated in figure 4. GoGeorge running along York Street is also in close proximity and PT1 could therefore be supported. Spatially, the proposal is located within an area that is accessible and falls within relevant spatial designation. The existing structure on the property has historical value and will be maintained in its current extent. A permit from HWC will be applied for. The owners wish to rezone the property to “*Business Zone I*” for a medical facility. The proposed zoning utilises a “Business Premises” which includes “institution”, which again includes the medial facility. A temporary servitude is registered over the proposed panhandle, which is no longer in use, a single access will provide access to the existing structure and new proposal from York Street.

The current proposal entails parking on ground floor with a first floor and second floor containing the medical facility. The medical facility will incorporate a comprehensive range of clinical components as outlined in the summary table in the attached site plan. It will include an Acute Rehabilitation unit with 36 beds, a Sub-Acute High-Care area providing 6 beds, and a Day Hospital section accommodating 24 beds. In addition, the facility will feature 3 theatres to support surgical and procedural needs. Altogether, these elements bring the total bed capacity to 66, ensuring the facility is well equipped to deliver a broad spectrum of patient care services. There will be a rehabilitation therapy unit and medical offices component which will require an additional 4 bays per consulting room. PT1 parking will be applied for as there is public transport available in close proximity.



**Figure 6:** Floor Plans

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 of proposed portion A from “*Business Zone II*” to allow a medical facility.

**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
<input checked="" type="checkbox"/>	2(a) a rezoning of land;	R
<input type="checkbox"/>	2(b) a permanent departure from the development parameters of the zoning scheme;	R
<input type="checkbox"/>	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
<input type="checkbox"/>	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
<input type="checkbox"/>	2(e) a consolidation of land that is not exempted in terms of section 24;	R
<input type="checkbox"/>	2(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
<input type="checkbox"/>	2(g) a permission required in terms of the zoning scheme;	R
<input type="checkbox"/>	2(h) an amendment, deletion or imposition of conditions in respect of an existing approval;	R
<input type="checkbox"/>	2(i) an extension of the validity period of an approval;	R
<input type="checkbox"/>	2(j) an approval of an overlay zone as contemplated in the zoning scheme;	R
<input type="checkbox"/>	2(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
<input type="checkbox"/>	2(l) a permission required in terms of a condition of approval;	R
<input type="checkbox"/>	2(m) A determination of a zoning;	R
<input type="checkbox"/>	2(n) A closure of a public place or part thereof;	R
<input type="checkbox"/>	2(o) a consent use contemplated in the zoning scheme;	R
<input type="checkbox"/>	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>			<b>TBC on submission</b>

**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 the George Municipal Spatial Development Framework, 2023 and George CBD Local Development Framework, 2012.
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X	Submit Conveyancer's Certificate indicating restrictions relating to the proposal, the beneficiaries to be notified, as well as method to be dealt with (e.g. land use application for removal, admin consent, owner consent, court case, mutual agreement, etc).
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>Business Zone II</b> What is the proposed zoning of the property?				

<b>Business Zone I</b> Does the proposal fall within the provisions/parameters of the zoning scheme? <b>TBD</b> Are additional applications required to deviate from the zoning scheme? (if yes, specify) <b>TBD</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 WC Provincial Spatial Development Framework, 2014.
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

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
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) & <b>Heritage Western Cape (HWC)</b>
Will the proposal have an impact on any National or Provincial roads?			X	National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & <b>Western Cape Provincial Department of Infrastructure (DOI)</b>
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:
Electricity supply:			<b>X</b>	Directorate: Electro-technical Services
Water supply:			<b>X</b>	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>	<b>N</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 in a meeting held on 26 November 2025.
- The pre-application was submitted with the documents as attached to this report.

### Town Planning

- In principle, the proposed development of a medical facility on the subject property is considered consistent with the applicable spatial policies and objectives for the area. The applicant must demonstrate how the application complies with the relevant spatial policies, including SPLUMA, LUPA, PSDF, Municipal Spatial Development Framework, 2023, Local Spatial Development Framework, and any other applicable spatial policy.
- Indicate compliance with the zoning objective, the land use description, and development parameters as contained in the George Integrated Zoning Scheme By-law, 2023. Any deviation from the development parameters requires an application for permanent departure.
- It is acknowledged that the existing building has heritage value; therefore, comments/approval from Heritage Western Cape will be required, as well as comment from the George Heritage Trust.
- Submit Conveyancer's Certificate indicating restrictions relating to the proposal, the beneficiaries to be notified, as well as method to be dealt with (e.g. land use application for removal, admin consent, owner consent, court case, mutual agreement, etc).
- Obtain comments/approval from the Provincial Department of Infrastructure.

### Civil Engineering Services

#### Access:

- Access be restricted via the internal road network (Refer to 27 on York road network).
- No additional access onto York Street will be supported.
- Access should comply with the GIZS 2023, alternatively any deviation should be included within a land use application.

#### Parking:

- 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.
- In principle, PT1 parking ratio may be supported subject to submitting a departure application.
- All vehicle mobility should be done on site and must be indicated on the site layout plan.
- Access should comply to the GIZS 2023.
- **Developer will be required to submit a TIA, or submit an updated 27 on York TIA, indicate all access, NOT & UA aspects.**
- **Developer to note that the TIA will require Provincial approval.**

#### Development Charges:

- Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy.

#### Water and Sanitation:

- Municipal water and/or sanitation is limited and available, subject to network and/or treatment capacity required confirmation.
- The location of existing municipal services must be confirmed on site.

#### Stormwater:

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

**Electrotechnical Services:**

- Electrical services report required.
- DCs applicable.
- SSEG where applicable to be submitted to the Municipality for registration and approval.

**PART F: SUMMARY / WAY FORWARD**

- Applicant may submit an application that addresses issues raised above in Part E for consideration.

**OFFICIAL: KHULISO MUKHOVHA**



**SIGNED:**

**DATE: 2 DECEMBER 2025**

**PRE-APPLICANT: DELAREY VILJOEN PR. PLN**



**SIGNED:**

**DATE: 21 NOVEMBER 2025**

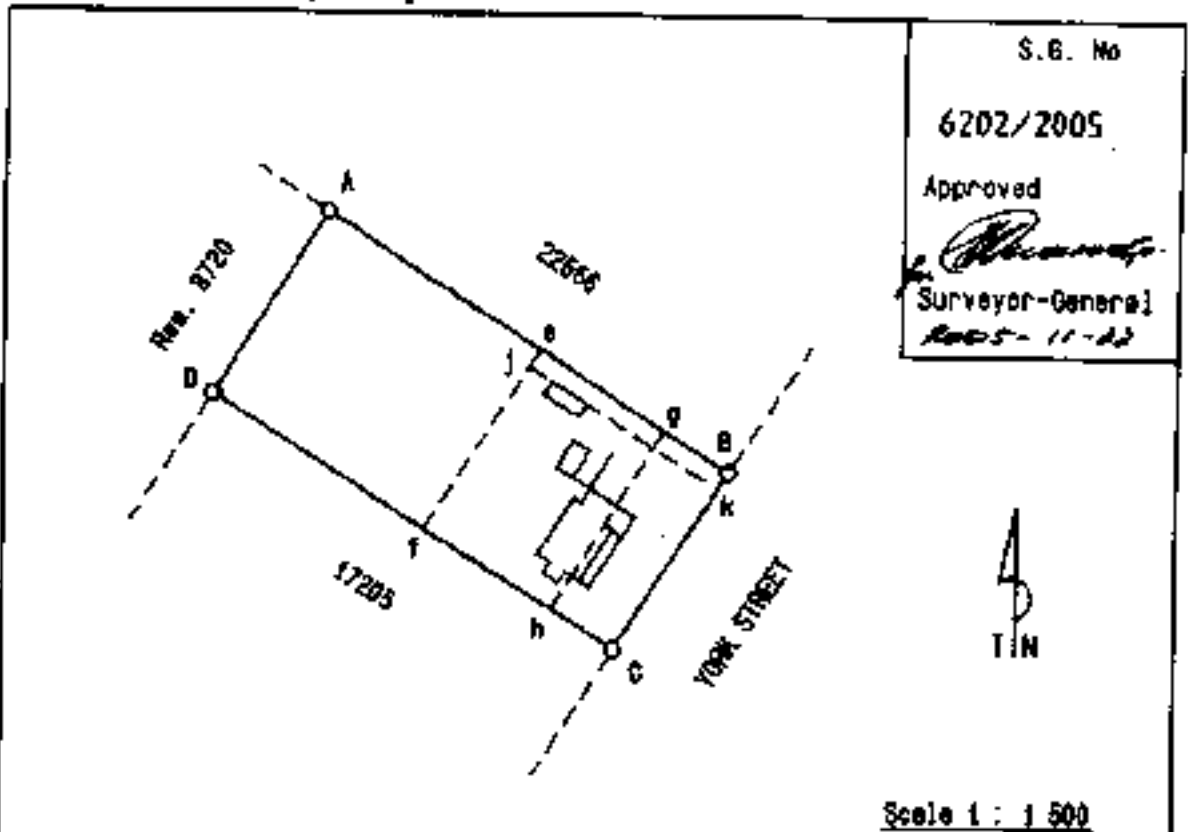
**OFFICIAL: NAUDICA SWANEPOEL**



**SIGNED:**

**DATE: 3 DECEMBER 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.*



S.G. No  
 6202/2005  
 Approved  
*[Signature]*  
 Surveyor-General  
 2005-11-22

Servitude Note:

The figure e B k j represents a temporary Servitude of Right Way, 4m wide, vide Diagram No. 6483/1976, annexed to CCT 25806/1977

Components:

- 1) The figure A e f D being Remainder of Erf 2035 George vide Diagram No. 349/1818, annexed to transfer Sec.F.2.3 dated 2 January 1818
- 2) The figure e B C f being Erf 7571 George vide Diagram No. 6483/1976, annexed to CCT 25806/1977

The figure A B C D represents 4105 square metres of land, being

**ERF 23016 GEORGE**

and comprises 1) and 2) above  
 situate in the Municipality and Administrative District of George

Province of the Western Cape

Compiled in November 2005  
 by me

*[Signature]*  
 J H Bailey PLS 0619  
 Professional Land Surveyor

This diagram is annexed to No. 1 80206/2007 Dated l.f.o. Registrar of Deeds	The original diagrams are as quoted above	File No. S/8775/61 Vol 2 Compiled Comp. BL-700/X32 (1748) BL-700/X41 (1751) LPI 0270002
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B-BEE (Level 2)

www.boshoffinc.co.za

<p><b>Harare Office</b> Hararewood Gate Office Park, Ground Floor, 14 Oaktree Avenue, Hararewood, Pretoria PO Box 14498, Hararewood, 0028 Doorn 46, Hararewood Tel: 012 424 7500 Fax: 012 228 8805 Lodgement No: 1608 Magistrate's Pigeonhole: 1488 High Court Pigeonhole: 471A Practice No: F5670 VAT Number: C290218040 Registration Number: 2006/030918/11</p>	<p><b>Sandton Office</b> 107 Johan Avenue, Ground Floor, Wynnda Court, Wynnda Valley, Sandton PO Box 14498, Hararewood, 0028 Doorn 46, Sandton Square Tel: 011 809 6460 Fax: 011 567 1846 Lodgement No: 1230 Practice No: F16923 VAT Number: 4826278038 Registration Number: 2015/444580/21</p>	<p><b>Cape Town Office</b> Suite 302 Bullenkool Studios, 8 Wood Street Gardens, Cape Town, 8001 PO Box 15046, Vrebergh, 8018 Doorn 30, Cape Town Tel: 021 869 2464 Fax: 021 857 1269 Lodgement No: 439 Practice No: F447425 VAT Number: 4669276801 Registration Number: 2015/448263/21</p>	<p><b>Nelspruit Office</b> 610 F. Zuma 2, De Groen, c/o Wilhelm &amp; Ferreira Streets, Nelspruit PO Box 19764, Nelspruit, 1100 Tel: 087 654 2670 Fax: 086 508 1575 Registration Number: 2017/225823/21</p>
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Our Ref: Willem Theunissen/ME09

E-Mail: willem@boshoffinc.co.za

Fax: 086 567 0849

Your Ref: CO/Itona/C249-29508

Date: 27 MARCH 2019

FOR: STADLER & SWART INC

BY: DOCEX 18 - GEORGE

Dear Sir

**STADLER & SWART**  
PROKUREURS • ATTORNEYS

2019-04-10

Donsdriftstraat / Street  
PO BOX 48 - DOCEX 18 - GEORGE - 6630  
Tel: 014 874 4080 • Fax: 014 874 0026

**RE TRANSFER : COPPER SUN TWO PROPRIETARY LTD / NEO TREND PTY LTD**  
**REF 23016 GEORGE**

Please find attached within filing for the following :

1. POWER OF ATTORNEY TO PASS TRANSFER (ORIGINAL)
2. RATE CLEARANCE
3. COPY OF THE DEED OF TRANSFER T11062/2019
4. TRANSFER DUTY DECLARATION

Received by: <i>[Signature]</i>
Date: 10/4/19

*geminsk 10/4/19*

THE ORIGINAL TITLE DEED OF TRANSFER WILL BE SENT DIRECTLY TO NEO TREND PROPERTIES PTY LTD.

Yours faithfully

**BOSHOFF INCORPORATED**  
WJ THEUNISSEN: DIRECTOR CAPE TOWN

**IMPORTANT : CHANGE OF BANKING DETAILS WILL NOT BE FORWARDED VIA EMAIL**

**Directors:** JJ Boshoff (B. Proc) /# Nortje Smitman (LLB), JM Bezuidenhout (B Proc); KA Louwgrove (LLB); SS Mqwenjo (BA)(LLB)(M&A); S Ibrahim-Essop (LLB);  
WJ Theunissen (B Comm)(LLB); R Sunkel (B. Proc); MJ Lape (D. Proc)(LLB)(Dip. Inst. Law)  
**Attorneys Associates:** J Theunissen (LLB); L Birtz-Chapman (LLB)(M&A); B Strydom (LLB); M Grobler (B Comm)(LLB)  
JF Davel (B Juris)(LLB); HJ du Plessis (BLC)(LLB)  
**Company:** M Maree (BAC)(LLB); JJ Boshoff (LLB); J Krump (BA LLB)  
**Bookkeepers:** B Bekker; S Boshoff (B. Proc); AJ van der Merwe

Stadler & Swart Incorporated  
 1 Donerale Street  
 GEORGE  
 6529

Prepared by me

  
 CONVEYANCER  
 HERMANN WILHELM KRUGER

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 483000000 = 1846000	
Reason for exemption	Category Exemption	Exemption I to Sec/Reg Act/Proc

DEEDS OFFICE  
 25 MAR 2019  
 GEORGE TOWN

T 000011062 / 2019

**DEED OF TRANSFER**

DATA CAPTURE  
 25 MAR 2019  
 MARLYN BARLOW

BE IT HEREBY MADE KNOWN THAT **INGE-MARIE THEUNISSEN**

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

**COPPERSUN TWO PROPRIETARY LIMITED**  
 Registration number 1998/016915/07

which said Power of Attorney was signed at GEORGE on 22 February 2019

And the appearer declared that his/her said principal had on 31 October 2018, 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:

**NEO TREND PROPERTIES PROPRIETARY LIMITED**  
**Registration Number 1986/002546/07**

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

**ERF 23018 GEORGE**  
**IN THE MUNICIPALITY AND DIVISION GEORGE**  
**WESTERN CAPE PROVINCE**

**IN EXTENT 4105 (FOUR THOUSAND ONE HUNDRED AND FIVE) Square metres**

**FIRST REGISTERED** and still held by Certificate of Consolidated Title Number T80206/2007 with Diagram S. G. No. 6202/2005 annexed hereto.

I As regards figure e g h 1 on Diagram No. 6202/2005 annexed to Certificate of Consolidated Title T80206/2007.

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T5787/1914 dated 11 July 1914;

B. **SUBJECT FURTHER** as mentioned in Certificate of Registered Title No. T25805/1977 to the following conditions imposed by the Administrator of the Province of the Cape of Good Hope when approving the subdivision, which conditions read as follows:

"1 The owner of this erf shall, without compensation, be obliged to allow electricity, telephone and television cables and/or wires and main and/or other waterpipes and 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 of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above

2. The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority "

3. The consolidated Erf 7571 George measuring One Thousand Nine Hundred and Thirty Seven Square Metres held under Certificate of Consolidated Title dated 12<sup>th</sup> October 1977 No. T25806 shall be subject to a temporary servitude right of way 4 metres wide parallel with and for the full length of line A B on Diagram No 6463/76 annexed to said Certificate of Consolidated Title No. T25806 dated 12<sup>th</sup> October 1977 in



favour of the Remainder of Erf 2035 George measuring Two Thousand One Hundred and Sixty Eight Square Metres held under Deed of Transfer No 22866 dated 9<sup>th</sup> October 1968.

II. As regards the figure g B C h on Diagram No. 6202/2005 annexed to Certificate of Consolidated Title T80206/2007.

A. **SUBJECT FURTHER** to the following condition contained in Certificate of Consolidated Title No. T25806/1977 imposed by the Administrator of the Cape of Good Hope, when approving the sub-division of Erf 2035 George, which condition reads as follows:

'The consolidated erf 7571 George measuring One Thousand Nine Hundred and Thirty Seven Square metres held under Certificate of Consolidated Title dated 12<sup>th</sup> October 1977 No. T25806 shall be subject to a temporary servitudo right of way 4 metres wide parallel with and for the full length of line A B on Diagram No 6483/76 annexed to said Certificate of Consolidated Title No. T25806 dated 12<sup>th</sup> October 1977, in favour of the Remainder of Erf 2035 George measuring Two Thousand One Hundred and Sixty Eight Square metres held under Deed of Transfer No. 22866 dated 9<sup>th</sup> October 1968.'

III. As regards figure A e f D on Diagram No. 6202/2005 annexed to Certificate of Consolidated Title T80206/2007:

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T5787/1914 dated 11 July 1914;

B. **SUBJECT FURTHER** to the following endorsement dated 12 October 1977 on Deed of Transfer No T22866/1968 which endorsement reads as follows:

'By Deed of Transfer No. T25806/77 dated this day conditions were imposed by the Administrator in terms of Section 9 of Ordinance 33 of 1934 over the remainder when approving of the subdivision of ERF 2035 GEORGE, measuring 2168 square metres, namely:

"1. The owner of this erf shall, without compensation, be obliged to allow electricity, telephone and television cables and/or wires and main and/or other waterpipes and 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 of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.

2. The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.



3. The consolidated Erf 7571 George measuring One Thousand Nine Hundred and Thirty Seven Square Metres held under Certificate of Consolidated Title dated 12<sup>th</sup> October 1977 No. T25808/1977 shall be subject to a temporary servitude right of way 4 metres wide on Diagram No 6483/65 in favour of the Remainder of Erf 2035 George measuring Two Thousand One Hundred and Sixty Eight square metres held under Deed of Transfer No. 22856 dated 9<sup>th</sup> October 1968."



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

**COPPER SUN TWO PROPRIETARY LIMITED**  
Registration number 1998/016915/07


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

**NEO TREND PROPERTIES PROPRIETARY LIMITED**  
Registration Number 1986/002548/07

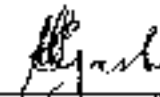
or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R4 830 000,00 (FOUR MILLION EIGHT HUNDRED AND THIRTY THOUSAND RAND)

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 22<sup>nd</sup> March 2018

  
\_\_\_\_\_  
R.R.

In my presence

  
\_\_\_\_\_  
REGISTRAR OF DEEDS



**ZONING RIGHTS (REZONING)**

SITE AREA	4105m <sup>2</sup>	4101.63m <sup>2</sup>
ZONING	B21	
PERMITTED USE	INSTITUTIONAL	

**COVERAGE CALCULATIONS**

COVERAGE	60%
ALLOWABLE COVERAGE	2463m <sup>2</sup>
PROPOSED COVERAGE	1788m <sup>2</sup>

**F.A.R. CALCULATIONS**

FLOOR FACTOR	1.2
ALLOWABLE F.A.R	4926m <sup>2</sup>
EXISTING GROUND FLOOR	500m <sup>2</sup>
PROPOSED GROUND FLOOR	1288m <sup>2</sup>
PROPOSED FIRST FLOOR	1550m <sup>2</sup>
PROPOSED SECOND FLOOR	1226m <sup>2</sup>
PROPOSED F.A.R	4564m <sup>2</sup>

**GLA CALCULATIONS**

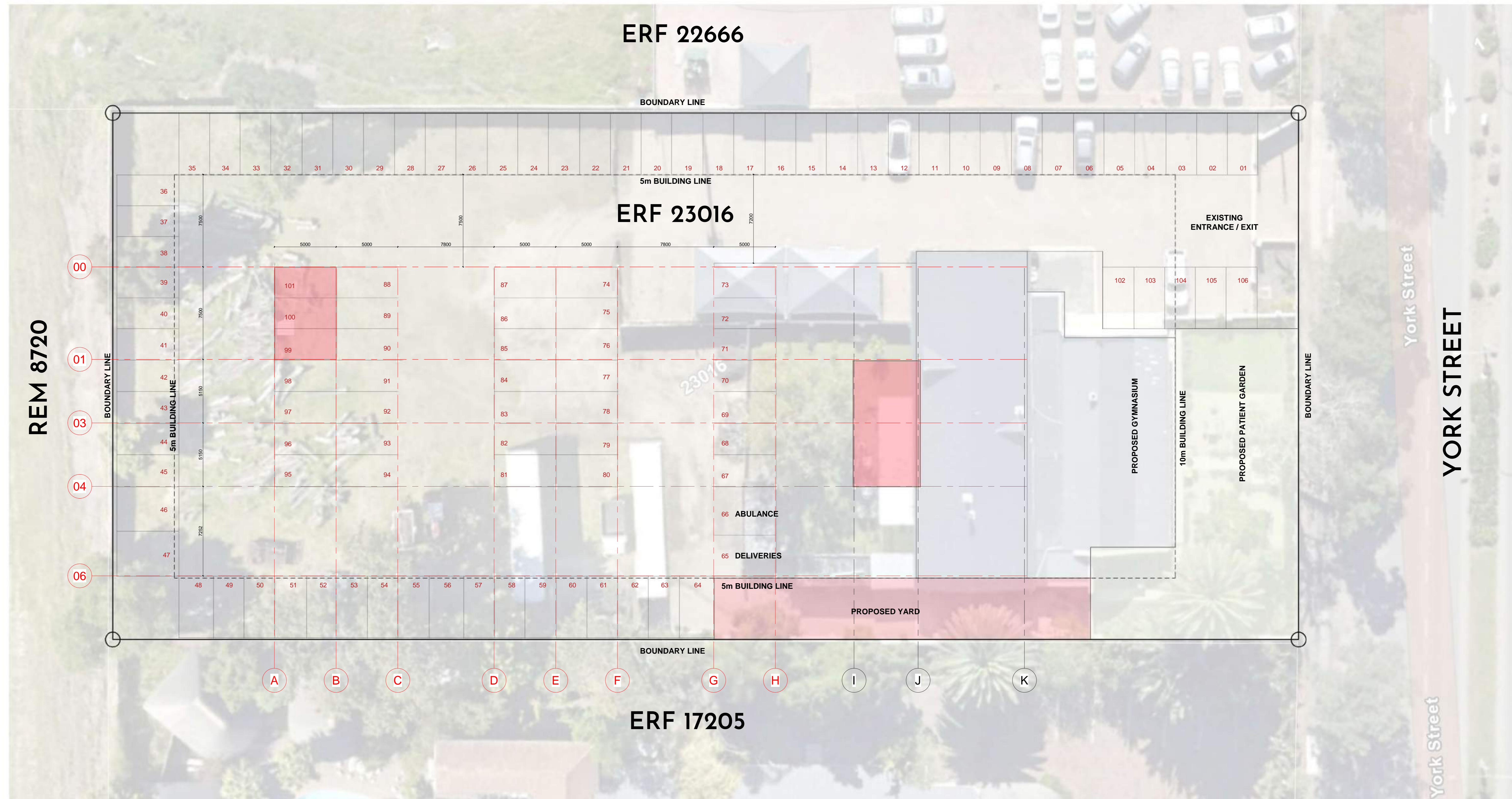
EXISTING GROUND FLOOR	500m <sup>2</sup>
PROPOSED GROUND FLOOR	1288m <sup>2</sup>
PROPOSED FIRST FLOOR	1550m <sup>2</sup>
PROPOSED SECOND FLOOR	1226m <sup>2</sup>
GLA TOTAL	4564m <sup>2</sup>

**SUMMARY**

USE	TOTAL
GROUND FLOOR	
ACUTE REHABILITATION	36
SUB-ACUTE HIGH-CARE	6
DAY HOSPITAL BEDS	24
THEATRES	3
TOTAL BEDS	66

**PARKING SCHEDULE (PT1 RATIO)**

BUILDING	BAYS REQUIRED	ADDITIONAL INFO.	REQUIRED
HOSPITAL	1 BAY / BED	66 BEDS	66 BAYS
CONSULTING ROOM	4 BAYS / CONS	10	40 BAYS
LOADING BAY	1 BAY / 50 BAYS	(3.7m X 9m)	1 BAYS
DISABLED	1 BAY / 50 BAYS	(3.7m X 5m)	1.5 BAYS
<b>TOTAL PARKING BAYS REQUIRED</b>			<b>108.5 BAYS</b>
ONSITE PARKING BAYS PROVIDED			108 BAYS
OFF STREET PARKING BAYS PROVIDED			0 BAYS
DISABLED PARKING BAYS PROVIDED			3 BAYS
<b>TOTAL PARKING BAYS PROVIDED</b>			<b>111 BAYS</b>



1 01 GROUND FLOOR  
1 : 150

Rev.	No.	Description	Date
1		Resubmission to DCH	2025.02.26
2		Resubmission to DCH	2025.04.22

Owner: NEWLANDS DEVELOPMENT PTY LTD
Architect: Lourens Christian Zietsman SACAP: PrArch388016

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**DRAWING TITLE:**  
GROUND FLOOR PLAN  
**PROJECT:**  
PROPOSED PRIVATE HEALTHCARE FACILITY  
**OPERATOR:**  
NURTURE GEORGE  
**FOR:**  
NEWLANDS DEVELOPMENT PTY LTD  
**ERF NUMBER:**  
ERF 23016  
**STREET ADDRESS:**  
33 YORK STREET, GEORGE

JOB NO. 2025-17	DRAWING NO. LA -100	REV. 2
DATE 2025/11/12 09:53:00	SCALE As indicated	DRAWN BY TZ

**ZIETSMAN ARCHITECTS**  
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 Email: lazar@zietsmanarchitects.co.za  
 Tel: +27 (83) 258 5301  
 Email: nevyn@zietsmanarchitects.co.za  
 Tel: +27 (75) 828 6349

FOR INFORMATION

**ZONING RIGHTS (REZONING)**

SITE AREA	4105m <sup>2</sup>	4101.63m <sup>2</sup>
ZONING	B21	
PERMITTED USE	INSTITUTIONAL	

**COVERAGE CALCULATIONS**

COVERAGE	60%
ALLOWABLE COVERAGE	2463m <sup>2</sup>
PROPOSED COVERAGE	1788m <sup>2</sup>

**F.A.R. CALCULATIONS**

FLOOR FACTOR	1.2
ALLOWABLE F.A.R	4926m <sup>2</sup>
EXISTING GROUND FLOOR	500m <sup>2</sup>
PROPOSED GROUND FLOOR	1288m <sup>2</sup>
PROPOSED FIRST FLOOR	1550m <sup>2</sup>
PROPOSED SECOND FLOOR	1226m <sup>2</sup>
PROPOSED F.A.R	4564m <sup>2</sup>

**GLA CALCULATIONS**

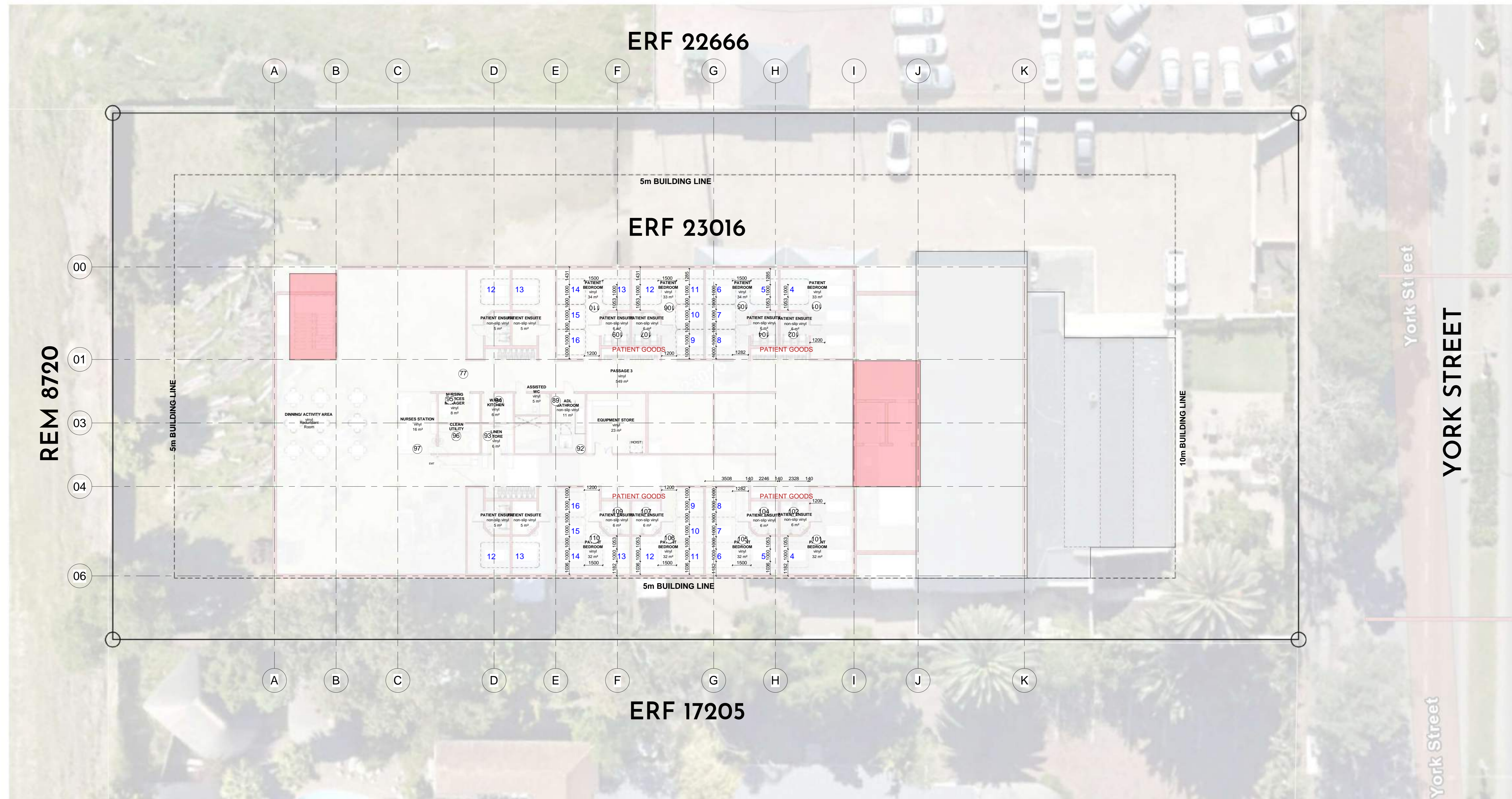
EXISTING GROUND FLOOR	500m <sup>2</sup>
PROPOSED GROUND FLOOR	1288m <sup>2</sup>
PROPOSED FIRST FLOOR	1550m <sup>2</sup>
PROPOSED SECOND FLOOR	1226m <sup>2</sup>
GLA TOTAL	4564m <sup>2</sup>

**SUMMARY**

USE	TOTAL
GROUND FLOOR	
ACUTE REHABILITATION	36
SUB-ACUTE HIGH-CARE	6
DAY HOSPITAL BEDS	24
THEATRES	3
TOTAL BEDS	66

**PARKING SCHEDULE (PT1 RATIO)**

BUILDING	BAYS REQUIRED	ADDITIONAL INFO.	REQUIRED
HOSPITAL	1 BAY / BED	66 BEDS	66 BAYS
CONSULTING ROOM	4 BAYS / CONS	10	40 BAYS
LOADING BAY	1 BAY / 50 BAYS	(3.7m X 9m)	1 BAYS
DISABLED	1 BAY / 50 BAYS	(3.7m X 9m)	1.5 BAYS
<b>TOTAL PARKING BAYS REQUIRED</b>			<b>108.5 BAYS</b>
ON-SITE PARKING BAYS PROVIDED			106 BAYS
OFF-STREET PARKING BAYS PROVIDED			0 BAYS
DISABLED PARKING BAYS PROVIDED			3 BAYS
<b>TOTAL PARKING BAYS PROVIDED</b>			<b>109 BAYS</b>



1 02 FIRST FLOOR  
1 : 150

Rev. No.	Description	Date
1	Sketch Proposal	2025.11.12

Owner: NEWLANDS DEVELOPMENT PTY LTD
Architect: Lourens Christian Zietsman SACAP: PrArch388016

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ANY DISCREPANCIES TO BE REPORTED BY THE CONTRACTOR PRIOR TO IMPLEMENTATION.

**DRAWING TITLE:**  
FIRST FLOOR PLAN

**PROJECT:**  
PROPOSED PRIVATE HEALTHCARE FACILITY

**OPERATOR:**  
NURTURE GEORGE

**FOR:**  
NEWLANDS DEVELOPMENT PTY LTD

**ERF NUMBER:**  
ERF 23016

**STREET ADDRESS:**  
33 YORK STREET, GEORGE

JOB NO.	DRAWING NO.	REV.	1
2025-17	LA -101		
DATE	SCALE	DRAWN BY	
2025/11/12 13:04:48	As Indicated	TZ	

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Tel: +27 (75) 828 6349

FOR INFORMATION

ZONING RIGHTS (REZONING)	
SITE AREA	4105m <sup>2</sup> 4101.63m <sup>2</sup>
ZONING	B21
PERMITTED USE	INSTITUTIONAL

COVERAGE CALCULATIONS	
COVERAGE	60%
ALLOWABLE COVERAGE	2463m <sup>2</sup>
PROPOSED COVERAGE	1788m <sup>2</sup>

F.A.R. CALCULATIONS	
FLOOR FACTOR	1.2
ALLOWABLE F.A.R	4926m <sup>2</sup>
EXISTING GROUND FLOOR	500m <sup>2</sup>
PROPOSED GROUND FLOOR	1288m <sup>2</sup>
PROPOSED FIRST FLOOR	1550m <sup>2</sup>
PROPOSED SECOND FLOOR	1226m <sup>2</sup>
PROPOSED F.A.R	4864m <sup>2</sup> (111.18%)

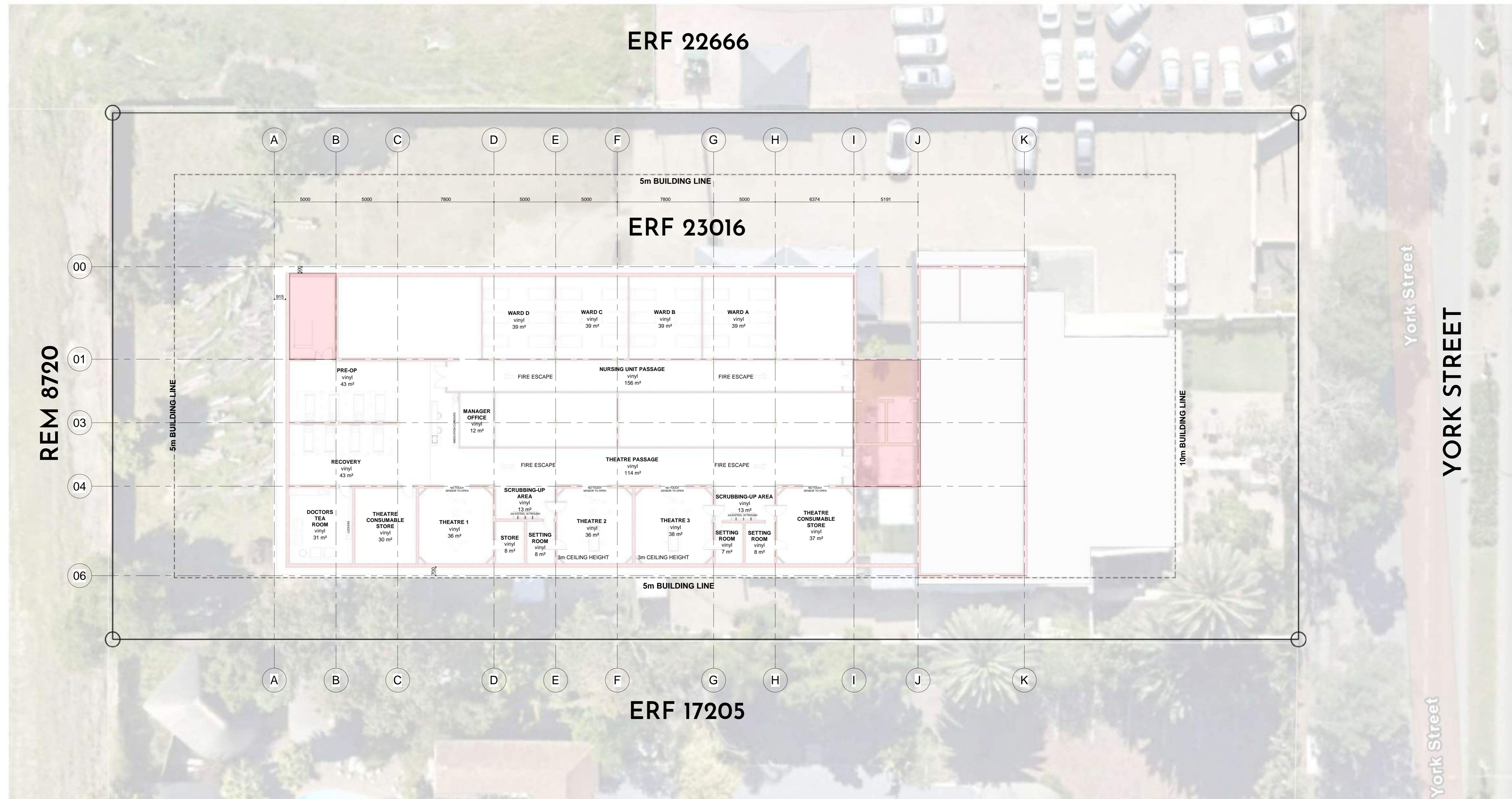
GLA CALCULATIONS	
EXISTING GROUND FLOOR	500m <sup>2</sup>
PROPOSED GROUND FLOOR	1288m <sup>2</sup>
PROPOSED FIRST FLOOR	1550m <sup>2</sup>
PROPOSED SECOND FLOOR	1226m <sup>2</sup>
GLA TOTAL	4864m <sup>2</sup>

SUMMARY	
USE	TOTAL
GROUND FLOOR	
ACUTE REHABILITATION	36
SUB-ACUTE HIGH-CARE	6
DAY HOSPITAL BEDS	24
THEATRES	3
TOTAL BEDS	66

PARKING SCHEDULE (PT1 RATIO)			
BUILDING	BAYS REQUIRED	ADDITIONAL INFO.	REQUIRED
HOSPITAL	1 BAY / BED	66 BEDS	66 BAYS
CONSULTING ROOM	4 BAYS / CONS	10	40 BAYS
LOADING BAY	3.7m X 9m		1 BAY
DISABLED	1 BAY / 50 BAYS	(3.7m X 5m)	1.5 BAYS
<b>TOTAL PARKING BAYS REQUIRED</b>			<b>108.5 BAYS</b>
ON-SITE PARKING BAYS PROVIDED			108 BAYS
OFF-STREET PARKING BAYS PROVIDED			0 BAYS
DISABLED PARKING BAYS PROVIDED			3 BAYS
<b>TOTAL PARKING BAYS PROVIDED</b>			<b>108 BAYS</b>



1 03 SECOND FLOOR.  
1 : 150

Rev. No.	Description	Date
1	Sketch Proposal	2025.11.12

Owner: NEWLANDS DEVELOPMENT PTY LTD
Architect: Lourens Christian Zietsman SACAP: PrArch388016

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**DRAWING TITLE:**  
SECOND FLOOR PLAN  
**PROJECT:**  
PROPOSED PRIVATE HEALTHCARE FACILITY  
**OPERATOR:**  
NURTURE GEORGE  
**FOR:**  
NEWLANDS DEVELOPMENT PTY LTD  
**ERF NUMBER:**  
ERF 23016  
**STREET ADDRESS:**  
33 YORK STREET, GEORGE

JOB NO.	DRAWING NO.	REV.	1
2025.12	LA -102		
DATE	SCALE	DRAWN BY	
2025/11/12 13:02:10	As indicated	TZ	

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