



TOWN PLANNING

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DEVELOPMENT MANAGEMENT CONSULTING

**PROPOSED REZONING & PERMANENT DEPARTURES
FOR JUST VISION OPTOMETRISTS INGELYF**

RE-28625

**20 OMEGA STREET, GEORGE CBD
GEORGE MUNICIPALITY & DIVISION**



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Aerial images:

<https://gis.elsenburg.com/apps/cfm/#>
<https://gis.george.gov.za/portal/apps/webappviewer/index.html?id=0283eccf869641e0a4362cb099290fca>
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PROPOSED REZONING & PERMANENT DEPARTURES

RE-28625, 20 OMEGA STREET, GEORGE SOUTH

GEORGE MUNICIPALITY & DIVISION

1. BACKGROUND INFORMATION

RE-28625 George is a vacant residential property situated at the end of Omega Street in George South, a prime location within walking distance of York Steet and the George CBD. The property also lies within the York Street densification zone.

The property is to be develop in response to the increasing need for affordable housing in George while providing for a wider market to include elderly and disabled persons by providing a lift in this 3-level structure. It is proposed to develop 24 apartments, aligning with the area's evolving character and result in infill development.

DMC Town Planning has been appointed to address the necessary land use requirements to enable the desired development of the property through appropriate densification. The power of attorney attached as **Annexure 1** to this report.

1.1 PROPERTY DETAILS

The table below includes relevant information regarding RE-28625 George.

Property Description	RE-28625 George
Physical Address	20 Omega Street, George South, George
Title Deed No	T9823/2022 (Annexure 2)
Size of the property	1573m ²
Bond	None
Owner	Just Vision Optometrist Ingelyf
General plan	1744/2019 (Annexure 3)
Zoning	Single Residential Zone I (dwelling house)

The conveyancer certificate confirms no restrictive conditions are included in T9823/2022 impacting the proposed land use application. The conveyancer's certificate is attached hereto as **Annexure 4**.

Regarding the title deed, note that Erven 30057 and 30058 George were subdivided from Erf 28625 George during 2025 leaving Remainder Erf 28625 George.

2. APPLICATION

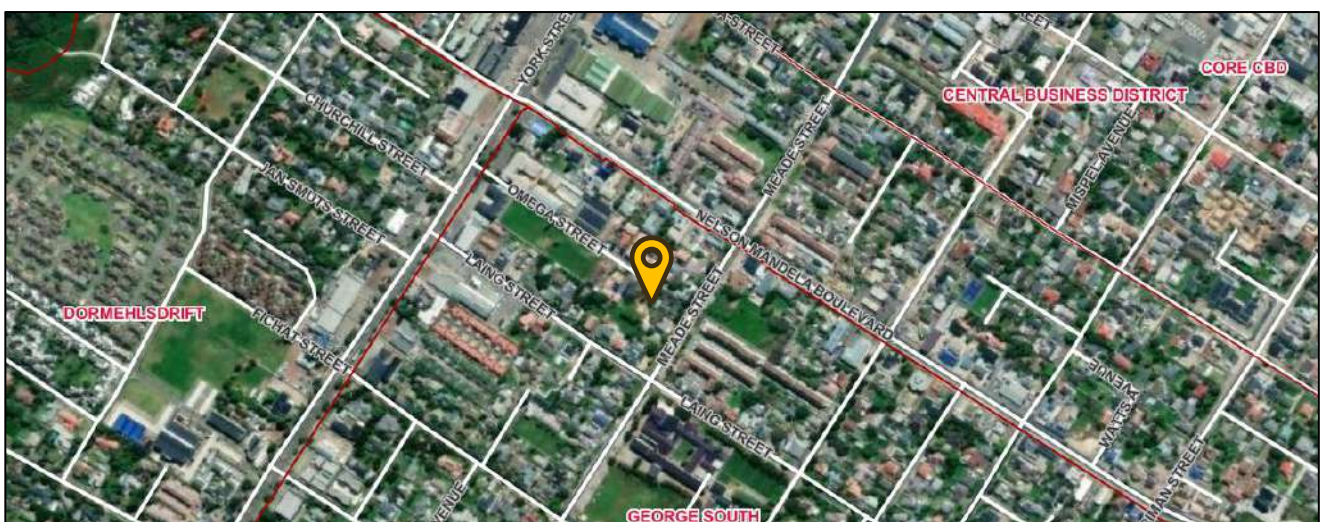
This land use application for RE-28625 George entails the following:

- **Rezoning** in terms of Section 15(2)(a) of the George Municipality: Land Use Planning By-law (2023) of RE-28625 George from Single Residential Zone I (dwelling house) to General Residential Zone IV (flats).
- **Permanent departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for the reduction of the parking requirement from 'normal' (38 bays) to 'PT1' (31 bays)(Section 42(8)).
- **Permanent departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) to permit two 5.0m wide carriageway crossings located 1.0m apart on a street boundary less than 30m in length (Section 45(4)(b)).
- **Permanent departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for the relaxation of the following building lines (development parameter (d)):
 - Southern and western side building lines from 4.5m to 3.0m for height up to 9.5m (in lieu of 8.5m).
 - Northern side building line from 3.0m to 0.0m for carports.
 - Eastern rear building line from 3.0m to 0.0m for carports and to 1.9m for fire escape stairs.

3. CONTEXTUAL INFORMANTS

3.1 LOCALITY

As described earlier, RE-28625 George is a vacant residential property located at the end of Omega Street in George South. The property is less than 250m southeast from York Street and only 300m from the core of the George CBD and Nelson Mandela Boulevard leading to the industrial area of George. This property's location in the CBD and proximity to York Street, enhances its potential for densification and infill development. A locality map is attached hereto as **Annexure 5**.



3.2 ZONING

RE-28625 George is zoned Single Residential Zone I (SRZI) and vacant. The eastern and southern abutting properties (2214, 2199, 2200) are also zoned SRZI, another eastern abutting property (30057) is zoned BZIV (offices for medical consulting rooms) northern (22468) and western (2212) abutting properties are zoned GRZIV (flats).

The immediate area is characterized by a mix of low, medium, and high-density residential properties, including flats, group housing, and single dwelling houses. In addition, the area features a diverse range of businesses, offices, educational and medical uses, contributing to its mixed-use nature.



A zoning plan is attached to this report as **Annexure 6**.

3.3 CHARACTER OF THE PROPERTY & THE AREA

Erf 28625 George was created in 2019 through the consolidation of two properties to create one 2696m² property. Then per decision letter dated 23 August 2024 the property was again subdivided to create a business property (Erf 30037 George - 973m²) and RE-28625 George. Erf 30038 George (150m²) was also subdivided to complete the cul-de-sac of Omega Street.

RE-28625 George is 1573m² in extent, has a relatively flat topography, and obtains access over the northern boundary from the cul-de-sac of Omega Street. The property is vacant with a few trees scattered over the property in the building line spaces. Only one protected tree, a small yellowwood tree is located along the eastern boundary of the property which will be retained. A white stinkwood, indigenous but not protected in terms of the Forest Act (1998), is found along the southern boundary. The property owner proposes to retain the tree. It will however have to be trimmed by a suitably qualified tree specialist. The remaining trees are not indigenous or protected. Some trees have also been damaged by the recent storm (11 May 2026).

The site survey by Mr. Graham Savage, professional land surveyor, is attached hereto as **Annexure 7**.

Mr. John Gibbs, an arborist, identified the trees on the property. See his report attached as **Annexure 8**. This is also discussed in more detail later in this report.

The following image shows the character of the property.



The following image shows the view of RE-28625 George as seen from the first floor of the abutting Erf 30037 George.



The photo below shows the end of the cul-de-sac to be developed which provides access to the subject property. The large pecan nut tree in the unconstructed portion of street will be removed.



The following two images indicate the 'interior' of RE-28625 George.





The images to follow show the character, features, and broader context of the surrounding area along Omega Street leading to the subject property.

The photo below was taken centrally in Omega Street with the view towards York Street. The offices of the Garden Route District Municipality are on the right with a large vacant property (also zoned for the development of apartments) on the left.



The following image shows the large vacant property on the foreground with the apartment buildings at the end of Omega Street.



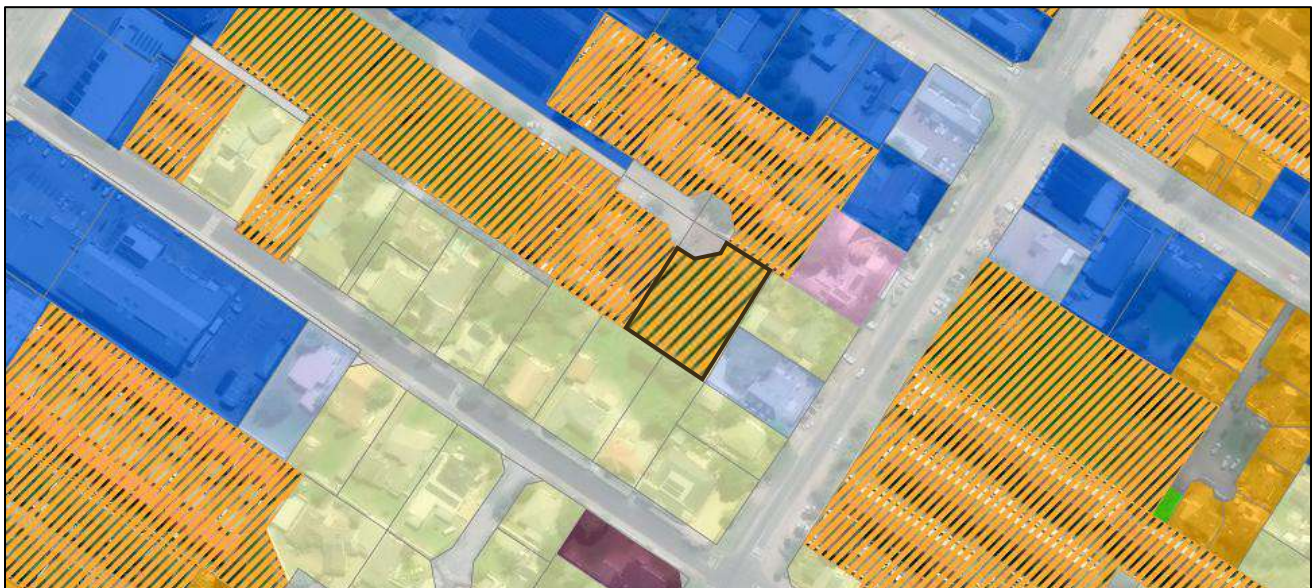
To follow is a Google Streetview image (April 2023) showing the end of Omega Street leading to Remainder Erf 28625 George. This was before the boundary wall was moved to accommodate Erf 30058 George, completing the cul-de-sac and shows none of the recent storm damage.



4. DEVELOPMENT PROPOSAL

It is proposed to create 24 apartments over 3 storeys on RE-28625 George which equates to a residential density of 152.57du/ha on this 1573m² property. This property is located in a densification zone of two main activity corridors (York & Nelson Mandela). Each floor will have 7 one-bedroom apartments and 1 two-bedroom apartment. The building will have stairs and a lift. This will allow the developer to provide for elderly and disabled people too. The one-bedroom apartments will be around 34m² each and the two-bedroom apartments will be about 59m² each.

It is thus proposed to rezone the property from Single Residential Zone I (dwelling house) to General Residential Zone IV (flats). The zoning plan is attached hereto as **Annexure 6**. As stated earlier, Omega Street is predominantly characterised by flats and business premises, while the surrounding area to the south and east contains a mix of land uses (dwelling houses, flats, medical consulting rooms, educational facilities, and offices). The proposed zoning and land use are therefore considered compatible with, and complementary to, the existing character of Omega Street and the surrounding area. The image below shows the proposed zoning (GRZIV) of RE-28625 George within its surrounds.



Initially, a 38-unit apartment development was proposed, but was found not to be a feasible proposal. The design was therefore revised and reduced to the 24 apartments shown on the attached plans (**Annexure 9, 10 & 11**).

Access & Parking

The cul-de-sac frontage of RE-28625 George is about 22.6m in length. Two vehicular accesses are proposed with the eastern access leading to the gated parking area for residents. 26 parking bays are proposed here of which one will be a disabled bay. Two motorcycle bays are also proposed as well as two bicycle bays. The southern vehicular access provides access to four visitor parking bays. The two vehicular access will be separated by an island, 1.0m wide. Ample stacking distance and manoeuvring space is provided as shown on the attached plans.

Due to the limited street frontage, this is considered a viable access arrangement for the proposed development. As the property is located within a cul-de-sac where traffic volumes are inherently low, the road serves only the adjoining properties and does not function as a through-route. The proposed accesses will therefore not interfere with traffic flow or road safety within the area.

In terms of the 'normal' parking requirements for flats, between 1.75 and 2 bays are required per unit, which would result in a requirement of 38 bays for the proposed development. However, under the PT1 parking requirements, between 1.25 and 1.5 bays per unit are required, resulting in a requirement of 31 bays. Accordingly, a permanent departure is required in respect of the PT1 parking requirements. 30 vehicular parking bays are provided with two motorcycle bays. In accordance with Section 48(2) of the zoning by-law, the two motorcycle bays provide credit for one vehicle bay. The parking provision therefore complies with the PT1-parameter.

Height & building lines

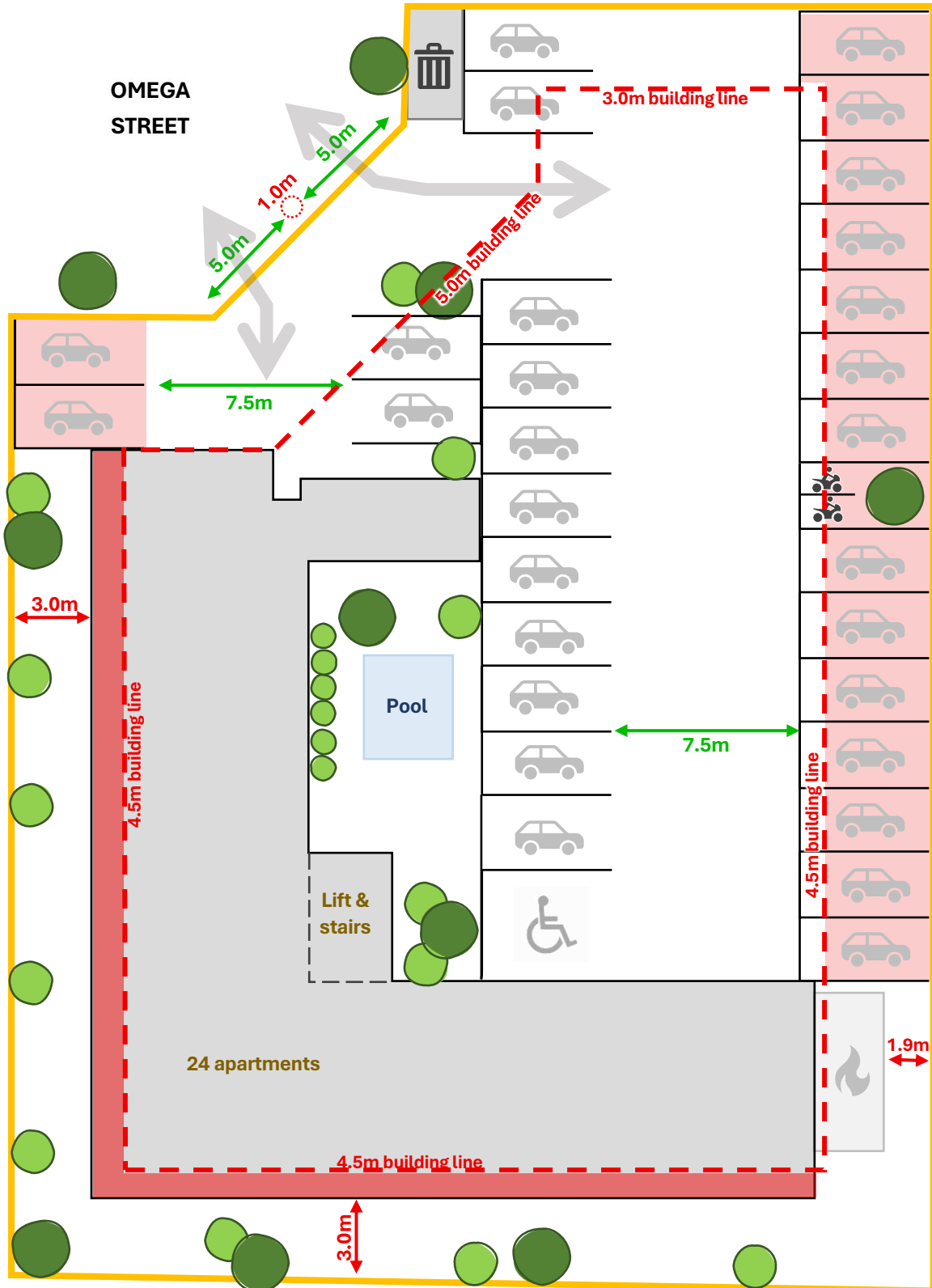
The building is proposed to have a height of 8.5m for the habitable spaces, which complies with the applicable height parameter for flats. However, due to the inclusion of solar panels, parapets, roof access for the staircase, and the possibility of minor construction deviations during implementation, portions of the building may slightly exceed the permitted height. A relaxation is therefore requested to allow the overall building height to increase up to 9.5m within 3.0m of the boundary line, in lieu of the prescribed 4.5m. The proposed relaxation is considered reasonable as the encroachment will be minor in nature and largely limited to architectural and functional rooftop elements rather than additional habitable floor area. The building remains consistent with the intended bulk and scale of apartment developments within the area and will not materially impact surrounding properties in terms of privacy, overshadowing, or visual character.

Carports are proposed over some of the parking bays. As the parking bays are located along the northern and eastern boundaries, the carports will inevitably extend up to 0.0m from the boundaries. The necessary relaxations are therefore applied for. The proposed carports are lightweight and ancillary structures intended solely to provide weather protection for vehicles. Their placement along the boundaries is necessary to maximise the efficient use of the site and to ensure that the required parking can be accommodated. Due to their limited scale and open-sided design, the structures will not materially impact neighbouring properties or the character of the area. Carports along the boundary are common in GRZIV developments in the area.

Although the internal travel distances from each apartment to the stairs and lift comply with the relevant fire requirements, additional emergency fire escape stairs along the eastern side of the building are required. These stairs will project beyond the eastern building face and into the applicable building line, necessitating the relevant departure application. The proposed stairs are intended exclusively for emergency evacuation purposes and will significantly improve the overall fire safety of the building and the safety of future occupants. The encroachment is minor and functional in nature, with no adverse impact anticipated on adjoining properties or the surrounding area. The relevant eastern abutting neighbour (Erf 30057 George) has provided consent for the encroachment (**Annexure 12**).

Finally, the height of the internal lift and stairs shaft should be noted. It is 2.465m above the flat roof height of 8.5m. The zoning by-law states that *elevator motor rooms, satellite dishes, ventilation shafts, water tanks, air conditioning plant and equipment on top of a building are included when determining the height of a structure*. This brings the total height for the access component of the structure to about 10.965m.

This structure is about 11m from the western and southern boundary of RE-28625 George. It therefore complies with the relevant height parameter and building lines applicable to flats as included in the zoning by-law. The following image shows the proposed development on the property and the relevant encroachments in red.



Other development parameters

- All other relevant development parameters are to be complied with. Close to the entrance, in the northwestern corner abutting Omega Street, a refuse yard is proposed.
- A yard is provided in the southeastern corner of the property, where the fire escape is also proposed.
- Coverage is about 48% with up to 60% possible. The floor factor is about 0.99 with up to 2 possible.
- Then, the zoning by law states that 10% of the total erf area must be functional open space which can be private or communal. This means that 157.3m² is needed. The communal swimming pool area covers 87m². The 8 ground floor flats will each have a private outdoor garden area of between about 14m² and 54m². This totals ±222m² of private and communal outdoor living space. Each apartment has a private balcony

4.1 SITE DEVELOPMENT PLAN (SDP)

As per development parameter (g) under flats, the Municipality may consider a Site Development Plan to be submitted. The SDP is attached hereto as **Annexure 10** with the accompanying roof plan, floor plans, elevations and sections as **Annexure 11**. The landscaping plan is **Annexure 9** for this report.

The SDP provides a comprehensive and scaled depiction of the proposed development, including the site layout, building positioning, access arrangements, services, landscaping, and parking provisions, as required in terms of the applicable legislation. All information requirements listed in Section 23(2) of the GIZS are addressed in the submitted SDP. This includes bio-physical characteristics, cadastral layout, building form and massing, access and circulation, service infrastructure, stormwater management, landscaping, development statistics, and visual impact assessments.

Engineering services are discussed later in this report.

Accordingly, the SDP demonstrates full compliance with the applicable statutory requirements with ample detail. For renders of the proposed development of RE-8625 George, see **Annexure 13**.

4.2 PRE-APPLICATION CONSULTATION

The pre-application consultation was conducted on 12 February 2026 (**Annexure 14**) and feedback was received as follows:

COMMENT	RESPONSE
TOWN PLANNING	
The proposed density for the development is high (approximately 243du/ha); applicant is advised to motivate this density in line with the zoning scheme, high-density guidelines and MSDF.	The density was reduced significantly from 38 units to 24 units and from 243du/ha to 152.57du/ha. The lower density ensures a feasible development that can be implemented successfully.

Height of the flats to be sensitive to the surrounding area, height above, 8.5m to be addressed in line with the zoning scheme.	Noted and addressed accordingly through this application.
The site layout plan must ensure that sufficient parking and manoeuvring space are shown.	Noted and done accordingly. PT1 requirements are applied for.
Application for PT1 parking requirements may be considered in principle.	
A pedestrian access in line with accessibility to public transport to be considered.	Noted and done accordingly. Pedestrian access to York Street will be comfortable to reach public transport. Pedestrian access directly to Meade Street is not practical.
A functional open space in line with the zoning scheme to be provided. Applicant is advised to investigate different types of open space and greenery that may be used.	The zoning scheme requires a functional open space of 157m². A communal open space of 87m² with a pool is provided in the middle of the development and each ground floor unit will have a outdoor open space of between 14 and 54m² are provided/ The first and second floor units will each have a small covered patio with a braai. From the initial proposal presented with the pre-application, the development proposal have been scaled down significantly to ensure feasibility. The need and provision of open space have therefore also changed.
Applicant to map and include all existing mature trees on the site. Removal, cutting or trimming of all indigenous trees without the necessary approvals/permits is prohibited.	Noted and done accordingly. See the vegetation ID survey (Annexure 8) and the site survey (Annexure 7).
Replanting of the trees on a different location may be considered, this will need to be determined and confirmed with the Parks department should it be an option.	Noted.
A suitable refuse collection area to be determined once access and vehicle movement/circulation is confirmed on site.	Noted and done accordingly.
Sufficient stacking distance to be provided.	Noted and done accordingly.
Existing encroachments within the municipal road reserve (arising from other developments) have been noted and must be addressed accordingly. The applicant is advised to report the latter and any additional encroachments observed to the Compliance Department/Building Control for further action.	We can only take note of encroachments of other properties.

Applicant to consult and ensure compliance with the zoning scheme, MSDF and LSDF which is applicable to the area.	Noted and done accordingly.
Furthermore, this pre-application comments are not exhaustive and should not be relied upon as a definitive assessment or preliminary approval of the proposal. It remains the applicant's responsibility to ensure the accuracy and completeness of the application and to ensure that it is prepared and submitted in accordance with all relevant requirements and legislation.	Noted.
ELECTROTECHNICAL SERVICES	
Electrical services report will be required.	See <i>Annexure 15</i>.
DC's applicable.	Noted.
CES	
Detailed site layout plan indicating location of staircases, size of columns holding the structure, size of parking bays, stacking distance (minimum of 6m) to be submitted.	Noted and done accordingly. The design has changed and the structure will no longer be on columns but have a ground, first, and second floor with parking provided next to the structure on the property.
Applicant is advised to consult with CES with regards to other requirements.	Noted. The proposal was discussed with CES. Comments to be provided during the internal circulation.

4.3 FURTHER CONSIDERATIONS

4.2.1. MUNICIPAL ENGINEERING SERVICES & ACCESS

The municipal engineering services provided to RE-28625 George will be expanded as needed to accommodate the 24 apartments proposed. Development contributions will be payable prior to the approval of building plans in accordance with Council policy.

Electrotechnical Services

Solar panels are proposed on the roof of the building. The development will also tie in with the municipal electrical grid for backup when the solar is not sufficient e.g. cloudy days. A diesel generator will also be positioned in the southeastern corner of the property, in the yard. See the electrical services report by *Clinkscapes Maughan-Brown Electrical & Mechanical Consulting Engineers* attached to this report as *Annexure 15*. This report discusses the electrical requirements for this development and the measures to be implemented to reduce consumption such as solar panels and gas appliances. It seems that there is sufficient spare capacity on MS-Omega and the primary network, for this development.

The building will be 3 storeys with stairs and a lift to the above ground floor level. The lift will stop at the second floor, and the stairs will extend onto the roof to provide service access to the solar panels to provide electricity for the development. The lift will also allow tenancy for elders and disabled persons in the building which is considered unique and at the moment not very common for apartment developments near the CBD.

Civil Engineering Services

Kantey & Templar Consulting Engineers are attending to the civil requirements for the proposed development. *GLS Consulting* has provided their report to the Directorate Civil Engineering Services. It is understood that ample capacity is available.

Stacking distance is 6.9m which is ample as conveyed by the responsible official during the pre-application discussion.

The 'normal' parking requirements for the development is 38 bays and the PT1 requirements are 31 bays. The proposed development can comfortably accommodate 31 bays. See paragraph 4 of this report for a more detailed discussion regarding the parking provision.

The parking layout provides sufficient 7.5m manoeuvring space for all the parking bays. A disabled parking bay and two motorcycle bays are proposed.

General

The refuse yard is proposed in the northern corner of the property on the boundary where it can be accessed by the municipal refuse truck from the cul-de-sac without having to access the property.

4.2.2. ENVIRONMENTAL & HERITAGE CONSIDERATIONS

A vegetation identification survey undertaken by Mr. John Gibbs (EcoRoute) is included as **Annexure 8**. The survey confirmed that the only protected tree on the property is the small Yellowwood. The white stinkwood, also indigenous will be retained as far as possible – as stated earlier in this report it will have to be pruned.

Most trees will therefore be removed. However, see the landscaping plan included as **Annexure 9**. Following development, the site will be landscaped with additional indigenous planting. The proposed species include fynbos and protea shrubs, Wild Olive trees, and aloes, which will contribute to ecological integration and site greening.

In terms of heritage considerations, the property is currently vacant and contains no existing structures, and therefore no heritage resources or heritage-related impacts are anticipated.

4.2.3. IMPACT ON NEIGHBOURING PROPERTIES

The public interest in this application is expected to be limited, as the proposed development aligns with the spatial objectives and established character of the area within the densification zones of York Street and Nelson Mandela Boulevard.

The proposed building line encroachments relate only to minor, non-habitable architectural elements associated with the apartment building, like solar panels, parapets, and the stairwell roof exit. These elements may marginally exceed the 8.5m height parameter but cannot reasonably result in overlooking, loss of privacy, or overshadowing impacts on adjoining properties.

Importantly, had the building been setback a further 1.5m from the southern and western boundaries to comply with the 4.5m building lines, the structure could have been proposed to a height of up to 15.0m in terms of the applicable development parameters. Such a development outcome would likely have had a substantially greater visual and spatial impact on neighbouring properties than the current proposal. It is therefore considered that a lower building height of (8.5m – 9.5m) at 3.0m from the boundaries is significantly more sensitive and contextually appropriate than a substantially taller building (15.0m) slightly further from the boundaries.

In urban design terms, the proposed scale and form (8.5m-10.0m height and 3.0m building line) more closely resemble the parameters of a very large residential structure than that of a 5 storey (15.0m) apartment building permitted under the existing development parameters.

The closest structure is the existing flats located on RE/2212 George, west of RE/28625 George. Importantly, the proposed building is positioned on the side of the property where it will not adversely impact sunlight or natural light access to the existing flats on RE/2212 George. The proposed building will be 7.0m from the second nearest surrounding structure, being the outbuilding/home office/garden flat situated in the northern corner of Erf 2198 George. Furthermore, the owner of the eastern abutting property (Erf 30057) has provided written consent for the proposed development (*Annexure 12*).

Overall, the proposed development is considered to represent a contextually appropriate built form and is not expected to result in any negative impacts on the surrounding properties or the broader public interest. The surrounding neighbours will be notified as part of the public participation process, ensuring they can review and provide input on the proposed development.



5. NEED & DESIRABILITY

Need depends on the nature of the proposal and is guided by the principle of sustainability. This land use report demonstrates that the proposed development of RE-28625 George is a responsive to the property' specific locality near two major activity corridors and George's current housing demand, especially for 1-bedroom apartments in the CBD. The proposed rezoning will not negatively impact surrounding property, the visual landscape, or the environment as discussed earlier in this report. Furthermore, the proposal fulfils the owner's goal of optimizing the use of the property by creating 24 residential opportunities on a vacant and unutilised property in the CBD functional area.

Desirability from a planning perspective, is defined as the degree of acceptability of a proposed development on a property. The relevant factors include the physical characteristics of the property, existing planning in the area, character of the area, the locality and accessibility of the property as well as the provision of services.

Physical characteristics of the property

The rezoning and development will directly affect the physical characteristics of the property by changing the character from vacant to fully developed with 24 apartments.

Existing planning in the area

As indicated later in this land use report, this land use application is not found to be in conflict with the George Municipal Spatial Development Framework (GMSDF).

Character of the area

The rezoning will not negatively affect the character of the area as shown earlier in this report. It will support the existing high-density character and the spatial objectives for the area.

Provision of services

Municipal engineering services are already available for one residential erf. The necessary services for 24 apartments will be provided following the approval of this application. Access will be from Omega Street, and parking will be provided in line with PT1 requirements as proposed in this application.

Economic impact

This land use application for rezoning will enhance the value of the property and the area and provided more affordable accommodation for salary earning citizens, supporting the local economy.

Direct impact on surrounding property

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

It is our view that the need and desirability of the proposed rezoning and departures for RE-28625 George, shows no negative impacts.

6. LEGISLATION & POLICIES

The criteria for the consideration of land use applications as per the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SLPUMA), the Western Cape Land Use Planning Act, (Act 3 of 2014) (LUPA) and the George Municipality: By-law on Municipal Land Use Planning (2023) builds on each other. SLPUMA introduced legislative and procedural changes to the management of land use planning in South Africa. The Western Cape Province followed with LUPA and thereafter George Municipality with the Municipal Land Use Planning By-law (2023). What is relevant to this land use application is discussed in the paragraphs to follow.

6.1 SPATIAL PLANNING & LAND USE MANAGEMENT ACT, 2013 (SPLUMA)

Section 7 of this Act sets out the five development principles that are applicable to spatial planning, land development and land use management and section 42 of SPLUMA then refers to the factors that must be considered by a municipal tribunal when considering a land use planning application, which include but are not limited to:

- Five SPLUMA development principles;
- Public interest;
- Constitutional transformation;
- Respective rights and obligations of all those affected;
- State and impact of engineering services, social infrastructure and open space requirements;
- Compliance with environmental legislation.

Relevant aspects not addressed in the earlier paragraphs of this land use report, are addressed below:

The five development principles of SPLUMA, namely spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration are not all directly relevant to this land use application.

Spatial justice as described in Section 7(a) of SPLUMA is not fully relevant to this land use application.

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

- The proposed application holds no negative environmental impact.
- The effective and equitable functioning of land markets is not negatively affected by this application but supported.
- No negative impacts are expected on surrounding property. See previous paragraphs.

Efficiency as described in Section 7(c) of SPLUMA is not fully relevant to this application. A property is being developed for maximum efficiency and functionality within the urban and densification zone.

Spatial resilience as described in Section 7(d) of SPLUMA is not fully relevant to this application.

Good Administration as described in Section 7(e) of SPLUMA indicates the responsibilities of all involved in any land use matter.

The paragraphs above show that the land use application for RE-28625 George supports the relevant development principles of SPLUMA.

6.2 WESTERN CAPE LAND USE PLANNING ACT, 2014 (LUPA)

LUPA requires that local municipalities consider the following when deciding on land use applications:

- Applicable spatial development frameworks;
- Applicable structure plans;
- Land use planning principles referred to in Chapter VI (Section 59) which is an expansion of the five development principles of SPLUMA;
- Desirability of the proposed land use; and
- Guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use.

The land use planning principles expands on the five development principles of SPLUMA and desirability which is discussed in foregoing paragraphs. Section 19(1) and (2) of LUPA refers to **consistency** and **compliance** of a land use proposal regarding spatial development frameworks or structure plans. Considering the aim of this land use application for RE-28625 George, no conflict was found with the George Municipal Spatial Development Framework (GMSDF).

6.3 GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW, 2023

The general criteria for the consideration of applications in terms of this By-law are included in Section 65 which, inter alia, includes:

- Desirability of the proposed utilisation of land;
- Impact of the proposed development on municipal engineering services;
- Integrated development plan, including the municipal spatial development framework, the applicable local spatial development framework and/or local structure plans;
- Relevant municipal policies;
- Western Cape Provincial Spatial Development Framework;
- Section 42 of SPLUMA (public interest, constitutionality);
- Land use planning principles transposed from LUPA; and
- Provisions of the applicable zoning scheme.

The above is addressed elsewhere in this land use report as relevant.

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

RE-28625 George is a vacant Single Residential Zone I (dwelling house) property in the CBD functional area and densification zone. It is proposed to rezone the property to General Residential Zone IV (flats) and to develop 24 apartments on the property. Also read the discussion in paragraph 4 of this report regarding the development parameters.

The maximum coverage allowed is 60% (943m²). The proposed coverage is 754m² (48%) including the carports. The building alone will be 428m² (27%). In terms of floor factor, the proposed development will have a floor factor of ±0.99 and does not exceed the maximum of 2.

The highest point of the building will not exceed 15m measured to the top of the roof, and the development therefore complies with the height restriction. As indicated in paragraph 4 earlier in this report, the lift and stair shaft will bring the height of the building at this point to about 10.965m. The building is proposed to have a height of 8.5m, with only minor and possible unavoidable deviations due to construction, parapets, solar panels, and similar roof-mounted infrastructure being considered for in this application. A relaxation is therefore requested to allow the overall building height to increase up to 9.5m within 3.0m of the boundary line, in lieu of the prescribed 4.5m, for minor deviations / structures above the roof.

The development also addresses the required building lines. The street building line requirement of 5.0m is complied with. The side and rear building lines are 3.0m for building up to 8.5m in height, and 4.5m for sections above 8.5m. The proposed apartment building is generally set back 3.0m from the western and southern boundaries; however, minor encroachments may occur for limited structures above the roof that will exceed 8.5m, with a maximum deviation up to 9.5m in height. Accordingly, a relaxation is required in this regard.

A departure to allow PT1 parking provision are applied for as the property is located within walking distance form main activity corridors, public transport, and the CBD. PT1 parking requirements can fully be complied with.

	Normal	PT1	
Flats	1.25 bays per dwelling unit with 2 habitable rooms or less 1.75 bays per dwelling unit with 3 or more habitable rooms 0.25 bays per unit for visitors	1 bay per dwelling unit with 2 habitable rooms or less 1.25 bays per dwelling unit with 3 or more habitable rooms 0.25 bays per unit for visitors	0.5 bays per dwelling 0.25 bays/unit for visitors Or As determined by the Municipality or a parking study/TIA As determined by the Municipality or a parking study/TIA
	= 38 bays	= 31 bays	

A departure is also requested for the proposed vehicular access arrangement. Two adjacent 5.0m-wide accesses are proposed along the Omega Street boundary. The accesses will be 1.0m apart. This configuration represents the most practical and functional solution to accommodate the internal parking layout and circulation requirements of the development, while optimising the use of available street frontage. Operationally, the southern access will serve as an open, un-gated entry providing direct access to four dedicated visitor parking bays located near the entrance. The eastern access will function as the primary controlled access point, secured by gates and providing entry into the main internal parking and residential area of the development. The entrance gate is positioned deeper into the property to create a 6.9m stacking distance in front of the main gate.

The following snip shows the relevant departure from the zoning scheme (45(4)(b)).

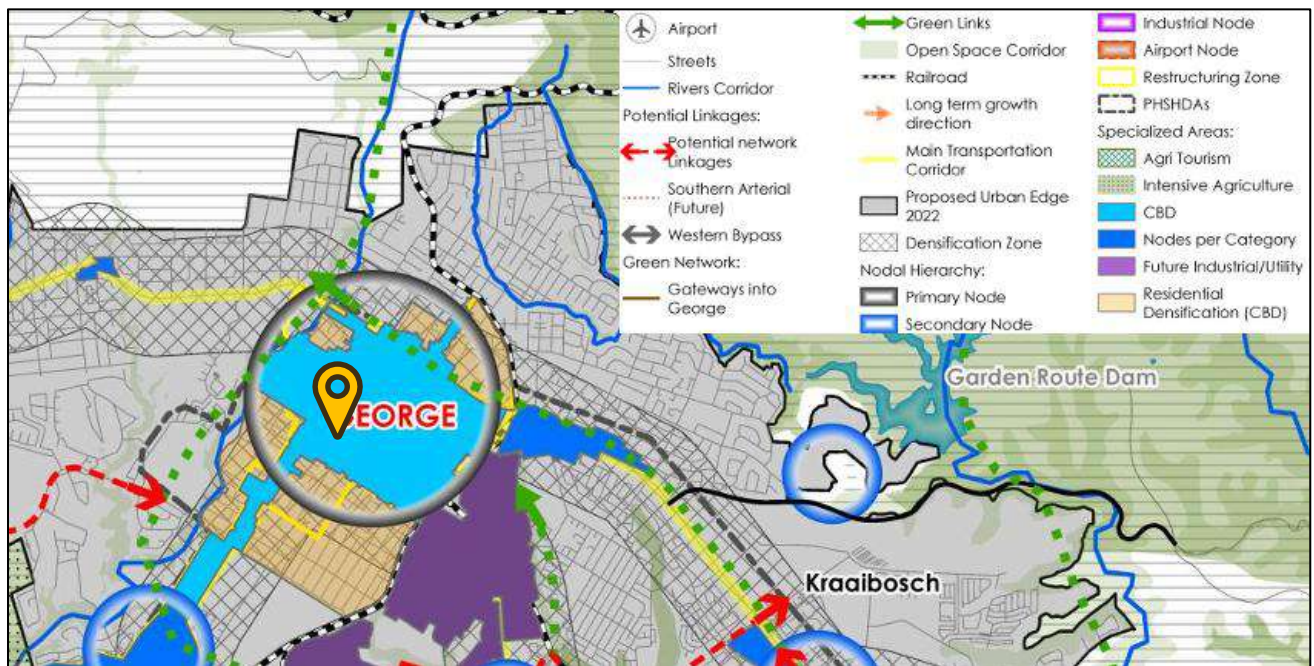
- (b) despite paragraph (a), where the total length of any street boundary of a site is 30 metres in length or more, one additional carriageway crossing may be permitted, provided that no two carriageway crossings are closer than 12 metres to each other;

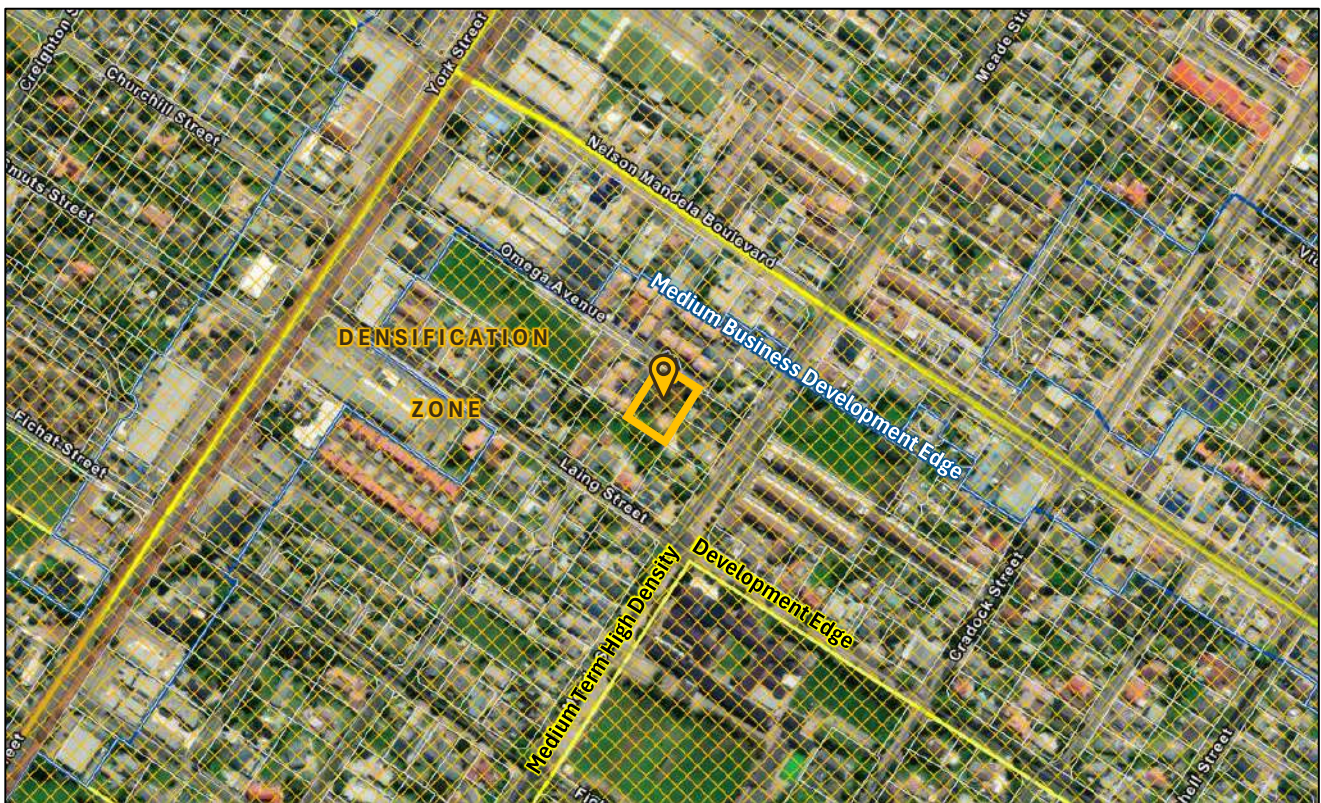
In terms of open space, every block of flats must provide functional open space equivalent to at least 10% of the total erf area, which may include private or communal areas excluding roads, service yards, and parking areas. The zoning scheme requires a functional open space of 157.3m² for the proposed development of RE-28625 George. A communal open space of 87m² with a pool is provided in the middle of the development and each ground floor unit will have an outdoor open space of between about 14m² and 54m². The first and second floor units will each have a small, covered patio with a braai. More than 200m² of private and communal open space is provided.

A refuse room is provided at the entrance gate of the development and will allow convenient access for municipal refuse collection vehicles.

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

RE-28625 George is not addressed specifically in the GMSDF. It is a vacant residential property within the George urban edge and densification zones. The property is less than 250m from York Street and 300m from Nelson Mandela Boulevard. The property is also contained in the George CBD functional area as well as the Medium-Term High-Density Development Edge.





The GMSDF states the following:

- *Spatial element 17: Densification is promoted in all urban areas with specific focus on areas surrounding primary transport corridors and identified nodes.*
- *Spatial element 19: A key strategy of this SDF is infill development of strategic sites in urban areas. Urban infill is largely focused on achieving higher densities in urban settlements and providing a greater variety of housing options to speed up the delivery process and create more sustainable settlements.*
- *Policy C2.4: Infill development relates to more effective use of land and infrastructure and a more vibrant urban fabric. Growth absorption (social-economic and housing) prioritises the use of vacant and underutilised land parcels and as such a more coordinated and intensive land use should be facilitated by planning for these areas. Principles such as mixed- typologies, use and income should be applied. Land use intensification should be supported in terms of land use management tools such as parking reduction, access planning etc.*
- *The SDF promotes the following densities, measured as walking distance from public transport routes: 80u/ha+ for 150m, 60u/ha in 151-350m, 45u/ha for 351-500m.*

The proposed rezoning of RE-28625 George aligns directly with the spatial elements and policies of this SDF by promoting high-density development in the densification zone off primary transport corridors. Additionally, the proposal enhances diversity by offering alternative (smaller), more accessible, and potentially more affordable residential opportunities in the CBD functional area. RE-28625 George is walking distance from public transport routes and pick-up points. The residential density of this proposed development of the consolidated RE-28625 George is 152.57 du/ha.

As indicated RE-28625 George is located about 250m from York Street, a main transport corridor, which is within walking distance. Considering the promotion in the SDF of 80u/ha+ for 150m walking distance, 60du/ha in 151-350m walking distance, 45u/ha for 351-500m walking distance, the number of units for RE-28625 should be 9 – 10. This will result in an unfeasible development just like 38 flats would have. After numerous iterations, the architect and developer found that 24 apartments deliver a feasible development.

The aerial image to follow shows the existing and proposed apartments located adjacent to Omega Street. It shows a significant variation regarding residential density created over many decades and even the recently approved plans for Erf 26283 George are significantly higher than the guidance provided by the SDF. For the two properties located in the first $\pm 150\text{m}$ from York Street, the average residential density (with 166 erven possibly to be developed on Erf 26283 George) is $\pm 238.2\text{du/ha}$. From 151m up to RE-28625 George, the average residential density seems to be about 102.5 du/ha over 5 existing and 1 proposed for apartment development.



RE-28625 is accessed from Omega Street, which connects directly to the primary transportation corridor (York Street) through town. As such, the site is functionally linked to this main movement route and does not have any direct vehicular interface with the south-eastern adjoining residential neighbourhoods and streets. This access arrangement therefore limits any direct traffic interaction with the surrounding lower-order residential streets and concentrates movement onto the established higher-capacity road network.

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

6.6 URBAN DESIGN GUIDELINES FOR HIGH DENSITY, SOCIAL AND AFFORDABLE HOUSING, 2023

The purpose of the Urban Design Guidelines for High Density, Social and Affordable Housing is to provide a series of urban design guidelines to assist in the consistent provision of medium to high density housing developments within restructuring, densification and intensification zones in George Municipality, Western Cape.

What is applicable and compliant in the subject guidelines are shown in the following table.

Category	Guideline	Response (Project-Specific – fill/adapt)
Location	Locate development within densification / restructuring zones	The site falls within the urban edge and densification zones.
	Locate close to daily needs, transport, and employment	The site is in close proximity to George CBD and the existing public transport system and numerous employment opportunities.
Development Blocks	Promote grid layout for connectivity	The property is at the end of a cul-de-sac and can only be reached from York Street's side.
	Block widths $\pm 50\text{m}$ and lengths $\pm 100\text{m}$	Noted and done accordingly. The L-shaped building is 8.0m wide and 28m in length to both sides. The layout avoids superblocks and promotes pedestrian-friendly movement.
	Avoid oversized blocks	
Height & Massing	Minimum 2 storeys	The proposed development is 3 storeys.
	Respond to surrounding context	The development supports the high-density character of the area as part of the CBD functional area and the densification zone of two main transport corridors.
	Vary building heights	Not relevant to this application. Only one building is proposed due to limited size of the property.
	Locate taller buildings along routes/nodes	
	Ensure natural light access	Noted.
Land Use	Align with zoning scheme	Proposed use aligns with zoning / development objectives for the property in line with the SDF.
	Encourage mixed-use in nodes	Not relevant to this application for high-density housing. RE-28625 George is a relatively small property and ideally located in the activity corridors or Business Development Edge to be feasible for other land uses than residential.

	Ground floor activation	The internal layout has been designed to promote active ground floor activation within the development. The walkways are oriented to face and interface with the communal open space as well as the parking area, ensuring natural surveillance and continuous activity along these edges. This arrangement encourages movement and interaction within the site, contributing to a more vibrant and engaging internal environment.
Building Placement	Buildings along street edge	Noted. Not fully relevant for the end of a cul-de-sac.
	Parking at rear	Parking is mostly provided along the rear property boundary.
	Maximise coverage, reduce surface parking	Noted. The proposed development already reflects the maximum mass that is considered appropriate for the property. There is limited opportunity for further intensification, if any. Surface parking is proposed as efficiently as possible within the remaining available area. Careful consideration was given to balancing the building mass, parking requirements, and the size of the site.
	Orientate north where possible	The building will be L-shaped and will have bedrooms facing both northwest and southwest.
Interface & Street Frontage	Active facades (windows, doors)	Noted. The subject property is located at the end of a cul-de-sac with limited street frontage.
	Entrances on street front	
	Ground floor access	
	Provide shading and weather protection	
	Include balconies for surveillance	
Security	Avoid gated developments	Noted. The parking for residents are gated for security reasons.
	Multiple access points	Noted. The proposal has vehicular and pedestrian access.
	Passive surveillance (“eyes on street”)	Noted.
	Use permeable boundaries	Noted. The street boundary is limited. The boundary walls with surrounding properties will be ‘solid’ for privacy.

Aesthetics	Consistent material palette	Noted. See 3D renders.
	Avoid monotony	Noted. See 3D renders.
	Minimise visual clutter (e.g. solar, security)	Noted. See 3D renders.
Streets & Public Spaces	Provide functional open spaces	Noted. See plans provided
	Locate open spaces where overlooked	
	Provide integrated movement network	Noted. Consider location at end of cul-de-sac.
	Sidewalks $\geq 2\text{m}$	
	Multi-functional streets	
Parking	Minimise visual impact	Noted. See plans provided
	Locate at back of blocks	
	Motivate reduced parking ratios	
	Integrate landscaping	Noted. See landscaping plan provided.
Landscaping	Use indigenous vegetation	Noted. See landscaping plan provided.
	Provide trees (1 per 10 units)	
	Retain existing vegetation	
Lighting & Furniture	Provide adequate lighting	Noted.
	Pedestrian-scaled lighting	
	Durable materials	
Stormwater	Incorporate SUDS	Noted.
	Use permeable surfaces	
	Rainwater harvesting	
Utility Areas	Screen refuse/washing areas	Noted. See plans provided.
	Locate near buildings	
	Provide multiple smaller facilities	

In our opinion, this application for RE-28625 George is not in conflict with the Urban Design Guidelines for High Density, Social and Affordable Housing.

7. CONCLUDING

Obtaining approval for the proposed development of RE-28625 George will enable the owner/developer to create s24 residential opportunities in a strategic location in the form of flats. The proposal aligns directly with the spatial objectives of the SDF for this specific area and contributes to the broader goals for George by promoting appropriate densification, infill development, and diversification of residential opportunities.

Based on the considerations outlined in this land use report, we are of the opinion that this application complies with all relevant planning legislation. It supports the intended spatial objectives for the area, holds no environmental conflicts, offers an efficient use of urban space, and supports future development within the prescribed development parameters.



MARLIZE DE BRUYN Pr. Pln



DENISE JANSE VAN RENSBURG


MAY 2025

ANNEXURE 1

Resolution & Power of Attorney

Just Vision Optometrists Ingelyf, the registered owner of *Remainder Erf 28625 George Municipality & Division* hereby resolves to authorise *Marlize de Bruyn and Denise Janse van Rensburg* from *DMC Town Planning* to submit the required land use application in terms of Section 15(2) of the George Municipality: Land Use Planning By-law (2023) for the property.

Signed at George on 21 May 2026


JJ Lubbe

Witness 



Companies and Intellectual
Property Commission

a member of the sars group

COMPANIES AND INTELLECTUAL PROPERTY COMMISSION REPUBLIC OF SOUTH AFRICA

Form CoR 14.3 - Registration Certificate

Issue date: 03/07/2019
Print date: 17/07/2019
Customer code: SWIFT
Tracking number: 111849812

Concerning:

JUST VISION OPTOMETRISTS Inc 2019/325720/21

The above company has been registered in terms of section 14 of the Companies Act, 2008.

In accordance with the Notice of Incorporation, the registration of the company takes effect on 03/07/2019.

In conjunction with this certificate, the Commission has not issued another notice contemplated in section 12 (3).

Commissioner: CIPC

KME JMV

About this Notice

This Notice is issued in terms of section 14 of the Companies Act, 2008, and Regulation 14 of the Companies Regulations, 2011. If the Commission has altered the name of the company, in terms of section 14 (2) (b), the company may file an amended Notice of Incorporation to change the name.

If the Commission has issued a Notice of a Potentially Contested Name in conjunction with the Certificate, the company must serve that Notice on each person identified in the Notice, and any such person has the right to challenge the use of the name, by the company.

The Companies and Intellectual Property Commission of South Africa

P.O. Box 429, Pretoria, 0001, Republic of South Africa

Docex 256, Pretoria

Contact centre 086 100 2472

www.cipc.co.za



Certificate issued by the Companies and Intellectual Property Commission on
Wednesday, July 17, 2019 12:26
Registration Certificate



Companies and Intellectual
Property Commission

a member of the dti group

Registration number	2019 / 325720 / 21
Enterprise name	JUST VISION OPTOMETRISTS INC
Enterprise shortened name	NOT APPLICABLE
Enterprise translated name	NOT APPLICABLE
Registration date	03/07/2019
Business start date	03/07/2019
Enterprise type	PERSONAL LIABILITY COMPANY
Enterprise status	IN BUSINESS
Financial year end	FEBRUARY
Main business/main object	NO RESTRICTION ON BUSINESS ACTIVITIES
Postal address	10 THE HOP GARDENS FERNRIDGE GEORGE WESTERN CAPE 6530
Address of registered office	10 THE HOP GARDENS FERNRIDGE GEORGE WESTERN CAPE 6530

The Companies and Intellectual Property Commission of South Africa

P.O. Box 429, Pretoria, 0001, Republic of South Africa

Docex 256, Pretoria

Contact centre 086 100 2472

www.cipc.co.za



Certificate issued by the Companies and Intellectual Property
Commission on Wednesday, July 17, 2019
Registration Certificate



Companies and Intellectual
Property Commission

www.cipc.co.za

Registration number 2019/325720/21
Enterprise name JUST VISION OPTOMETRISTS INC

Auditors

Directors

Surname and first names	Status	ID number or date of birth	Director type	Appointment date	Addresses
LUBBE, JACOB JOHANNES	ACTIVE		DIRECTOR	03/07/2019	Postal 10 THE HOP GARDENS, FERNRIDGE GEORGE, WESTERN CAPE, 6530 Residential 10 THE HOP GARDENS, FERNRIDGE GEORGE, WESTERN CAPE, 6530

The Companies and Intellectual Property Commission of South Africa
P.O. Box 429, Pretoria, 0001, Republic of South Africa
Docex 256, Pretoria
Contact centre 086 100 2472
www.cipc.co.za



ANNEXURE 2

Opgestel deur my

TRANSPORTBESORGER
ANNA ELIZABETH REYNOLDS (NOMMER
91154)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. [REDACTED]	
Reason for exemption	Category Exemption.....	Exemption i.o. Sec/Reg..... Act/Proc.....

SKEMPEKAAFT VAN GEREGISTREERDE TITEL UITOEFENING
CERTIFICATE OF REGISTERED TITLE DEED

WED OPNOMTE VAN
IN RESPECT OF *erf 30057 (portion of erf 28625)*
George = 973 RESTANT
REMANDE *1 723 M.2*

T 000003764 / 2025

2025-01-30

REGISTRAR

DATA / VERIFY
17-03-2022
NOLUVO MTYATYAMBA

T 000009823 / 2022

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

JANINE FOUCHE (NOMMER 60411)

voor my verskyn het, REGISTRATEUR VAN AKTES te KAAPSTAD, hy/sy die genoemde komparant synde behoorlik daartoe gemagtig kragtens 'n Volmag aan hom/haar verleen deur

BIDMINT PROPRIETARY LIMITED
Registrasienuommer: 2014/134612/07


wat Volmag geteken te George op 4 Oktober 2021

DATA / CAPTURE
16-03-2022
JENNY VAN WYK

4

erf 30058 (PUBLIC PLACE) A portion of erf 28628.

George = 150 m²

GETRANSPORTEER AAN	TRANSFERRED <input checked="" type="checkbox"/> VESTED
George Municipality	
REMAINDER	1 573 m ²
T 3765 / 2025 <input checked="" type="checkbox"/>	
2025-01-30	

REGISTRAR GENERAL

En genoemde Komparant het verklaar dat sy/haar prinsipaal, op 27 September 2021, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy/sy, in sy/haar voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

JUST VISION OPTOMETRISTS INGELYF
Registrasienuommer : 2019/325720/21

diese Opvolgers in titel of Regverkrygendes, in volkome en vrye eiendom

ERF 28625 GEORGE IN DIE MUNISIPALITEIT EN AFDELING GEORGE,
PROVINSIE WES-KAAP

GROOT 2696 (TWEË DUISEND SES HONDERD SES EN NEGENTIG) Vierkante
meter

AANVANKLIK geregistreer en steeds gehou kragtens Sertifikaat van Verenigde
Titel T49929/2019 met kaart L.G. Nr. 1744/2019 wat daarop betrekking het.

- A. ONDERHEWIG aan die voorwaardes vervat in Grondbrief gedateer 1 Oktober
1845 (George Erfpagte Boekdeel 9 Nr. 5), een waarvan as volg lees:-

“SUBJECT however to all such duties and regulations as are either already or shall
in future be established with regard to such lands.”

WESHALWE die komparant afstand doen van al die regte en titel wat

BIDMINT PROPRIETARY LIMITED Registrasienuommer: 2014/134612/07

voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat dit geheel en al
van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie
akte, bogenoemde

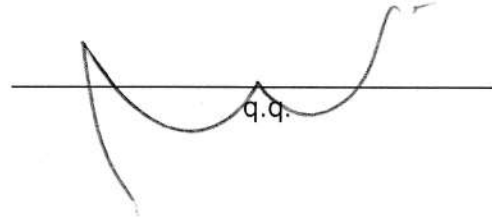
JUST VISION OPTOMETRISTS INGELYF Registrasienuommer :
2019/325720/21

diese Opvolgers in titel of Regverkrygendes, tans en voortaan daartoe geregtig is,
ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte, en dit
dat die verkoopprijs die bedrag van [REDACTED]

TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die Ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES te KAAPSTAD op hede die

14 MAR 2022

 q.q.

In my teenwoordigheid


REGISTRATEUR VAN AKTES

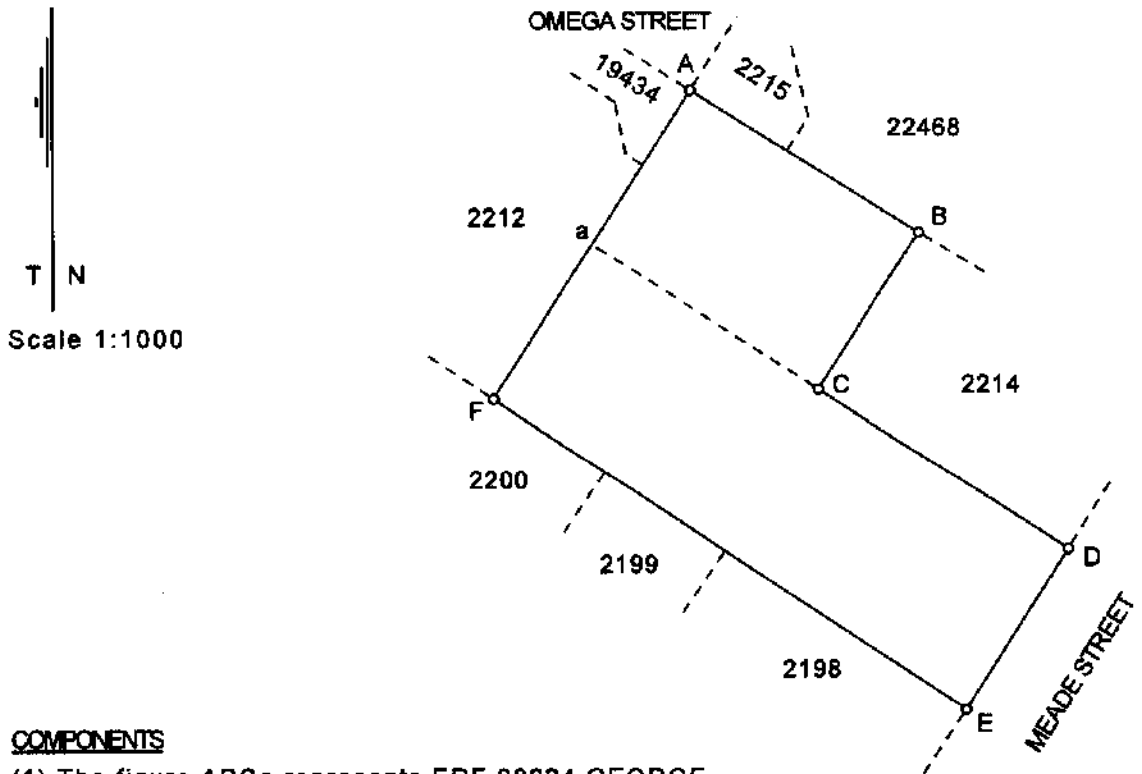


ANNEXURE 3

SIDES Metres	ANGLES OF DIRECTION		CO-ORDINATES			S.G. No. 1744/2019 Approved <i>G. Savage</i> for Surveyor-General 06-09-2019
			Y System	WG 23	X	
	Constant		+0,00	+3700000,00		
AB	35,32	302 00 20	A	+50411,37	+60001,92	
BC	24,60	32 23 30	B	+50381,42	+60020,64	
CD	39,03	302 43 20	C	+50394,60	+60041,41	
DE	25,18	32 16 50	D	+50361,76	+60062,51	
EF	74,41	123 30 00	E	+50375,21	+60083,80	
FA	48,33	212 23 20	F	+50437,26	+60042,73	
	108P4	⊕		+50281,51	+59956,80	
	79P4	⊕		+50564,49	+59774,63	

BEACONS:

- 12mm iron peg: A, C
- 12mm drill hole in concrete: D, E
- 12mm iron peg in concrete: F
- 20mm drill hole in concrete: B



COMPONENTS

- (1) The figure ABCa represents ERF 28624 GEORGE vide diagram No. 1743/2019 annexed to D/T No.
- (2) The figure aDEF represents Remainder ERF 2213 GEORGE vide diagram No.509/1845 annexed to D/T No.Geo.F.9.5

The figure A B C D E F represents 2696 square metres of land, being

ERF 28625 GEORGE and comprises 1 and 2 above

situate in the Municipality of George.
Administrative District of George.
Province of Western Cape

Surveyed in August 2019 by me.

G.S. Savage (PLS 0543)
Professional Land Surveyor.

G. Savage

Approved i.t.o. Section 80
of Municipal Land Use Planning Bylaw
Ref: ERF 2213 & 2214, GEORGE
Date: 11-07-2019

This diagram is annexed to
No. CCT. 49929/2019
dated
i.f.o.

The original diagrams are
as listed above.

File No. S.8775/58
S.R. No. 1162/2019
Comp BL-7DD/X41 (1751)

Registrar of Deeds

LPI C0270002

G S Savage & Associates Prof Land Surveyor George

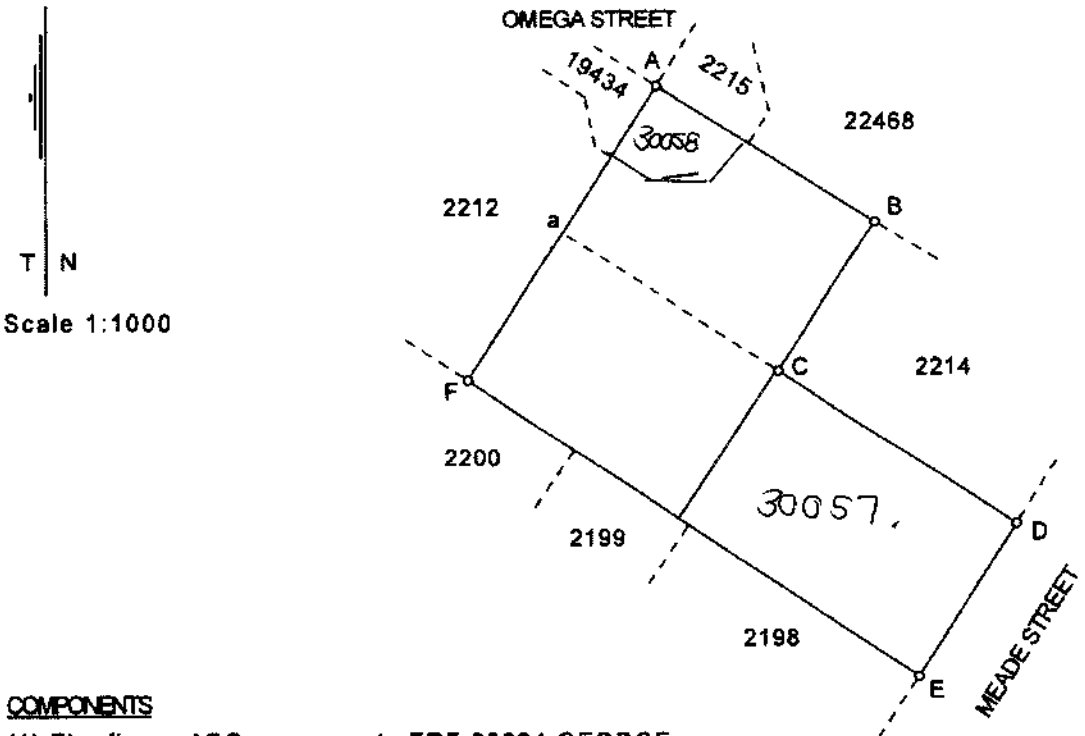
	SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES		
			Y System	WG 23	X
		Constant	+0,00	+3700000,00	
AB	35,32	302 00 20	A +50411,37	+60001,92	
BC	24,60	32 23 30	B +50381,42	+60020,64	
CD	39,03	302 43 20	C +50394,60	+60041,41	
DE	25,18	32 16 50	D +50361,76	+60062,51	
EF	74,41	123 30 00	E +50375,21	+60083,80	
FA	48,33	212 23 20	F +50437,26	+60042,73	
		108 P4	⊕ +50281,51	+59956,80	
		79 P4	⊕ +50564,49	+59774,63	

S.G. No.
1744/2019
Approved
[Signature]
for Surveyor-General
06-09-2019

Temp Copy.

BEACONS:

- 12mm iron peg: A, C
- 12mm drill hole in concrete: D, E
- 12mm iron peg in concrete: F
- 20mm drill hole in concrete: B



COMPONENTS

- (1) The figure ABCa represents ERF 28624 GEORGE vide diagram No. 1743/2019 annexed to D/T No.
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The figure A B C D E F represents 2696 square metres of land, being

ERF 28625 GEORGE and comprises 1 and 2 above

situate in the Municipality of George, Administrative District of George, Province of Western Cape

Surveyed in August 2019 by me.

G.S. Savage (PLS 0543)
Professional Land Surveyor.

[Signature]

Approved i.t.o. Section 80 of Municipal Land Use Planning Bylaw Ref: Exen. 2213 & 2214, George. Date: 11-07-2019

This diagram is annexed to No. CCT. 49929/2019 dated i.f.o.

The original diagrams are as listed above.

File No. S.8775/58
S.R. No. 1162/2019
Comp BL-7DD/X41 (1751)

Registrar of Deeds

LPI C0270002

Abd.
✗

E 1208/2024	2051/2024	Erf 30057	973 m ²	3764/2025	20A
E 1208/2024	2052/2024	Erf 30058	150 m ²	3765/2025	79

ANNEXURE 4

CONVEYANCER'S CERTIFICATE

I, the undersigned

MADELEINE GOLDIE

Conveyancer of Uys Fourie Attorneys, Shamrock Building, 97 York Street, George hereby certify as follows:

1. That I have perused Deed of Transfer No T9823/2022 in respect of Remainder Erf 28265 GEORGE in the George Municipality and Division of George, Western Cape Province IN EXTENT 1573 square metres registered in the name of:

JUST VISION OPTOMETRISTS INGELYF
Registration Number 2019/325720/21

2. No bond is registered on the property.
3. To the best of my knowledge there are no restrictive conditions of title in the said Deed of Transfer which prohibit:
 - **Rezoning** in terms of Section 15(2)(a) of the George Municipality: Land Use Planning By-law (2023) of RE-28625 George from Single Residential Zone I (dwelling house) to General Residential Zone IV (flats).
 - **Permanent departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for the reduction of the parking requirement from 'normal' (38 bays) to 'PT1' (31 bays)(Section 42(8)).
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 - Southern and western building lines from 4.5m to 3.0m for height up to 9.5m (in lieu of 8.5m).
 - Northern side building line from 3.0m to 0.0m for carports.

M.G.

- Eastern rear building line from 3.0m to 0.0m for carports and to 1.9m for fire escape stairs.

Signed at GEORGE on this 28th day of MAY 2026

M Goldie

MADELEINE GOLDIE

ANNEXURE 5

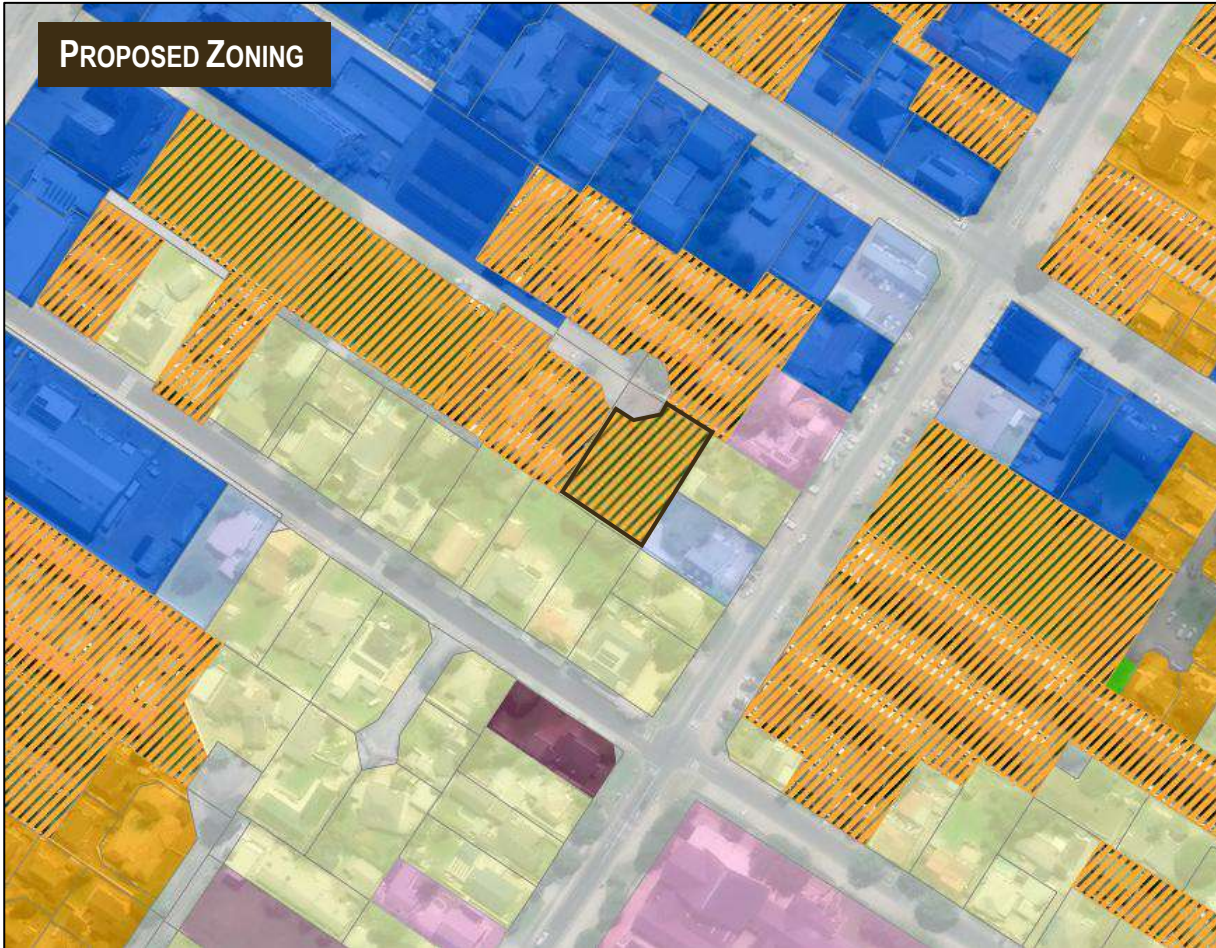
ANNEXURE 6

ZONING PLAN:

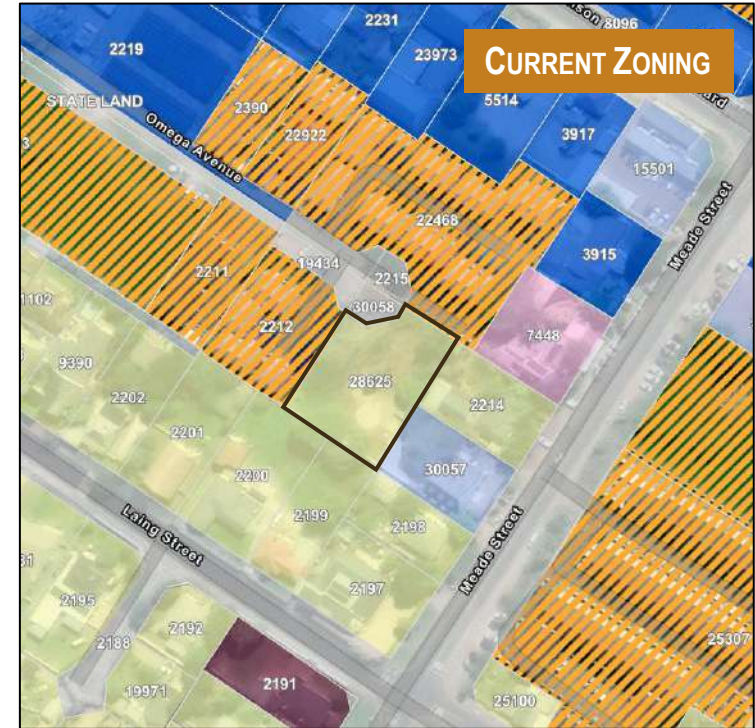
ERF 28652

20 OMEGA STREET, GEORGE CBD
GEORGE MUNICIPALITY & DIVISION

PROPOSED ZONING











CURRENT ZONING



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



NTS

	Transport Zone II (Public road)		Single Residential Zone I (dwelling house)		Community Zone III (institution)
	Community Zone I (Place of Instruction)		General Residential Zone II (group housing)		Business Zone I (business premises)
			General Residential Zone IV (flats)		Business Zone IV (offices)

ANNEXURE 7

LAND SURVEYOR'S CERTIFICATE

The Chief Town Planner, Municipality of GEORGE
 I hereby certify that I have inspected the property known as
ERF 28625 GEORGE

Situate in the Municipality of GEORGE
 Administrative District of George
 Province of the Western Cape
 on behalf of Mr C Snyman
 Diagram No 1744/2019

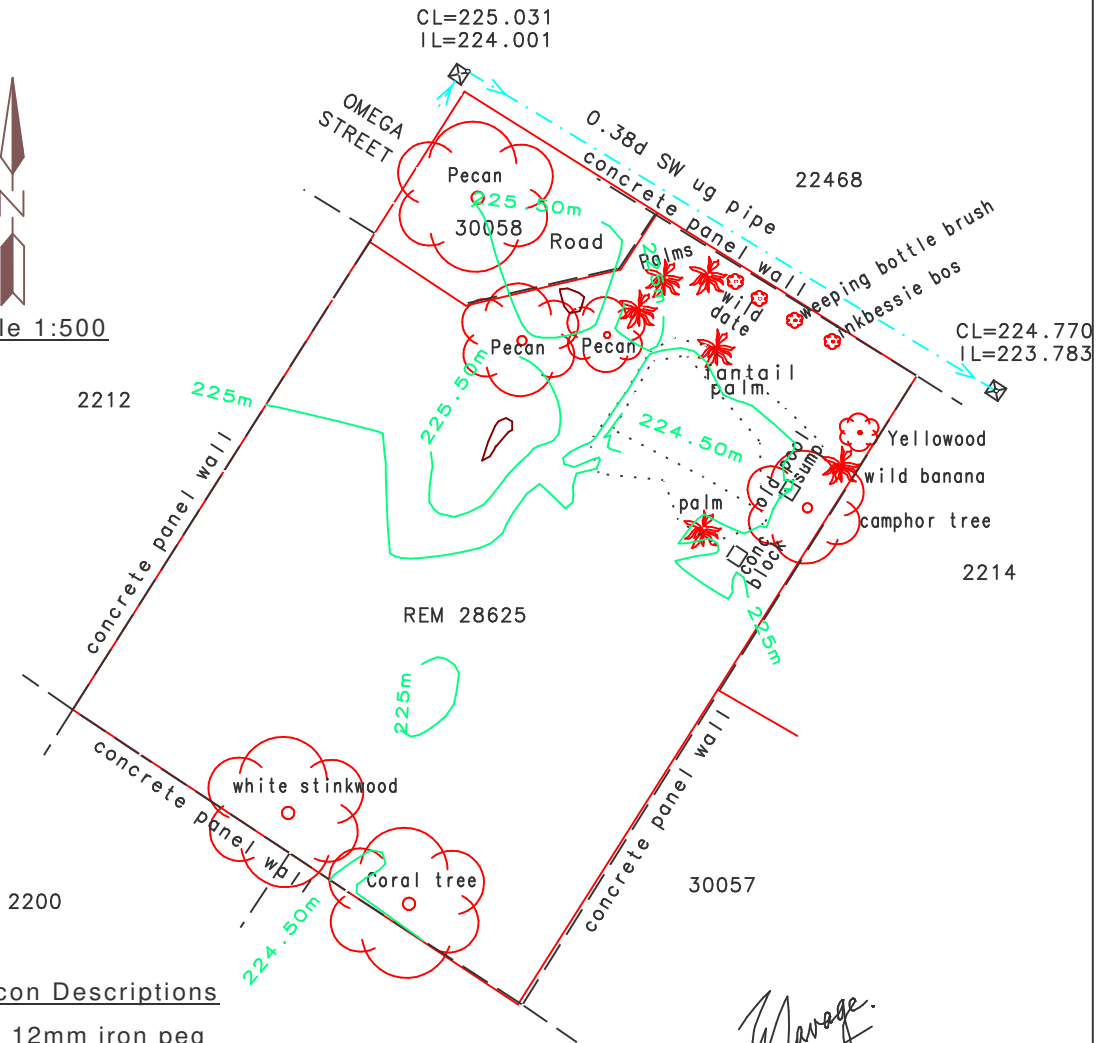
Stormwater, sewer and trees

CL=225.457
 IL=222.767
 2

CL=225.280 sewer
 IL=222.980
 1
 CL=225.415
 IL=223.145
 3



Scale 1:500



Beacon Descriptions

- A,B: 12mm iron peg
- C: wall corner
- D: 12mm hole on top of wall

in March 2019

G. S. SAVAGE & Associates

PROFESSIONAL LAND SURVEYOR

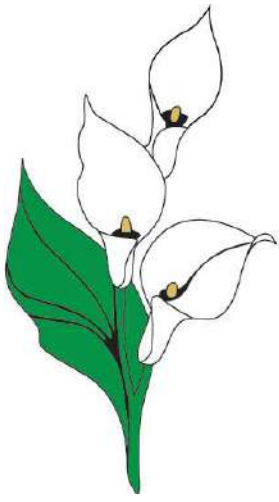
46 ALBERT STREET, P O BOX 752, GEORGE 6530

TEL: (044) 874 2414 Cell: 083 454 1350

CF: 1751/DP

Ref: 28625GEO pts 1.mal

ANNEXURE 8



INDIGENOUS GARDENS

john@ecoroute.co.za cell: 082 302 3067 N.Dip Horticulture

16th March 2026

SITE INSPECTION OF TREE'S ON ERF 28625 GEORGE



OBSERVATIONS

- Erf 28625 is a vacant Erf in Omega Ave. George
- Mature pecan nut tree's are the dominant species on this site
- Most of the tree's are on the boundary and are outside the building line
- One protected species was noted Podocarpus Longifolia (True Yellowwood) and is located right on the eastern boundary

THE FOLLOWING SPECIES OBSERVED ON THE SITE



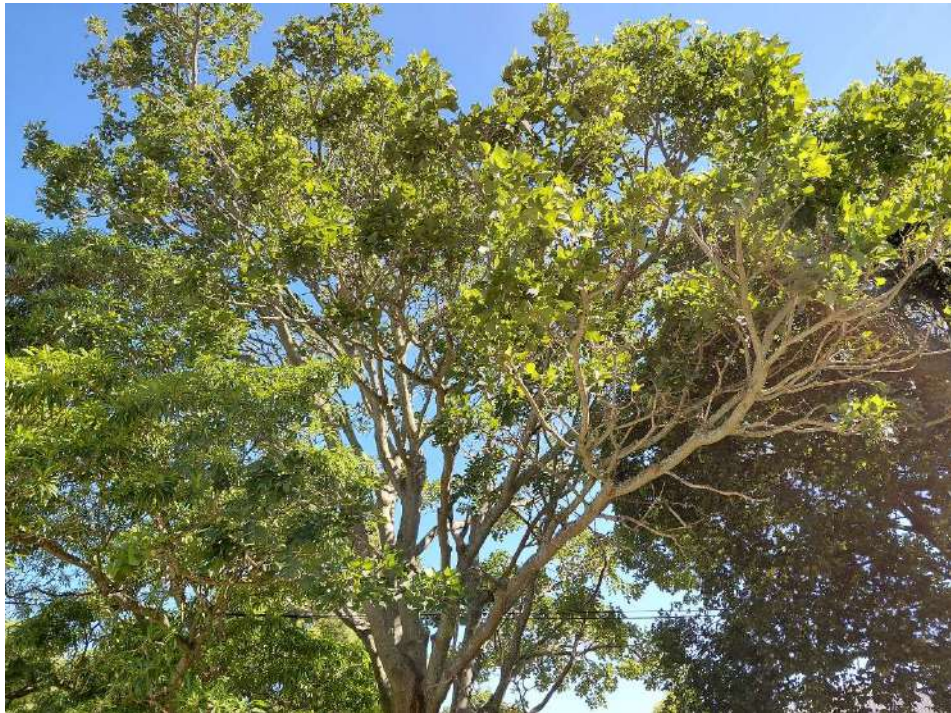
Carya illinoensis (Pecan tree)



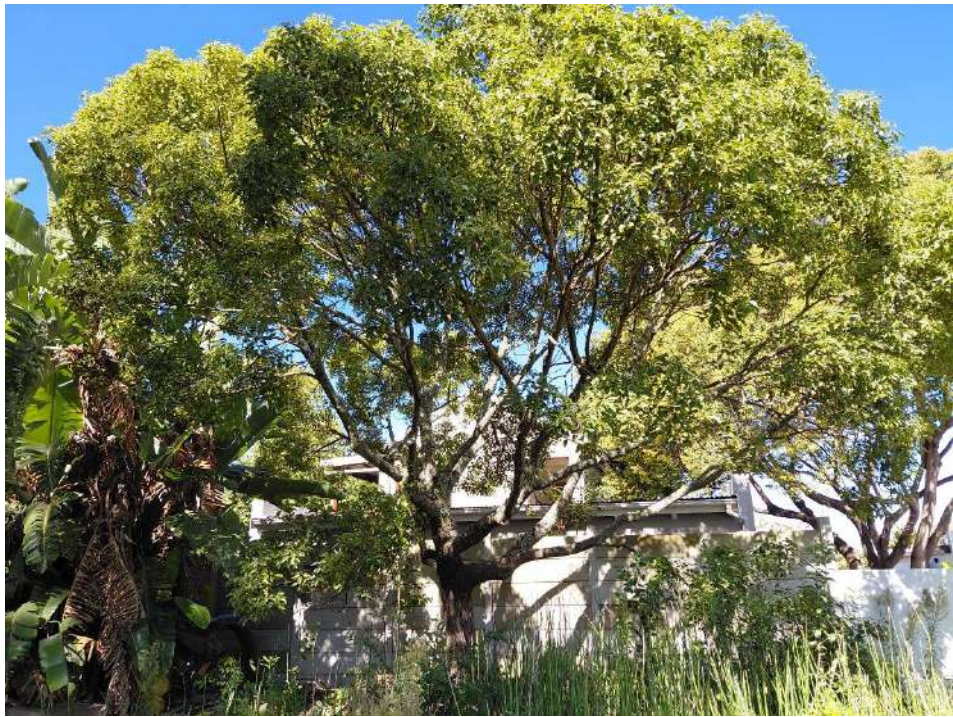
Livistona chinensis (Fan Tail Palm)



Celtis African (white stinkwood)



Erythrina lysistemon (Coral tree)



Camphora officinarum (Camphor tree)



Strelitzia nicolai (Wild banana)



Cestrum laevigatum (Inkbessiebos)



Podocarpus latifolius (True Yellowwood)



Callistemon viminalis (Weeping Bottlebrush)



Phoenix reclinata (wild date palm)

Kind Regards

John Gibbs

N.Dip Horticulture

ANNEXURE 9

ANNEXURE 10

LEVELS AND DIMENSIONS.

THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWING AND/OR WORK.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.

AREA SCHEDULE:

DESCRIPTION	ALLOW	ACTUAL
NEW FLAT ZONE II ERF 28625		
GEORGE CENTRAL		
NEW GROUND STOREY		428m ²
NEW FIRST STOREY		407m ²
NEW SECOND STOREY		407m ²
NEW COVERED PARKING		326m ²
AREA TOTAL FLOOR FACTOR 2	3148m ²	1242m ²
NEW SOFT LANDSCAPE/ OPEN AREA		290M ² m ²
NEW HARD LANDSCAPE		825M ² m ²
TOTAL PARKING PROVIDED		31.5
GEORGE INTEGRATED ZONING SCHEME		
MOTORCYCLE PARKING		2
BICYCLE PARKING		2
ERF AREA	1573m ²	1573m ²
NEW COVERAGE	754m ²	754m ²
TOTAL COVERAGE	60%	47%

PARKING REQUIREMENT ZONE GENERAL RESIDENTIAL

2 BEDROOM UNITS TOTAL
 PARKING REQUIRED PT1

3
 1.5 BAYS PER UNIT = 4.5
 4. PROVIDED

1 BEDROOM UNITS TOTAL
 PARKING REQUIRED PT1

21
 1.25 UNIT=26.25PROVIDED
 26 PROVIDED
 2 MOTORCYCLE = 1
 2 BICYCLES= .5
 30.75 PARKS
 30+1.5 =31.5 PROVIDED

EXTRA PARKS PROVIDED THROUGH MOTORCYCLE
 EXTRA PARKING PROVIDE THROUGH BICYCLE
 TOTAL PARKS REQUIRED PT1
 TOTAL PARKS PROVIDED

No. Nr.	Date Datum	Description Beskrywing	By Deur
			Wysigings



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Client/Klient

**TPD MANAGEMENT
 (PTY) LTD**

Project/Projek

**PROPOSED NEW
 APARTMENT BUILDING
 ERF 28625
 GEORGE CENTRAL**

Drawing Title/Tekening Titel

SITE PLAN

Drawing Number/Tekening Nummer

BA26-007 1-01 CD

Wys Nr./Rev No.

0

Scale/Skaal

AS SHOWN

Designed/Ontwerp

RIAAAN LE ROUX

Drawn/Geteken

RIAAAN LE ROUX

Checked/Nagesien

RIAAAN LE ROUX

Op oorspronklike tekening
 On original drawing

OMEGA STREET

ERF 28625

30058

225.50m

225.50m

225m

2212

NEW APARTMENT

ERF 28625

30057

30057

2214

225m

224.50m

30057

SITE PLAN - scale 1 : 200

ANNEXURE 11

OMEGA STREET

ERF 28625

Pecan

30058

225.50m

224.50m

2214

225m

2212

REM 28625

225m

30057

concrete panel wall

concrete panel wall

concrete panel wall

concrete panel wall

ROOF PLAN - scale 1 : 100

IL=224.00



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Revisions Wysigings			



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Project/Projek
**PROPOSED NEW APARTMENT BUILDING
 ERF 28625
 GEORGE CENTRAL**

Drawing Title/Tekening Titel
ROOF PLAN

Drawing Number/Tekening Nummer
BA26-007 1-02 CD

Wys Nr./Rev No.
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Scale/Skaal
AS SHOWN

Designed/Ontwerp
RIAAAN LE ROUX

Drawn/Geteken
RIAAAN LE ROUX

Date/Datum
APRIL 2026

Checked/Nagesien
RIAAAN LE ROUX

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 ERF 28625
 GEORGE CENTRAL**

Drawing Title/Tekening Titel
 GROUND STORY

Drawing Number/Tekening Nummer BA26-007 2-01 CD	Wys Nr./Rev No. 0
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	Checked/Nagesien RIAAAN LE ROUX

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GROUND STORY - scale 1 : 100

LEVELS AND DIMENSIONS.
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 ERF 28625
 GEORGE CENTRAL**

Drawing Title/Tekening Titel
FIRST STORY

Drawing Number/Tekening Nummer
BA26-007 2-02 CD

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	Checked/Nagesien RIAAAN LE ROUX

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FIRST STORY - scale 1 : 100

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 ERF 28625
 GEORGE CENTRAL

Drawing Title/Tekening Titel
 SECOND STORY

Drawing Number/Tekening Nummer
 BA26-007 2-02 CD

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Scale/Skaal
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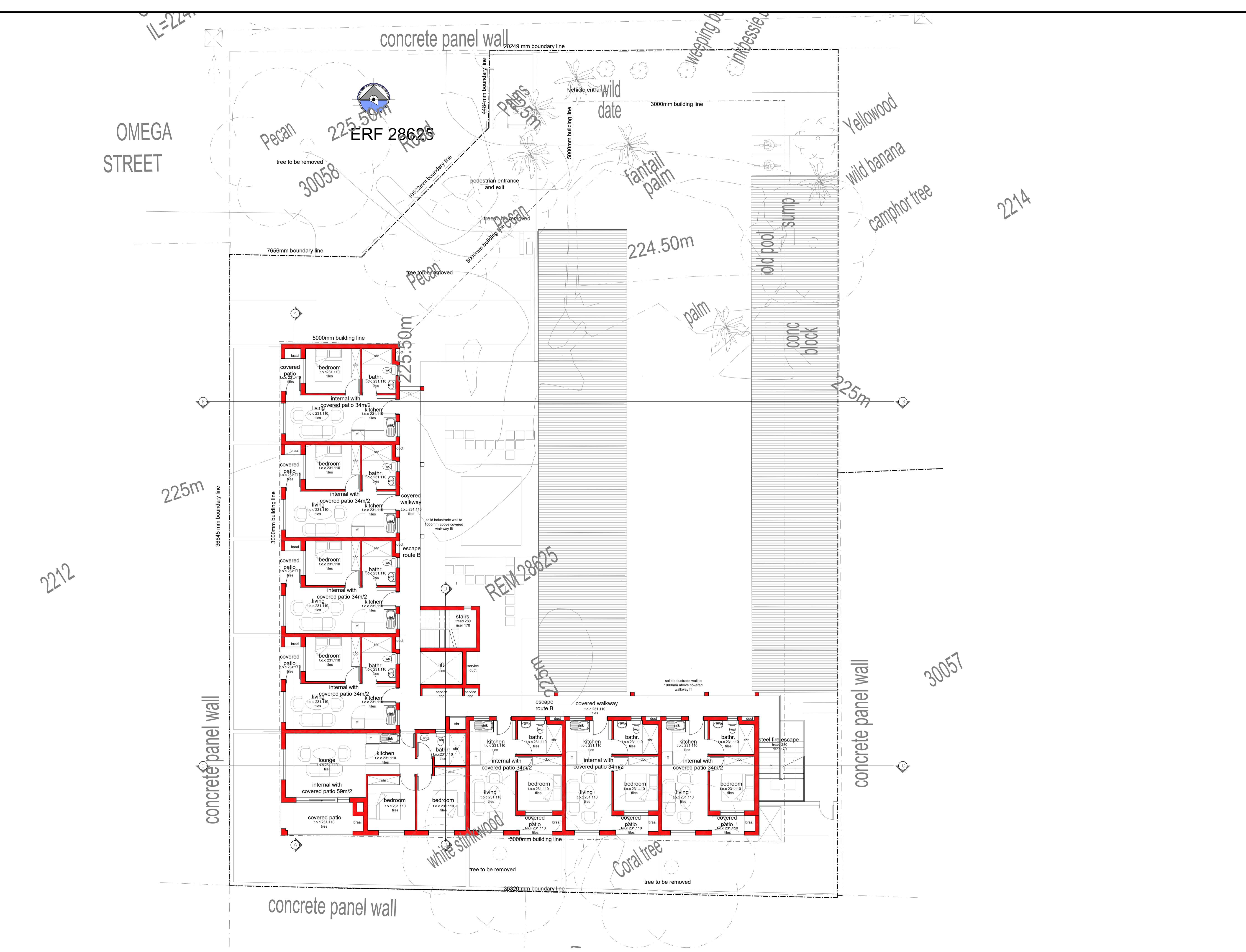
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Drawn/Geteken
 RIAAN LE ROUX

Date/Datum
 APRIL 2026

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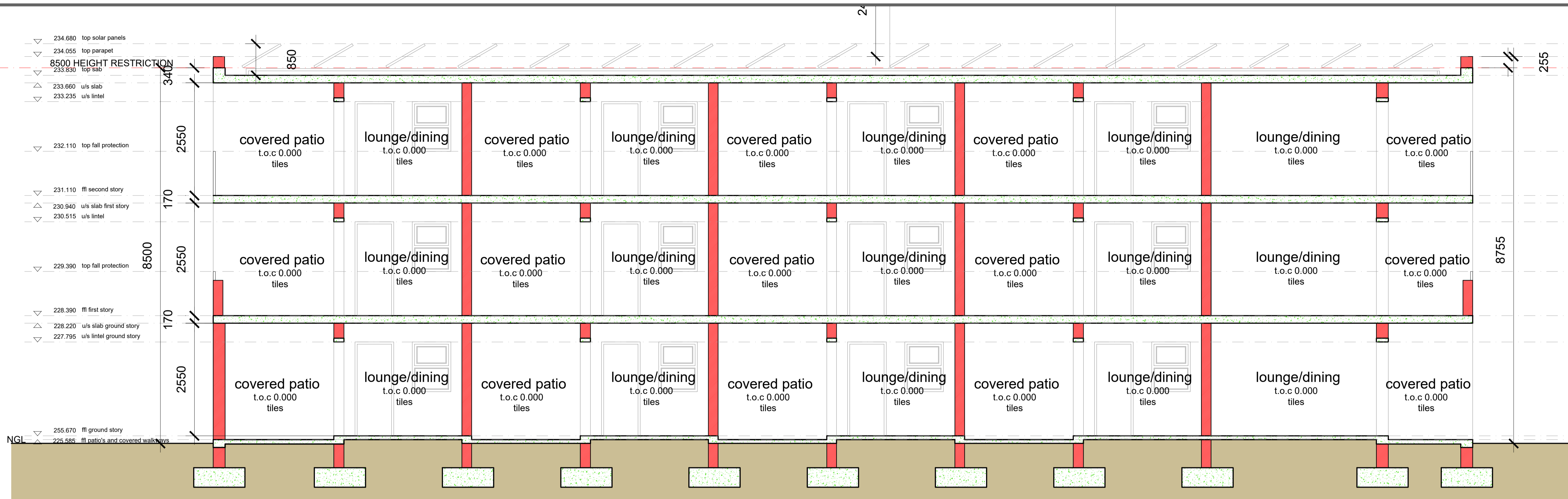


SECOND STORY - scale 1 : 100

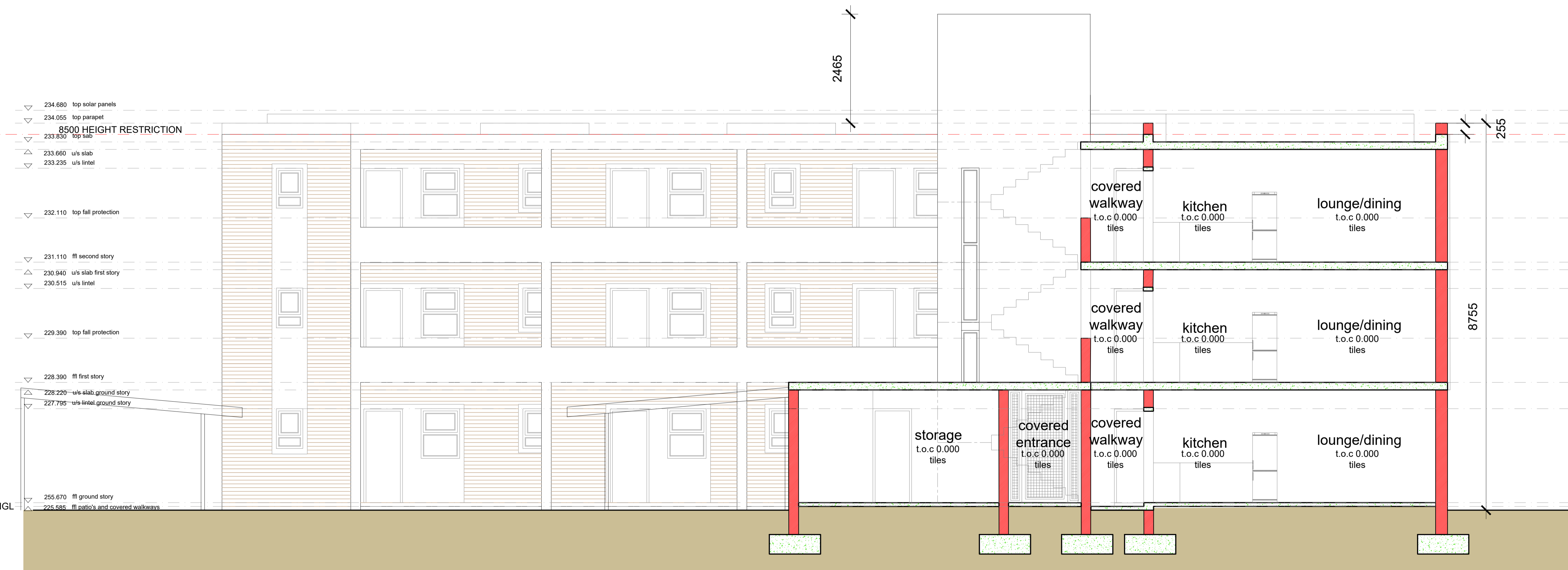
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SECTION AA - scale 1 : 50



SECTION BB - scale 1 : 50

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 ERF 28625
 GEORGE CENTRAL**

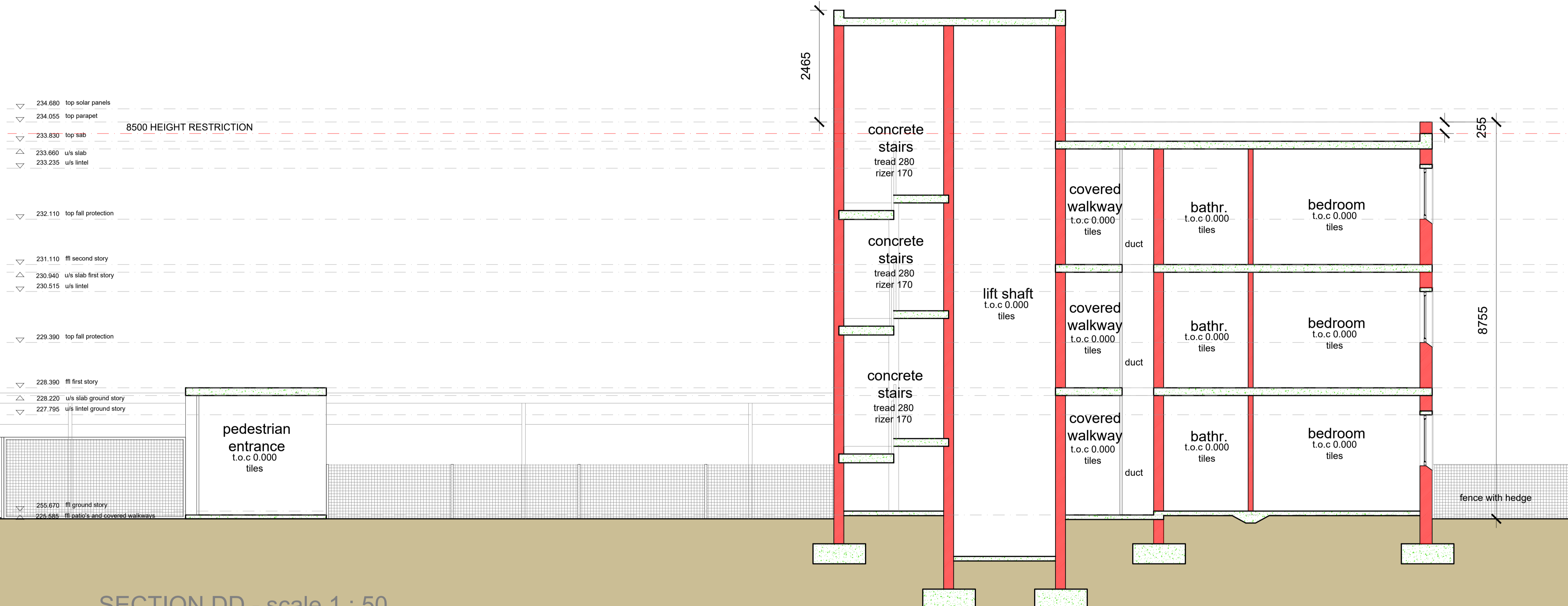
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Drawing Number/Tekening Nummer
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	Checked/Nagesien RIAAN LE ROUX

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SECTION DD - scale 1 : 50

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Revisions Wysigings

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 ERF 28625
 GEORGE CENTRAL**

Drawing Title/Tekening Titel
 SECTION AA

Drawing Number/Tekening Nommer BA26-007 3-01 CD	Wys Nr./Rev No. 0
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WEST ELEVATION - scale 1 : 100



NORTH ELEVATION - scale 1 : 100



EAST ELEVATION - scale 1 : 100



SOUTH ELEVATION - scale 1 : 100

No. Nr.	Date Datum	Description Beskrywing	By Deur
			Wysigings



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Drawing Title/Tekening Titel
 ELEVATIONS

Drawing Number/Tekening Nummer
 BA26-007 4-01 CD

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	Checked/Nagesien RIAAN LE ROUX

Op oorspronklike tekening
 On original drawing

ANNEXURE 12

NEIGHBOURS CONSENT/ COMMENT FORM
TO WHOM IT MAY CONCERN


REMAINDER ERF 28625, OMEGA STREET, GEORGE

- *Rezoning* in terms of Section 15(2)(a) of the George Municipality: Land Use Planning By-law (2023) of RE-28625 George from Single Residential Zone I (dwelling house) to General Residential Zone IV (flats).
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 - Northern side building line from 3.0m to 0.0m for carports.
 - Eastern rear building line from 3.0m to 0.0m for carports and to 1.9m for fire escape stairs.

NATURE OF CONSENT GIVEN (Tick whichever is applicable)

I/we the undersigned owner/s of the adjoining property as described below, hereby confirm that I/we have seen the building plans/ site development plans relating to the above application (my neighbour's development proposal). I/we have no objections thereto and I/we would not make any further claims with regard to view obstruction resulting from the approval of said building plans.	x
I/we the undersigned owner/s of adjoining properties hereby confirm that I/we have seen the building plans / site development plans relating to the above application (my neighbour's development proposal). I/we have no objections thereto subject to the following:	
<u>Comment / Conditions</u>	

ADJACENT OWNER'S DETAILS

OWNER/S NAME/S	JJ Lubbe obo Just Vision Optometrists Ingelyf	ID NUMBER	2019/325720/21
ERF NUMBER	Erf 30057 George	EXTENSION AREA	George South
ADDRESS	Meade Street, George	CONTACT DETAILS	062 722 7674
SIGNATURE OF OWNER		DATE	28 May 2026

***Reminder: Adjacent owners must also sign and date the related building plan / site development plan**

FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:

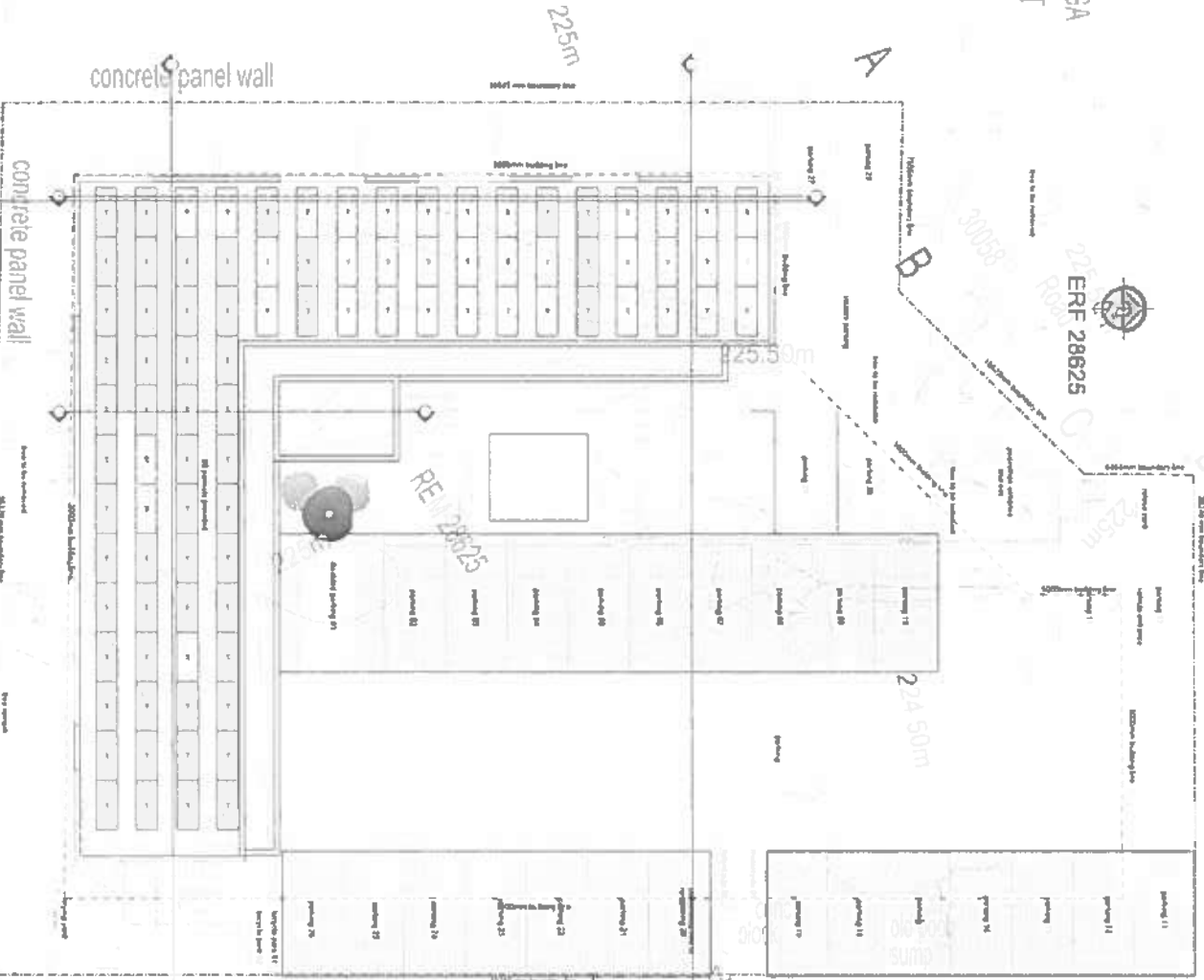
IS THE SIGNATORY THE OWNER OF THE PROPERTY (CONFIRMED ON SAMRAS)?	YES	NO
--	-----	----

CHECKED BY		DATE	
-------------------	--	-------------	--



OMEGA STREET

ERF 28625



ROOF PLAN - scale 1 : 100

Placette

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SCALE AND GRID SYSTEMS
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 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED

No.	Symbol	Description	By	Scale
1		Structural	W. van der Merwe	1:100
2		Architectural	W. van der Merwe	1:100
3		MEP	W. van der Merwe	1:100
4		Other	W. van der Merwe	1:100

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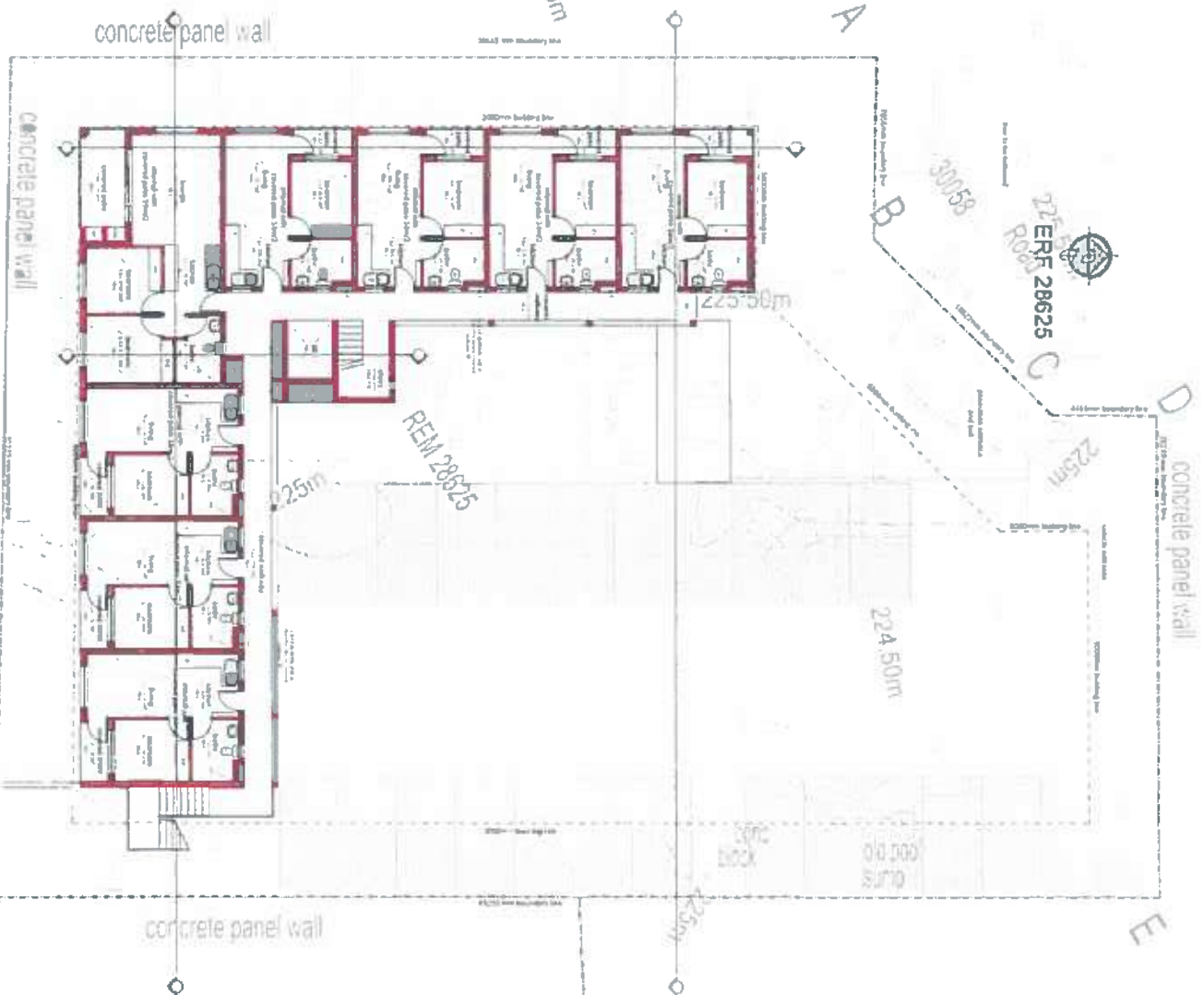
PROPOSED NEW APARTMENT BUILDING
 ERF 28625
 GEORGE CENTRAL

ROOF PLAN

AS 3601M
 AS 3601M
 AS 3601M
 AS 3601M

OMEGA STREET

REF 28625



FIRST STORY - scale 1:100

[Handwritten signature]

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LEVELS AND DIMENSIONS:
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Rev.	Date	Description	By



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PROPOSED NEW APARTMENT BUILDING REF 28625 GEORGE CENTRAL

PROJECT NO: 28625

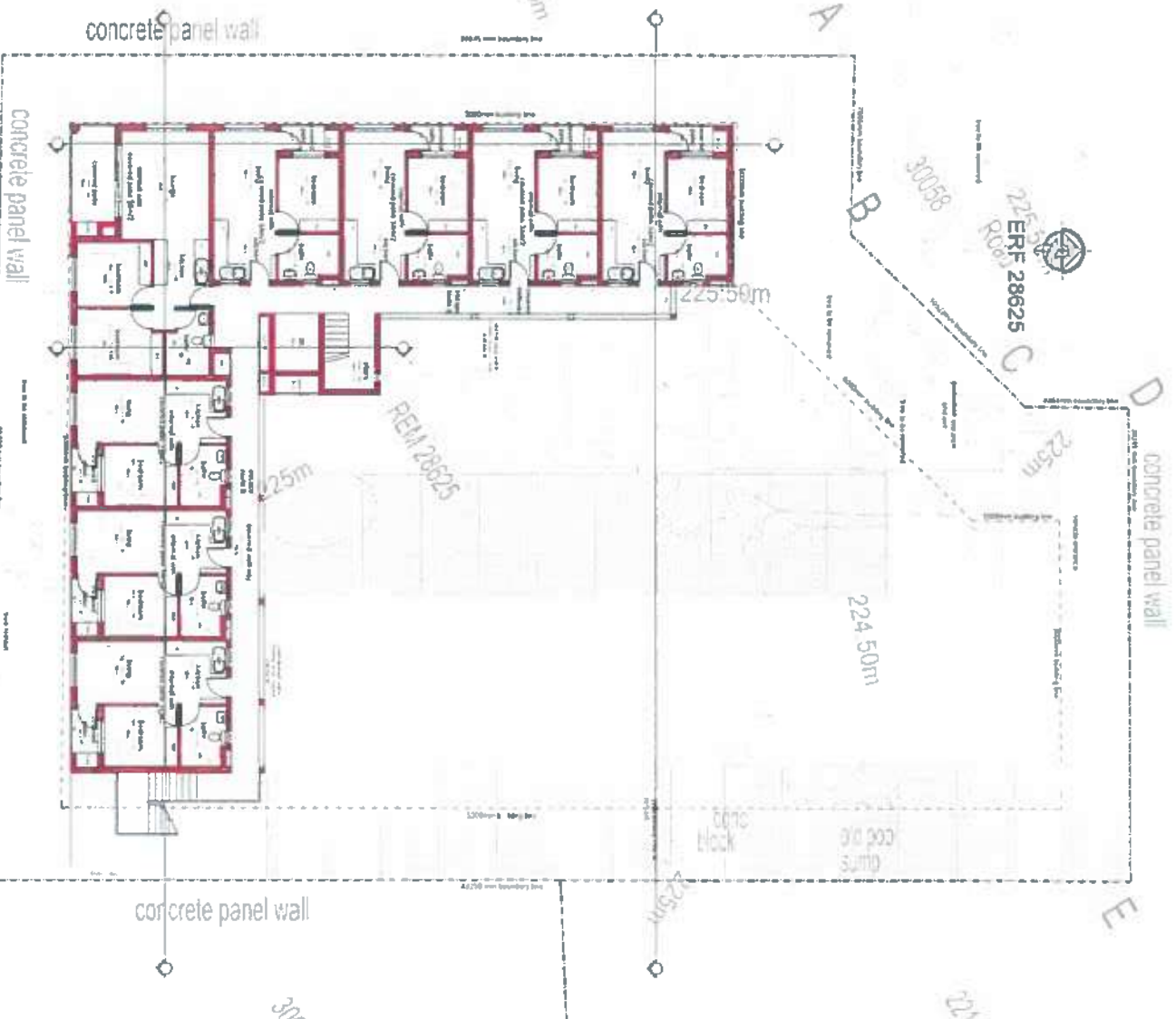
DATE: 15/03/20



Author	Checked	Approved

OMEGA STREET

ERF 28625



SECOND STORY - scale 1 : 100

Handwritten signature

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LS 01215 - 2018 (REVISED)
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No.	Revisions	By	Date



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(PTY) LTD

PROPOSED NEW
APARTMENT BUILDING
ERF 28625
GEORGE CENTRAL

SECOND STORY

Scale: 1:100

Author	
Checked	
Drawn	

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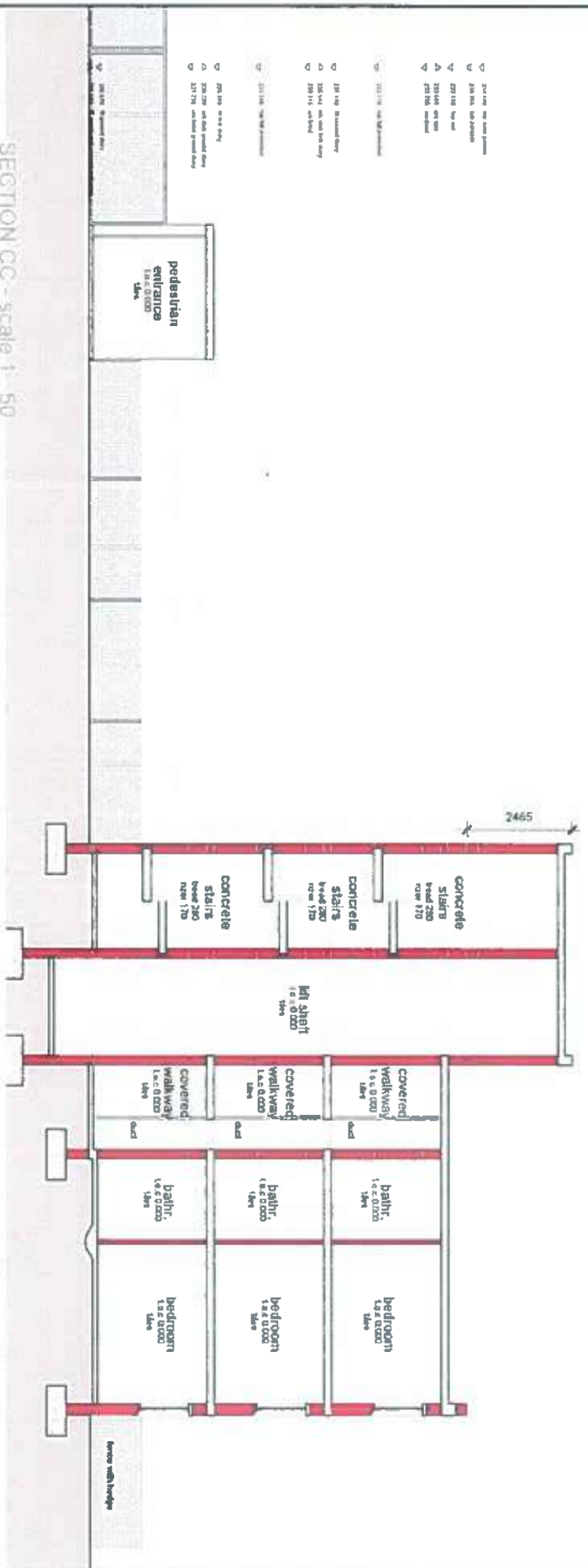
PROPOSED NEW APARTMENT BUILDING
 ERF 28625
 GEORGE CENTRAL

SECTION AA

BUBBLET 30/00



SECTION CC - scale 1:50



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ANNEXURE 13























ANNEXURE 14



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

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

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

PART A: PARTICULARS

Reference number: 4031257

Purpose of consultation: To discuss proposed land use application

Brief proposal: Proposed Rezoning

Property(ies) description: Rem Erf 28625 George

Date: 2 February 2026

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Mun.	044 801 9477	ihuyser@george.gov.za
Official	Fakazile Vava	George Mun.	044 801 9477	fvava@george.gov.za
Pre-applicant	Marlize de Bruyn	DMC Town Planning	0766340150	marlize@mdbplanning.co.za

Documentation provided for discussion:

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

____ **Copy of title deed, locality & draft site plan** _____

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

YES	NO
-----	----

Comprehensive overview of proposal:

Remainder Erf 28625 George is a Single Residential Zone I (dwelling house)-property, ±1573m² in extent and located in a densification area, about 260m from York Street. It is proposed to develop flats on this property. Therefore, this vacant property is proposed to be rezoned to General Residential Zone IV. About 38 flats is proposed over 4 levels and parking on ground floor. Central terraces are also proposed for each floor.

Remainder Erf 28625 George was created following a subdivision application which created Erven 30057 & 30058 George. The latter is a portion of public road which was given off to complete the Omega Street cul de sac.

No restrictive conditions were identified in the title deed.

Considering the location of the property, a reduction in parking requirement (permanent departure) is proposed to PT1 (1.5 bays per flat including visitors parking).

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

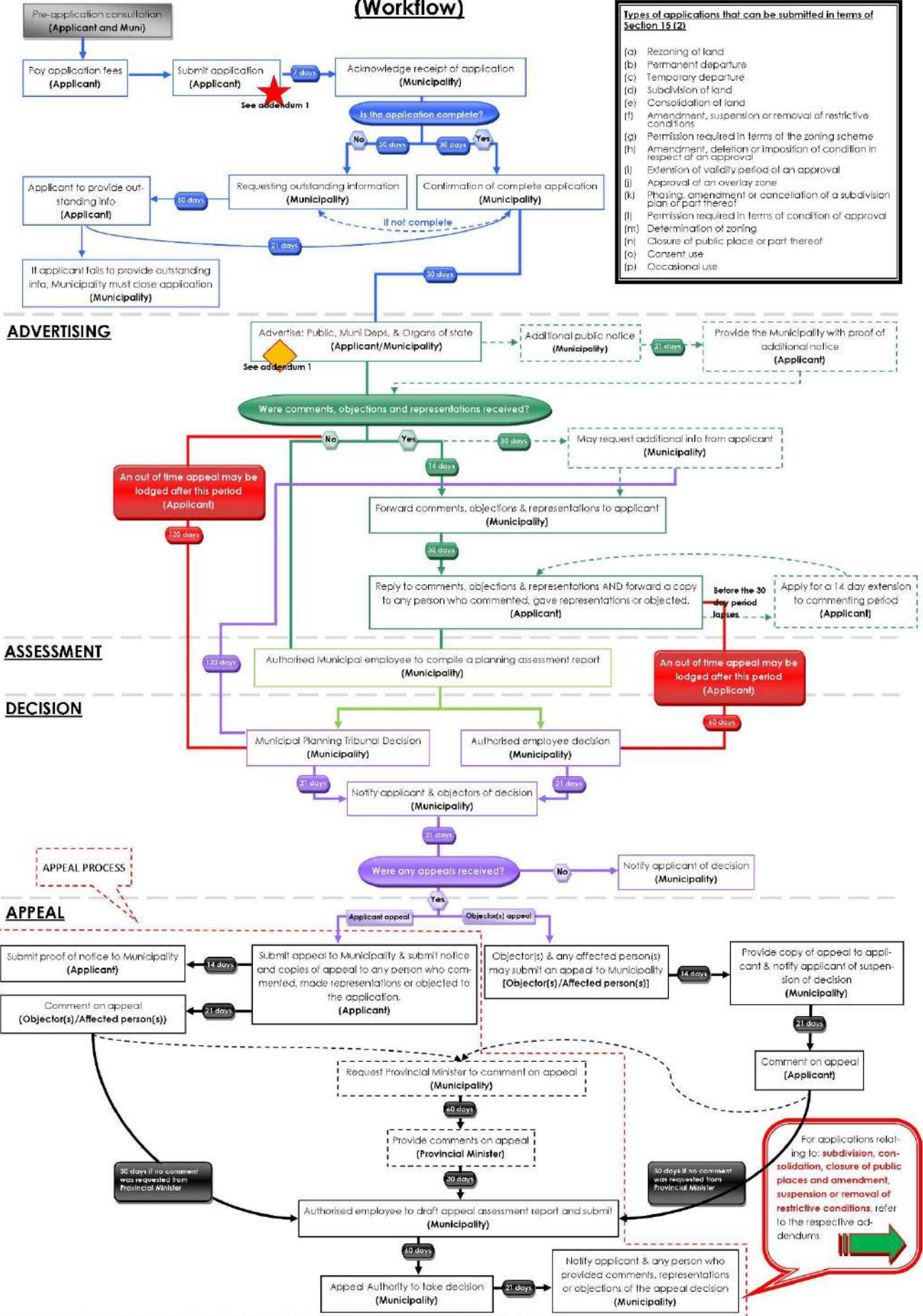
SUBMISSION

Draft By-Law on Municipal Land Use Planning

(Workflow)

Types of applications that can be submitted in terms of Section 15 (2):

- (a) Rezoning of land
- (b) Permanent departure
- (c) Temporary departure
- (d) Subdivision of land
- (e) Consolidation of land
- (f) Amendment, suspension or removal of restrictive conditions
- (g) Permission required in terms of the zoning scheme
- (h) Amendment, deletion or imposition of condition in respect of an approval
- (i) Extension of validity period of an approval
- (j) Approval of an overlay zone
- (k) Phasing, amendment or cancellation of a subdivision plan or part thereof
- (l) Permission required in terms of condition of approval
- (m) Determination of zoning
- (n) Closure of public place or part thereof
- (o) Consent use
- (p) Occasional use



ADVERTISING

ASSESSMENT

DECISION

APPEAL

APPEAL PROCESS

For applications relating to: **subdivision, consolidation, closure of public places and amendment, suspension or removal of restrictive conditions**, refer to the respective addendums

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant		What land use planning applications are required?	Application fees payable
x	2(a)	a rezoning of land;	To be determined
x	2(b)	a permanent departure from the development parameters of the zoning scheme;	To be determined
	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
	2(f)	a removal, suspension, or amendment of restrictive conditions in respect of a land unit;	R
	2(g)	a permission required in terms of the zoning scheme;	R
	2(h)	an amendment, deletion, or imposition of conditions in respect of an existing approval;	R
	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a home owner's association;	R
	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			To be determined

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

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X			
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]	X			Conveyance Attorney to confirm
Any other Municipal by-law that may be relevant to application? (If yes, specify)	X			
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? <u> GIZSB 2023 </u> What is the current zoning of the property? <u> SRZI </u> What is the proposed zoning of the property? <u> GRZIV </u> Does the proposal fall within the provisions/parameters of the zoning scheme? <u> To be determined </u> Are additional applications required to deviate from the zoning scheme? (if yes, specify) <u> To be determined </u>				

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

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

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

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

**SECTION D:
SERVICE REQUIREMENTS**

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

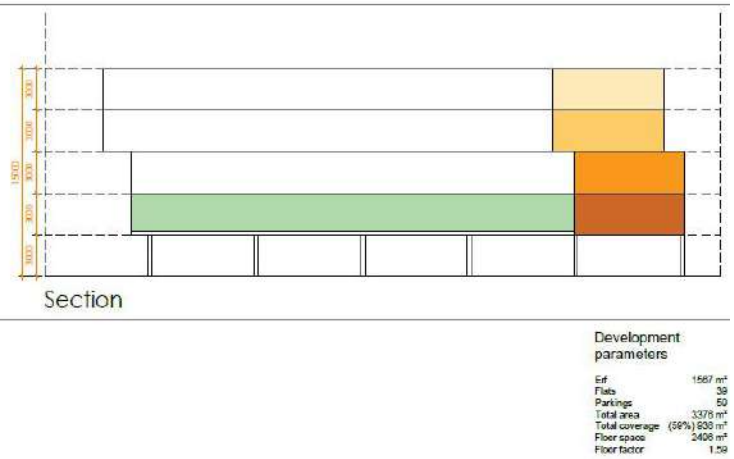
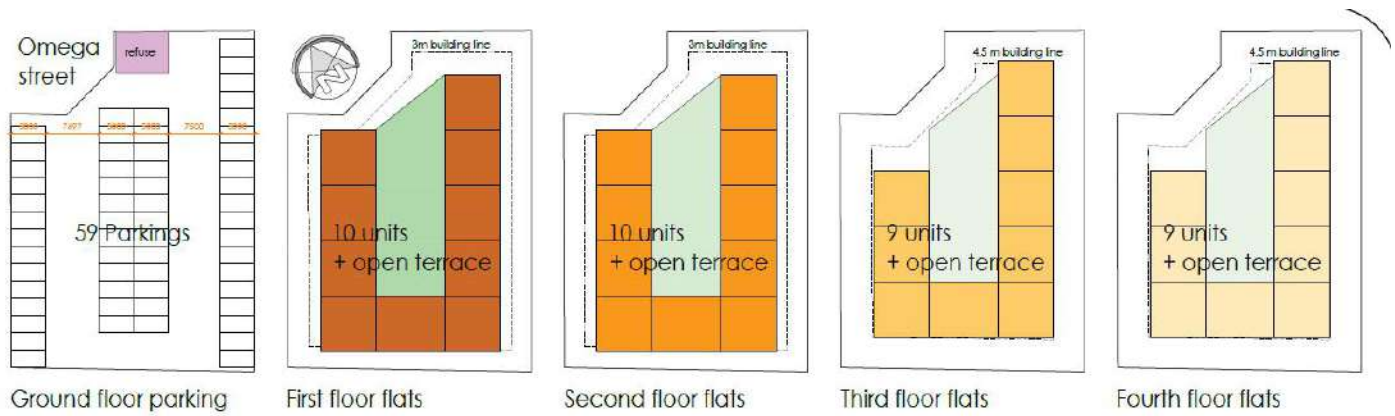
Development charges:			X	
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PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION

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

PART E: DISCUSSION

Pre-application as discussed on 4 February 2026 for the proposed rezoning of Erf 28625, George. The applicant was available for the discussion and provided the following site layout plan.



Town planning comments

- The proposed density for the development is high (approximately 243du/ha); applicant is advised to motivate this density in line with the zoning scheme, high-density guidelines and MSDF.
- The site layout plan must ensure that sufficient parking and manoeuvring space are shown.
- Height of the flats to be sensitive to the surrounding area, height above, 8.5m to be addressed in line with the zoning scheme.
- Application for PT1 parking requirements may be considered in principle.
- A pedestrian access in line with accessibility to public transport to be considered.
- A functional open space in line with the zoning scheme to be provided. Applicant is advised to investigate different types of open space and greenery that may be used.
- Applicant to map and include all existing mature trees on the site. Removal, cutting or trimming of all indigenous trees without the necessary approvals/permits is prohibited.
- Replanting of the trees on a different location may be considered, this will need to be determined and confirmed with the Parks department should it be an option.
- A suitable refuse collection area to be determined once access and vehicle movement/circulation is confirmed on site.
- Sufficient stacking distance to be provided.
- Existing encroachments within the municipal road reserve (arising from other developments) have been noted and must be addressed accordingly. The applicant is advised to report the latter and any additional

encroachments observed to the Compliance Department/Building Control for further action.

- Applicant to consult and ensure compliance with the zoning scheme, MSDF and LSDF which is applicable to the area.
- Furthermore, this pre-application comments are not exhaustive and should not be relied upon as a definitive assessment or preliminary approval of the proposal. It remains the applicant's responsibility to ensure the accuracy and completeness of the application and to ensure that it is prepared and submitted in accordance with all relevant requirements and legislation.

CES comments

- Detailed site layout plan indicating location of staircases, size of columns holding the structure, size of parking bays, stacking distance (minimum of 6m) to be submitted.
- Applicant is advised to consult with CES with regards to other requirements.

ETS comments

- Electrical services report required.
- DC's applicable.

PART F: SUMMARY / WAY FORWARD

Refer to comments above. Applicant may, once more detail is available, submit a revised application.



OFFICIAL: _____

Fakazile Vava (Town Planner)

PRE-APPLICANT: Marlize de Bruyn

(FULL NAME)



SIGNED: _____

Ilané Huyser (Senior Town Planner)

SIGNED: _____

DATE: 2026.02.12

DATE: 2 February 2026

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

ANNEXURE 15

TPD MANAGEMENT (Pty) Ltd.

ELECTRICAL SERVICES REPORT

FOR

**PROPOSED NEW APARTMENT BUILDING ON
ERF 28625, GEORGE**

REPORT NO: G/10714/R

Dated: 21 May 2026

Prepared by:

Clinkscapes Maughan-Brown (South) (Pty) Ltd.

39 Victoria Street

GEORGE

6529

Contact: R. Steenekamp

Tel. No. 044-8741511



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1.0 **INTRODUCTION**

This report has been prepared by Clinkscales Maughan-Brown (CMB) at their George office, who have been appointed by the Developer, Messrs TPD Omega (Pty) Ltd as the Electrical Consultants for the main supply to this development. The purpose of this report is to provide the necessary information on the proposed electrical connection to the existing municipal network in the area, in order to obtain all the necessary statutory approvals and to draw up a services agreement.

2.0 **LOCATION**

The planned development is on Erf 28625, located in Omega Street in George.

Erf 28625 currently is a Single Residential Zone I (dwelling house) property, ±1573m² in extent and located in a densification area, about 260m from York Street. It is proposed that the property be rezoned to General Residential Zone IV and an apartment building with 24 units (21 one bedroom and 3 two bedroom) be constructed.

3.0 **SUPPLY AUTHORITY**

The Supply Authority for the area is George Municipality, and therefore their Electricity Department was consulted on matters related to the electrical services.

4.0 **BASIS OF REPORT**

The report is based on the following:

- (i) Site development plan dated April 2026 prepared by Messrs Blue Architects.
- (ii) Information obtained from Mr Danie Greeff, George Municipality's Electro-Technical Services: Deputy Director – Planning & Design, during meeting held on 29 April 2026.
- (iii) Site inspection with Mr. Mzwanele Gatyeni from George Municipality's Electro-Technical Services on 20 March 2026, and subsequent e-mail correspondence.
- (iv) Current readings taken by Mr. Gatyeni during the period 20 to 27 March 2026 on the low voltage busbars at miniature substation MS-Omega.
- (v) General information received from the Client and other members of the professional team.

5.0 **DEMAND**

Based on the information currently available, the peak kVA demand of the Development has been estimated at 81kVA (117Amps) after diversity demand at the LV busbars of the transformer, as detailed in Annexure B.

This is a provisional calculation and will be finalized after all the network load particulars have been concluded.

The following objectives will be set to reduce consumption:

- Comply with SANS 10400.
- Energy efficient light fittings, air conditioning, mechanical ventilation, refrigeration and water heating installations, etc.
- Use of LPG gas instead of electrical appliances for cooking where economically feasible.
- Use of energy efficient appliances.
- Installation of Photo Voltaic (PV) and other Small Scale Embedded Generators (SSEG), where it can be economically justified.

It is expected that with the implementation of these measures, consumption could be reduced significantly.

6.0 **AVAILABILITY OF CAPACITY**

There is an existing 500kVA (maximum 722A) miniature substation "MS-Omega" in Omega Street near the York Street junction. Load readings were taken by the Municipality on the low voltage busbars (full load) of this substation which indicated a maximum loading of 140A on the blue phase. In view hereof, it is assumed that sufficient spare capacity will be available on this transformer and the primary network for this development.

7.0 **POINT OF CONNECTION**

The identified point of connection for this development is at the low voltage busbars of existing miniature substation "MS-Omega", as indicated on Drawing No. 10714/E/01 which is attached as Annexure A.

8.0 **BULK AND LINK SERVICES**

The Developer will not be required to install any bulk infrastructure upstream from the Point of Connection, but will contribute towards same in the form of the standard development contribution.

It is proposed that the Developer supply and install a dedicated low voltage cable from the existing MS-Omega to a new low voltage bulk metering kiosk located on the boundary of the erf, as indicated on the drawing. This cable will have to cross a number of paved driveways and parking areas, for which a new 110mm dia sleeve will be installed.

All cables and electrical equipment outside the erf will be installed in servitudes, road reserves and open spaces and will be accessible to the Municipality at all times.

9.0 **INTERNAL SERVICES**

The Municipality's responsibility will end at the load terminals of the new LV bulk meter to be installed in the LV bulk metering kiosk. The Developer will have to enter into a supply agreement with the Municipality. The Developer will be responsible for operating and maintaining the internal network downstream from the meter.

The Developer will be responsible for metering of each individual residential unit's consumption, sending out accounts, debt collection, etc. The services of a metering agent could be employed to assist in this regard and using prepayment metering.

10.0 **TECHNICAL PARTICULARS**

All drawings and specifications of the proposed network must comply with the Municipality's technical requirements and must be submitted to them for official approval before any construction can commence.

The LV bulk kWh/kVA consumption meter will be the Landis & Gyr type and must have the ability to be remotely read from the electrical department's offices. The meter will be purchased from George Municipality.

The Low Voltage (LV) supply will be underground cable and a ground mounted metering kiosk. The LV cable type will be PVC insulated, PVC bedded, galvanised steel wire armoured 600/1000V with four copper or aluminium conductors. The LV distribution kiosk will be polyethylene type with doors both front and back, and will be installed to act as the metering point for the supply to the erf.

The internal network must be designed so that any internal faults do not cause nuisance tripping of the upstream municipal network.

No switching of supplies or work in close proximity of existing cables / overhead lines will be carried out without prior arrangement with the Municipality's electrical department. The Electrical Contractor will also be required to liaise with the Municipality's civil department and communication service provider/s to ensure that no damage is caused to existing underground piped services during construction.

11.0 **SMALL SCALE EMBEDDED GENERATION (SSEG)**

The Developer intends to install a Hybrid Grid Tied Solar PV system.

The grid tied/connected hybrid system will combine solar PV, batteries and gas/diesel generator energy sources, which are connected to and runs in parallel with the utility network. The system will mainly be for self-consumption, run from the solar PV and battery power, and only use the generator and municipal grid to supplement the supply when there is insufficient energy from the PV or batteries. The system will also operate during power outages.

The installation shall adhere to the provisions and comply with the Requirements for Embedded Generation: Conditions and application process to become a small-scale embedded generator in the Municipality of George document.

12.0 **ENVIRONMENTAL REQUIREMENTS**

All work will comply in all respects with the relevant environmental management requirements.

13.0 **PROGRAMME**

It is expected that construction of services will commence after all the necessary approvals have been received and the feasibility has been accepted. It is expected that the total peak demand of the development will be reached over a period of 2 years after construction commence.

14.0 **CAPITAL COSTS**

- (i) The Developer will be responsible for the supply, installation and commissioning of the complete internal network and the link to the existing network as described above.

All work will be done under the direction of the Developer's Electrical Consultant, i.e. Messrs Clinkscapes Maughan-Brown, and by an Electrical Contractor to be approved by the Developer and the Municipality.

- (ii) The Developer will be responsible for payment of the standard municipal development charges towards bulk infrastructure. The level at which the Development connects in the shared network, and thus its contribution to shared networks, must be taken as MV/LV, assuming the point of connection is at MS-Omega. Based on a provisional calculation done by the Municipality's Electrotechnical Directorate and the 2025/26 charges, the estimated amount is R 549 975.44, excl. VAT. A copy of this calculation is attached as Annexure C.

- (iii) There will be no credit against development contributions payable.

15.0 **CONCLUSION**

We trust that this information is sufficient to obtain the necessary statutory approvals for the development and to draw up the services agreement.

Please contact the writer should more information be required.

In order to speed-up the process, we will also forward a copy of this report directly to the Municipality's electrical department, for their approval and any further comments they may have.



R.L. Steenekamp Pr Eng Pr CPM
CLINKSCALES MAUGHAN-BROWN

---ooo0ooo---


.....
Approved by Developer

.....
Charl Kenneth Snyman
.....
Name

.....
27/05/2026
.....
Date

.....
*Approved by George Municipality
Electro-Technical Services*

.....
Name

.....
Date

ANNEXURE A

Drawing No: 10714/E/01 – Plan layout of proposed electrical connection.


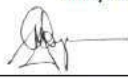
ANNEXURE B

Electrical Load Estimate

Erf No.	Zoning	Unit	Number / Size	ADMD kVA per unit	Coverage *	kVA at Transformer LV busbar	Network factor **	ADMD kVA impact on shared network
	EXISTING RIGHTS							
28625	Single Residential Zone I	No.	1	5.78	1.0	5.78	1.00	5.78
	Existing capacity							5.78
	RIGHTS APPLIED FOR							
28625	General Residential Zone IV (Flats)	Unit	24	3.00	1.0	72.00	1.00	72.00
28625	Lift	No.	1	9.00	1.0	9.00	1.00	9.00
	New capacity						81.00	81.00
	Additional capacity							75.22
* Coverage is used in calculation instead of FAR due to typical development in George and George network circumstances.								
** Diversity between various loads upstream from the LV Point of Connection to for the purposes of calculating the development contributions.								

ANNEXURE C

Development Contribution Calculation

Development Charges Calculator				Version 1.00	2025/06/18		
		Erf Number	28625				
		Allotment area	George				
		Elec DCs Area/Region	George Network:				
		Elec Link Network	MV/LV				
		Elec Development Type	Normal				
		Developer/Owner	0				
		Erf Size (ha)	0				
		Date (YYYY/MM/DD)	2026-05-21				
		Current Financial Year	2025/2026				
		Collaborator Application Reference	0				
Code	Land Use	Unit	Total Existing Right		Total New Right		
			Units		Units		
RESIDENTIAL							
	Single Res > 1000m² Erf (Upmarket)	unit		1			
OTHERS							
	Others. No further diversity applied. (as applied by consultant)	Actual kVA (ADMD)				86,6	
Is the development located within Public Transport (PT1) zone?			Please select				
			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	5,78	86,60	R 6 804,91	R 549 975,44	R 82 496,32	R 632 471,76
Total bulk engineering services component of Development Charge payable					R 549 975,44	R 82 496,32	R 632 471,76
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):		M Gatyeni					
Signature :							
Date :		May 21, 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:							