



TOWN PLANNING

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DEVELOPMENT MANAGEMENT CONSULTING

PROPOSED REZONING FOR DEWEL PROPERTIES PTY LTD

**ERF 1933, 13 2ND STREET, GEORGE EAST
GEORGE MUNICIPALITY & DIVISION**



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Annexures

1. Power of Attorney
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Aerial images:

<https://gis.elsenburg.com/apps/cfm/#>

<https://gis.george.gov.za/portal/apps/webappviewer/index.html?id=0283eccf869641e0a4362cb099290fca>

<https://www.google.com/earth/>

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PROPOSED REZONING:
ERF 1933 GEORGE, 13 2ND STREET, GEORGE EAST
GEORGE MUNICIPALITY & DIVISION

1. BACKGROUND INFORMATION

Erf 1933 George is a 1427m² single residential property located within the urban edge in George East and is developed with a dwelling house thereon. The proposal entails the rezoning of the property to General Residential Zone III (town housing) (GRZIII) which aligns with the property's locality within the densification zone off Knysna Road.

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

1.1 PROPERTY DETAILS

The table below includes relevant information regarding Erven 1933 George East.

Physical Address	13 2nd Street, George East
Size of the property	1428m ²
Owner	Dewel Properties Pty Ltd
Title Deed	T12082/2026 (Annexure 2)
Bond	Yes (Nedbank) (Annexure 3)
SG Diagram	2539/52 (Annexure 4)
Zoning	Single Residential Zone I (dwelling house)

The conveyancer's certificate confirms that there are no restrictive conditions that affects this application and is attached as **Annexure 5**.

2. APPLICATION

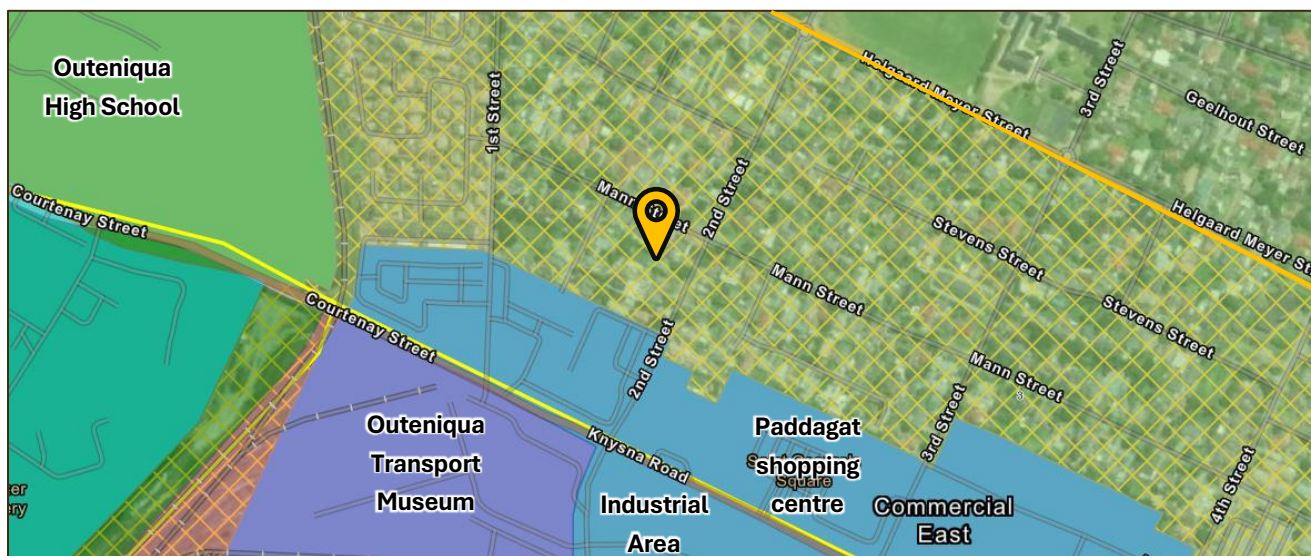
This land use application for Erf 1933 George entails the following:

- **Rezoning** in terms of Section 15(2)(a) of George Municipality: Land Use Planning By-law (2023) from Single Residential Zone I (dwelling house) to General Residential Zone III (town housing);

3. CONTEXTUAL INFORMANTS

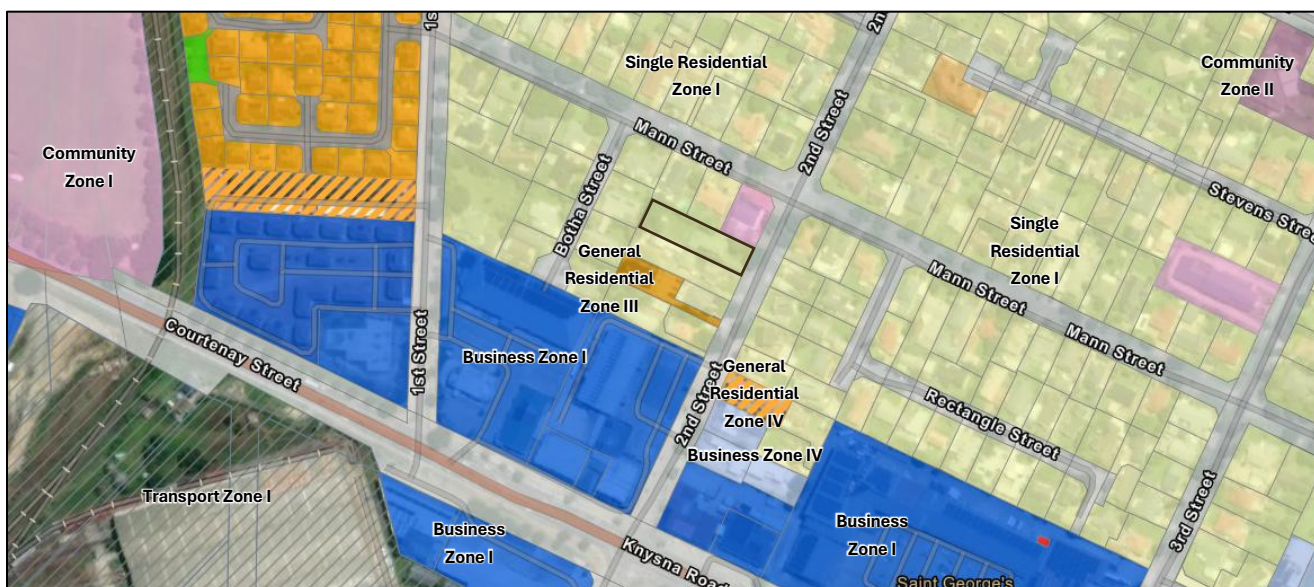
3.1 LOCALITY

Erf 1933 George is a developed residential property located in 2nd Street, George East. The property is about 500m east of Outeniqua High School and about 200m north of the Knysna Street Commercial Corridor and Saint George's Square shopping centre (*Paddagat*). The property also falls within the 500m densification buffer of Knysna Street. A locality map is attached hereto as **Annexure 6**.



3.2 ZONING

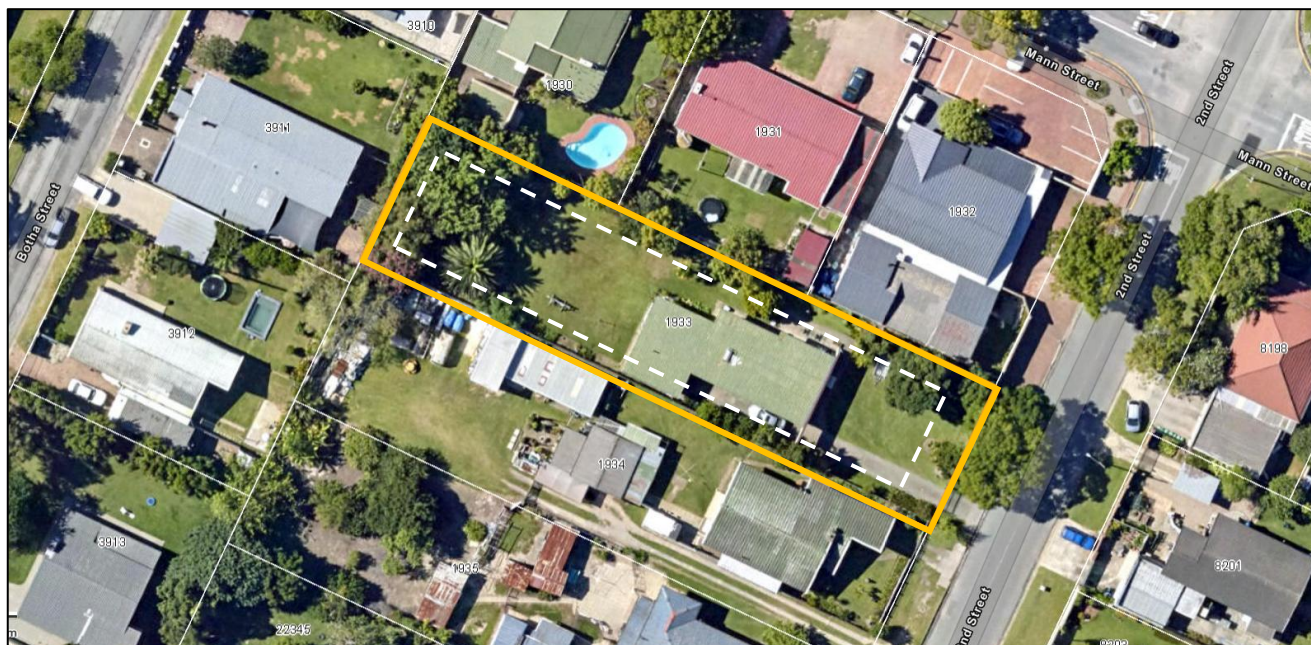
Erf 1933 George is zoned Single Residential Zone I (SRZI) and developed accordingly with a dwelling house. The property is abutted by other SRZI properties to the north, south, and west and abuts a place of instruction (CZI) to the north as well. The area is characterised by a combination of zonings dispersing from Knysna Road (south) into the residential neighbourhood (north).



3.3 CHARACTER OF THE PROPERTY & THE AREA

Erf 1933 George is a developed residential property located in 2nd Street in George East. The property is 1427m² and has a flat topography. The house is positioned in the frontal section of the property. The property has a long, narrow shape and is ideal for infill development. The property currently has a 5.0m street building line and 3.0m side and rear building lines. Access to the property is from 2nd Street.

The following images shows the character of the property and house.





As the neighbourhood is located within the 500m densification zone off Knysna Road, the area is characterised by business, and other non-residential land uses such as churches and educational facilities. Residential opportunities of a higher density are also found in this area.

The aerial images included with this land use application and the zoning plan extracts provides a visual indication of the character of the greater area.

The two photos below first indicated the streetscape / view (Google Streetview, February 2026) in a southern direction towards Knysna Road from Erf 1933 George and the second towards the north. The third photo shows the subject property as seen from Second Street (not Google Streetview).





4. DEVELOPMENT PROPOSAL

As stated in this report, Erf 1933 George is zoned Single Residential Zone I property (dwelling house), 1427m² in extent and located in the Knysna Road densification area. It is proposed to develop 6 town housing units on the property which will result in a residential density of 42du/ha (dwelling units per hectare). This is considered a medium density. The existing structure will be used, and additions will be made to create single storey town housing units. This ensures least impact on the surrounding neighbourhood.



The property was surveyed to determine the position of the existing structure, trees, boundary walls, etc. See **Annexure 7** for this site survey.

The plans provided by the *Blue Architects* (**Annexure 9 & 10**), indicate how the existing structure will be utilised, additions made and parking created in the rear of the property. The current vehicular access will remain the access with a refuse area to be created adjacent to the access.

Two 2-bedroom units are to be created in the space between the 3m street building line for GRZII and the existing structure. Then the existing structure will be converted into another two 2-bedroom units with additions on the northern side. At the rear another two 2-bedroom units will be added, the same as the two units on the eastern side. In the western rear of the property 12 parking bays is to be provided with ample manoeuvring space.

The site plan (**Annexure 9**) with the site survey (**Annexure 7**) as background, indicate how the development will comply with the applicable building lines and add to the existing structure.

4.1 REZONING

The rezoning of Erf 1933 George from SRZI to GRZII (town housing) will make the development of 6 town housing units possible. The proposed zoning is in line with the objective of the densification zone and is also in line with the growing character of the direct area for mixed residential typologies. All relevant development parameters will be complied with.



The zoning plan is attached also hereto as **Annexure 8**.

4.3. FURTHER CONSIDERATIONS

4.3.1. PRE-APPLICATION CONSULTATION

The pre-application is attached hereto as **Annexure 11** and is discussed in the table to follow.

INTERNAL DEPARTMENT COMMENT	RESPONSE
TOWN PLANNING	
A detailed site layout plan to be provided by applicant. The plan must ensure that appropriate parking, manoeuvring space, etc. is shown.	Noted and done accordingly. See attached the site plan as Annexure 9 .
Applicant is required to provide functional open space as part of the development (see development parameters for town housing into the zoning scheme).	The site plan indicates how each unit has ample private open space (Annexure 9). This is also discussed in more detail in par. 5.4 of this report.
Applicant to indicate 'how' the existing house will be incorporated with the development.	See the site plan (Annexure 9).
The development to align with the character of the area viz. limitation of 2 storeys.	The proposed town housing units will be single storey. See Annexure 10 .

Due consideration must be given to the MSDF and Zoning Scheme requirements.	See relevant paragraphs of this report.
The heritage status of the existing dwelling must be confirmed, and the necessary approvals must be obtained before it is extended or demolished. Heritage permits may be required should it be older than 60 years.	See confirmation attached as Annexure 12 form Heritage Western Cape & the George Heritage Trust that the structure is not older than 60 years.
A continuous walkway must be kept in front of the property.	Noted and done accordingly. The sidewalk space is not to be negatively impacted by the development proposal. This aspect was discussed with the relevant official from CES.
Applicant is advised to do a tree audit and maintain existing mature trees where possible. All indigenous trees may not be removed, cut or pruned without necessary permits from the relevant authority.	See Annexure 13 attached to this report and paragraph 4.3.4 No protected trees were found within the boundaries of the property.
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.
CES (CIVIL ENGINEERING SERVICES)	
Applicant to consult CES for detailed comments	The application was discussed with the relevant officials, and comment will be provided during the internal circulation of this land use application.
ETS (ELECTROTECHNICAL SERVICES)	
Electrical services report required. DC's applicable.	The electrical engineer (CMB) is in discussion with the relevant officials.

4.3.2. MUNICIPAL ENGINEERING SERVICES & ACCESS

The municipal engineering services currently provided will be expanded as necessary to accommodate the development of 6 town housing units. The access to the town housing development will be a combined entrance and exit way from 2nd Street that will be 5.0m wide. The refuse area will be provided inside the property along the street boundary directly next to the driveway.

The access is proposed to remain where it is and have the driveway along the southern side boundary to the proposed parking area in the rear of the property. There can comfortably fit 12 parking bays on the property, which is in line with the requirements for 6 town housing units.

See par. 5.5 of this report for detail on the easy accessibility of this property to bus stops and a GoGeorge-route.

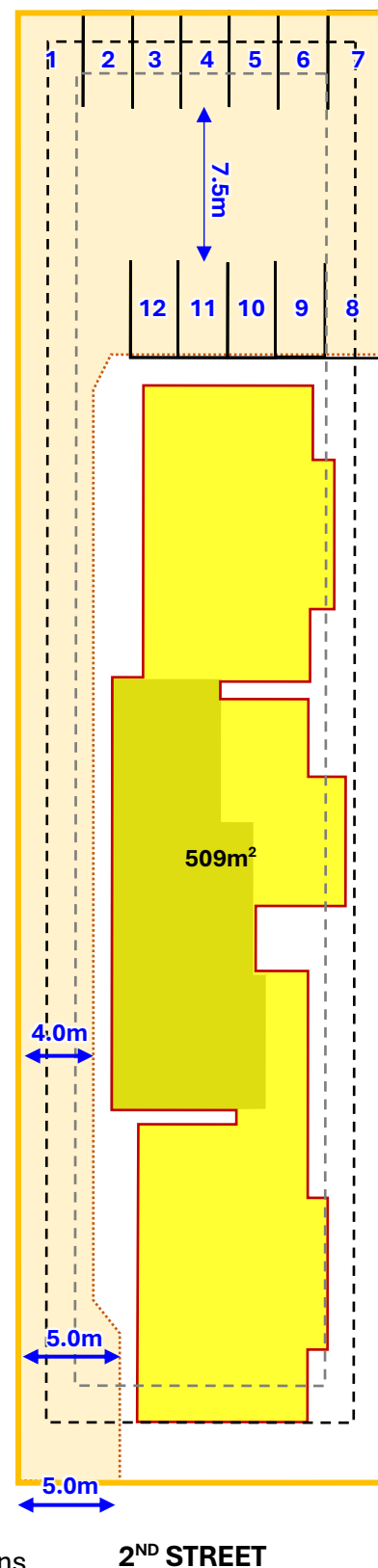
4.3.3. PUBLIC INTEREST

The public interest associated with this application is regarded as limited with only the immediately abutting SRZI properties (1930, 1931, 1932, 1934, & 3911) 'directly' affected. The properties to the north are two residential erven and one place of instruction. To the west and south are both residential.

Erf 29641 George, located two properties to the south, is also zoned GRZIII and accommodates 5 town housing units on ±946m². Further down 2nd Street across the road is an apartment building and just west in 1st Street is a very large group housing development. 2nd Street flows directly from the Knysna Road commercial corridor and is one of the main feeding roads from the rest of George into the northern suburbs (George East, Eden, Bergsig, Loerie Park, and Denver Park).

The proposed units will be single storey to ensure no overlooking or overshadowing is possible toward neighbouring properties.

The proposed development will fully comply with the building lines applicable to town housing but will also comply with the side and rear building lines of a SRZI property except for a minor section of the proposed covered patios being slightly over. This approach ensures that the spatial separation between the surrounding houses is maintained at SRZI standards, thereby addressing potential concerns related to views, privacy, overlooking, and overshadowing.



The proposed town housing development will also have a total floor area of about 509m². The maximum coverage allowed on the property under its current SRZI zoning is ±570m². The proposed development therefore remains within the coverage 'character' of the neighbourhood and will not visually affect the character of the property. From the street, the development will appear as a single elongated dwelling on a long property, rather than a dense cluster of separate units.

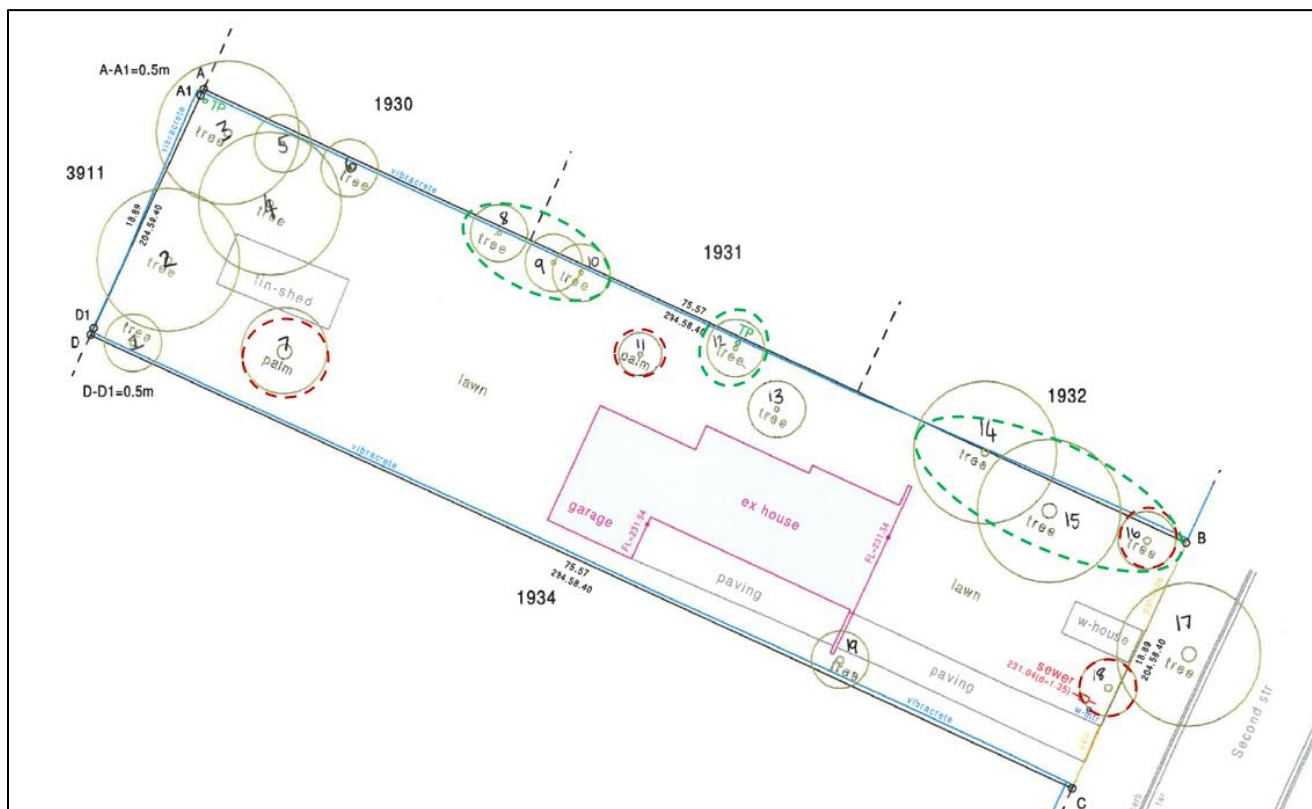
4.3.4. ENVIRONMENTAL & HERITAGE CONSIDERATIONS

Environmental

The property is within the urban edge the established residential neighbourhood of George East. No environmental issues such as watercourses affect this proposal. A tree survey was conducted and is attached hereto (**Annexure 13**). No protected trees were identified. The table to follow shows that the majority of existing trees are not indigenous with 6 invaders found. Two palm trees are not locally indigenous as well as a Eugenia tree. The Forest Elder is also not locally indigenous, but due to its location in the northeastern corner of the property, can easily be retained. The two palm trees and the Eugenia will be removed due to its location considering the proposed development. All invaders will be removed. The Camphor tree marked as no. 10 and 12 could have been retained as it will not be affected by additions, but as it is identified as an invader, it will be removed. The Crab apple (no. 9) and the two Holly Oaks (no. 14 and 15) can also be retained considering its location although it is not indigenous. Locally indigenous vegetation will be used to landscape the property following the completion of construction.

1, 8	Pride of India (<i>Lagerstroemia speciosa</i>)	not indigenous
2	Bottlebrush (<i>Calistemon</i> spp)	not indigenous
3, 5, 6, 10, 12	Camphor tree (<i>Cinnamomum camphora</i>)	not indigenous (category 1b invader)
4	Silk oak (<i>Grevillea robusta</i>)	not indigenous (invader/weed)
7, 11	Palm (<i>Areaceae</i>)	indigenous to KZE and EC
9	Crab apple (<i>Malus</i> spp)	not indigenous
13	Arborvitae (<i>Cupressaceae</i>)	not indigenous
14, 15	Holly Oak (<i>Quercus ilex</i>)	not indigenous
16	Forest Elder (<i>Nuxia Floribunda</i>)	indigenous to Cape Midlands to EC, KZN, Mpumalanga & Limpopo.
17	China berry (<i>Melia azedarach</i>)	not indigenous
18	Eugenia (<i>Myrtaceae</i>)	indigenous to EC, KZN, Mpumalanga & Limpopo
19	Coast Banksia (<i>Banksia integrifolia</i>)	not indigenous

The trees marked in green and / or red above, is marked on the extract from the tree audit below.
(Green = not affected by construction; Red = indigenous, but not locally indigenous.)



Heritage

The house was built between 1974 and 1980, is not older than 60 years, and is not protected in terms of the National Heritage Resources Act of 1999. See attached as **Annexure 12** the George Heritage Trust and Heritage Western Cape's confirmation.

4. NEED & DESIRABILITY

Need

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 Erf 1933 George is responsive to the properties' specific locality in the urban edge and the densification zone. The proposed rezoning cannot negatively impact surrounding properties, the visual landscape, or the natural environment as discussed earlier in this report. Furthermore, the proposal fulfils the property owner's goal of creating an additional residential typology in the transition zone between the commercial corridor (south) and the low-density residential neighbourhoods (north).

Desirability

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 properties, existing planning in the area, character of the area, the locality and accessibility of the properties as well as the provision of services.

Physical characteristics of the properties

The physical characteristics of the property will not change following this development.

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

This land use application will not negatively affect the character of the area as shown throughout this report. It will support infill development within the urban edge and densification zone and support the character of 2nd Street with mixed residential typologies.

Provision of services

Existing municipal infrastructure is to be used for 6 town housing units and expanded as needed.

Economic impact

This land use application will have no expected negative economic impact. It is expected that additional residential opportunity in the densification zone could directly support the commercial corridor and even the public transport system in place.

Direct impact on surrounding properties

No neighbours are expected to be impacted on negatively as discussed throughout this report. The proposed new units will specifically comply with the building lines to ensure sensitive and reasonable distances to the common boundaries.

It is our view that the need and desirability of the proposed rezoning of Erf 1933 George shows no negative impacts.

5. 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.

5.1. 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:

5.1.1. FIVE DEVELOPMENT PRINCIPLES

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 development holds no expected negative environmental impact.
- The effective and equitable functioning of land markets are not negatively affected by this application but supported. Additional residential opportunities will directly contribute to the local economy and new ownership opportunities will be created within the current urban edge.
- No negative impacts are expected on surrounding properties.
- Land within the urban edge will be optimally utilised.

Efficiency as described in Section 7(c) of SPLUMA is relevant as it can be stated that the property is being developed more efficiently without compromising the character of the area.

Spatial resilience as described in Section 7(d) of SPLUMA is not fully relevant to this land use 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 Erf 1933 George supports the relevant development principles of SPLUMA.

5.2. 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 Erf 1933 George, no conflict was found with the George Municipal Spatial Development Framework (GMSDF).

5.3. 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.

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

As described earlier in this report, Erf 1933 George is zoned Single Residential Zone I (SRZI) and developed with a dwelling house. With this proposed rezoning to General Residential Zone III (town housing) (GRZIII) all relevant developments parameters prescribed by the zoning by-law for the municipal area of George, are to be complied with.

Design principles

The architectural plans attached as annexures to this report indicates that the development will be a harmonious architectural entity with ample attention to detail such as aesthetics and landscaping. Walkability is not compromised at all but supported with easy access to GoGeorge.

Density

The maximum gross density for town housing is 60 du/ha. As shown earlier in this report, the density for this proposal for Erf 1933 George is 42 du/ha.

Height

The prescribed development parameter for height is 6.5m to wall plate in all cases and 8.5m in the case of a pitched roof. The architectural plan provided with this land use application indicate single storey units with a maximum height of about 4.9m.

Open Space

The zoning by-law states that functional open space must be provided at a ratio of 24m² per dwelling unit (development containing 5 – 20 dwelling units). As can be seen on the architectural plans, each of the 6 town housing units will have varying private outdoor space with a covered patio forming part of this outdoor living space. The areas vary from about 40m² to 65m².

Coverage

The coverage of the proposed development will be ±509m² which is about 36% of the property's area. This is less than what is allowed currently under SRZI – about 571m² is possible. The maximum coverage for town housing is 60% which would mean about 856m².

Building lines

At present as a SRZI-property, a 5.0m street building line applies as well as 3.0m side and rear building lines. Following this proposed rezoning to GRZIII the property will be subject to a 3.0m street building line and 1.5 building lines along its perimeter (side and rear boundaries). The architectural plans indicate compliance with these parameters.

Parking & Access

In terms of the zoning by law, the normal parking requirements for 6 town housing units will be 2 bays per unit (which includes 0.25 bays per unit for visitors) with 3 habitable rooms which equates to 12 bays (6 x 2). For units with 2 habitable rooms the requirement is 9 bays (6 x 1.5). For PT1 parking the requirement will be 8 bays (6 x 1.25). Each unit is proposed to have 3 habitable rooms. The property can comfortably accommodate 12 bays and complies with the parking requirements with no departure needed.

The property is ideally located within walking distance of the commercial corridor and public transport pickup points and routes.

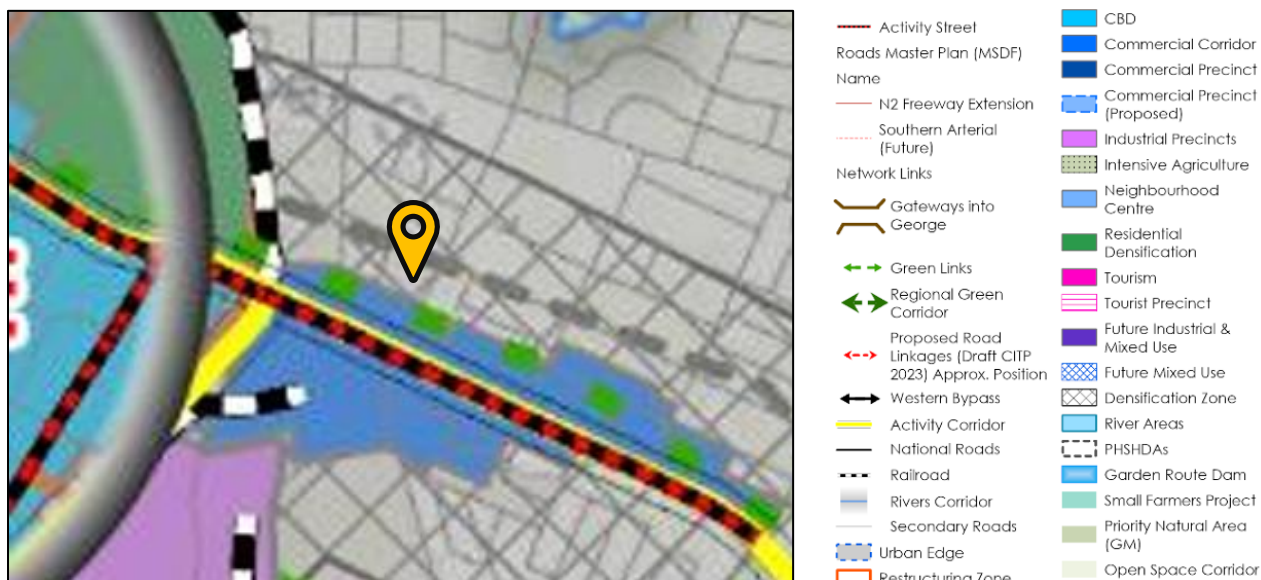
Regarding the access configuration, it is proposed that the development have only one combined entrance and exit way of 5.0m wide. This complies with the requirements of the zoning scheme. It is also the existing access which will continue to be used.

Service yard & refuse room

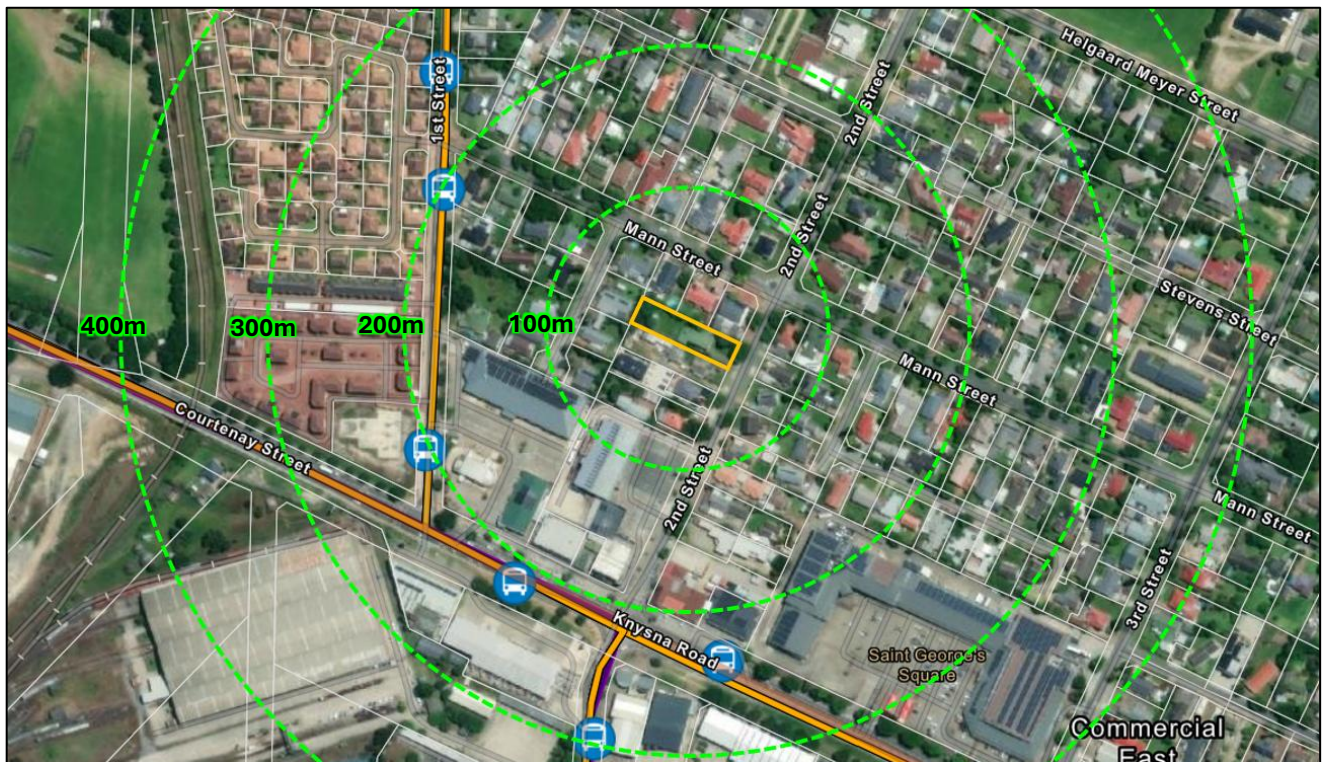
A combined service yard is not to be provided. The town housing units have ample space to provide this aspect privately. The important refuse room is to be provided adjacent to the vehicular access, comfortably located for residents to use and the municipal service to remove.

5.5. GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (GMSDF) (2023)

Erf 1933 George is not addressed specifically in the GMSDF. The property is in a residential neighbourhood and is located in the densification zone just 60m from the commercial corridor of Knysna Road. See the extract from the GMSDF to follow.



The property is walking distance from the several public transport amenities as also indicated earlier in this report, making it directly supportive of the MSDF and the greater spatial objectives for George. The following image shows the property's proximity to public transport pickup points.



The GMSDF identifies a 500m walkable residential densification zone along the principal public transport corridors, which is read with the system of land use intensification areas.

A key strategy of this GMSDF 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.

The proposed rezoning of Erf 1933 George directly supports the GMSDF by supporting a compact urban form within the urban edge and Spatial Element 1b and Policy 4.5.3.2 C2 (Compact Growth Absorption) of the MSDF by proposing low-medium density residential development and infill development within the urban edge in the CBD.

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. CONCLUDING

The proposed rezoning of Erf 1933 George from Single Residential Zone I (SRZI) to General Residential Zone III (GRZIII) for the development of 6 town housing units represents an appropriate and well-located infill development within the Knysna Road densification zone. The property's proximity to the commercial corridor, public transport routes, and existing mixed residential typologies makes it particularly suitable for moderate residential intensification.

The proposal has been carefully designed to remain sensitive to the surrounding neighbourhood and utilise the existing structure. The development will comply with the relevant building lines, remain within the coverage parameters currently allowed on the property, and limit height and massing to ensure that privacy, views, and the established residential character of the area are not adversely affected. From the street, the development will present as a single elongated structure rather than a visually dense cluster of units.

No environmental or heritage constraints affect the property, and municipal services, access, and parking can comfortably be accommodated on the property.

The proposal aligns with the objectives of the George Municipal Spatial Development Framework (GMSDF), particularly the promotion of compact urban form, infill development, and increased residential opportunities within walkable densification zones.

In conclusion, the proposed rezoning is consistent with the relevant legislative framework, municipal planning policies, and the principles of sound spatial planning, and will not result in negative impacts on surrounding properties or the broader area.

Based on the considerations discussed in this land use report, the application for the rezoning of Erf 1933 George from SRZI to GRZIII is considered justified and is respectfully recommended for approval.



MARLIZE DE BRUYN Pr. Pln

DENISE JANSE VAN RENSBURG Pr. Pln

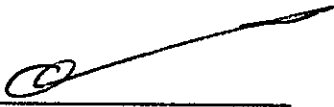
JUNE 2026

ANNEXURE 1

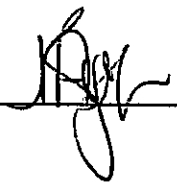
Resolution & Power of Attorney

Dewel Properties (2025/858721/7) the registered owner of *Erf 1933 George Municipality & Division* hereby authorises *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 Municipality's Land Use Planning By-law (2023).

Signed at Bellville on 21st April 2026



D Welgemoed

Witness 

COR14.3: Registration Certificate

Registration Number: **2025 / 858721 / 07**
Enterprise Name: **DEWEL PROPERTIES**

ENTERPRISE INFORMATION

Registration Number **2025 / 858721 / 07**
Enterprise Name **DEWEL PROPERTIES**
Registration Date **03/11/2025**
Business Start Date **03/11/2025**
Enterprise Type **Private Company**
Enterprise Status **In Business**
Financial Year End **February**
TAX Number **9648198209**

Addresses	<u>POSTAL ADDRESS</u>	<u>ADDRESS OF REGISTERED OFFICE</u>
	FANCOURT GOLF ESTATE 8 MONTAGU STREET GEORGE WESTERN CAPE 6529	FANCOURT GOLF ESTATE 8 MONTAGU STREET GEORGE WESTERN CAPE 6529

ACTIVE MEMBERS / DIRECTORS

Surname and First Names	Type	ID Number / Date of Birth	Appointment Date	Addresses
WELGEMOED, DEON	Director	7003055159088	03/11/2025	Postal: FANCOURT GOLF ESTATE, 8 MONTAGU STREET, GEORGE, WESTERN CAPE, 6529 Residential: FANCOURT GOLF ESTATE, 8 MONTAGU STREET, GEORGE, WESTERN CAPE, 6529

ANNEXURE 2

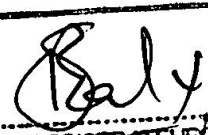
220

MADELEYN ING

Opgestel deur my

TRANSPORTBESORGER
MICHELLE SMIT (92856)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 2100 000,00	R. 2281,00
Reason for exemption	Category Exemption	Exemption i t o. Sec/Reg Act/Proc

VERBIND MORTGAGED	
VIR FOR R 2100 000 - 00	
000006378 / 2026	 REGISTRATEUR / REGISTRAR
2026-03-04	

DATA / CAPTURE
06-03-2025
ATHI DAMOYI

T 000012082 / 2026

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

MICHELLE SMIT (92856)

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

ANSIE LAMBRECHTS

Identiteitsnommer 621222 0074 087

Getroud buite gemeenskap van goed

wat Volmag geteken te DURBANVILLE op 7 Januarie 2026

En genoemde Komparant het verklaar dat sy/haar prinsipaal, op 3 November 2025, 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

DEWEL PROPERTIES (PTY) LTD
Registration Number 2025/858721/07

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

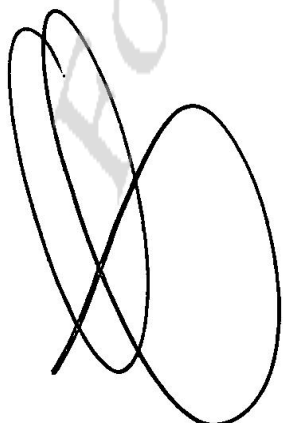
ERF 1933 GEORGE
IN DIE MUNISIPALITEIT EN AFDELING GEORGE
PROVINSIE WES-KAAP

GROOT 1428 (EEN DUISEND VIER HONDERD AGT EN TWINTIG) Vierkante
meter

OORSPRONKLIK GEREГИSTREER kragtens Transportakte Nommer T 19363/1954 met
Kaart Nr. 2539/52 wat daarop betrekking het en gehou kragtens Transportakte Nommer
T74317/2012.

A. ONDERHEWIG aan die volgende spesiale voorwaarde vervat in Akte van
Transport Nommer 6873/1933, naamlik :

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



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

ANSIE LAMBRECHTS , Getroud soos vermeld

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

DEWEL PROPERTIES (PTY) LTD Registration Number 2025/858721/07

diese Opvolgers in titel of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken dit dat die verkoopprijs die bedrag van R2 700 000,00 (TWEË MILJOEN SEWE HONDERD DUISEND RAND) beloop.

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: WES KAAP te KAAPSTAD op hede die

4 March 2016

q.q.

In my teenwoordigheid



REGISTRATEUR VAN AKTES

ANNEXURE 3

From: Leib, G. (George) <GeorgeLe@Nedbank.co.za>
Sent: Thursday, 18 June 2026 10:34
To: DEON@DEWELFINSERVE.CO.ZA
Cc: marlize@mdbplanning.co.za
Subject: DEWEL PROPERTIES PTY LTD

Hello All,

Trust you are well.

See below as requested

HOME LOAN IN THE NAME OF : DEWEL PROPERTIES PTY LTD

ACCOUNT NUMBER : 8005843401401

SECURITY DESCRIPTION : Erf 1933, George

We refer to your request dated 14 May 2026 regarding an application for the rezoning of the above-mentioned property from single residential Zone 1 to General Residential Zone III for 6 town housing units.

The Bank will favourably consider the request for rezoning subject to:

- Local municipality approval to be obtained
- All building work must be done by a recognised builder registered with the NHBRC
- Meeting of any other conditions set out by the Bank or Local municipality

Thanks



George Leib

Business Manager | Commercial Banking | Nedbank Ltd

T +27 010 234 4075 **M** +27 084 611 2289

E GeorgeLe@nedbank.co.za

Platteklouf Campus, Blouelie Crescent, Platteklouf 3, Cape Town, 7500

nedbank.co.za

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permanently and let Nedbank know that you have deleted it by replying to the sender or calling the Nedbank Contact Centre on +27 (0)800 555 111 (local) or +27 (0)10 2170 000 (international).

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The names of the Nedbank Board of Directors and Company Secretary are available here:
www.nedbank.co.za/terms/DirectorsNedbank.htm. Nedbank Ltd Reg No 1951/000009/06.

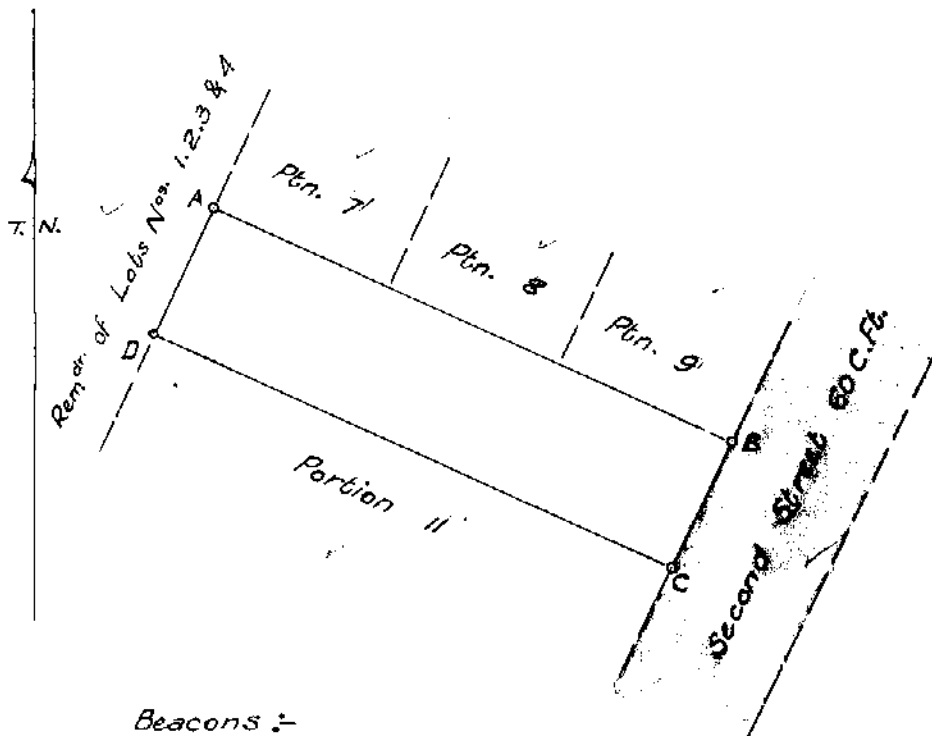
ANNEXURE 4

SIDES Cape Feet		ANGLES OF DIRECTION		SYSTEM L ^o CO-ORDINATES	
				y	x
AB	240.00	A	90		
BC	60.00	B	90		
CD	240.00	C	90		
DA	60.00	D	90		

S.G. No. 2539/52

Approved

W. B. L. L. L. L.
 Surveyor-General.
 1. 10. 1952



Beacons :-

A.B.C & D, iron pegs 18" long & $\frac{1}{2}$ " dia.

Scale 1: 1000

* Now Eff 1933
 GEORGE

The figure A B C D represents 14400 Sq. Feet of land being:

Portion 10 (a portion of Part N^o 2) of Lots N^{os} 1, 2, 3 & 4 of Part E of the George Town Commonage

Municipality and
 Situate in the Division of George

Province of Cape of Good Hope.

Surveyed in March 1952 by me

H. L. L. L. L.
 Land Surveyor. S

This diagram is annexed to

d/t 19363/1954

Registrar of Deeds.

The original diagram is

No. 1778/1936 annexed to
 D./T. 1936. 86 . 4517.

S. G. File No. *5/8115/4/1*

S. R. No. E. *408/52*
 George Smt. 1

General Plan *CT 42 (a)*

W. L. BL-7DD
W. 53 C

B

ANNEXURE 5

CONVEYANCER CERTIFICATE

I the undersigned, **J.J. VAN DER BERG (LPCM61135)**, in my capacity as Conveyancer and Attorney practising at PH Attorneys Inc. in Mossel Bay hereby certify that a search was conducted in the Deeds Registry, Cape Town, regarding the following property (including both current and earlier title deeds / pivot deeds / deeds of transfer):

ERF 1933 GEORGE

IN THE MUNICIPALITY AND DIVISION OF GEORGE

WESTERN CAPE PROVINCE;

IN EXTENT: 1428 (ONE THOUSAND FOUR HUNDRED AND TWENTY EIGHT)
Square Metres

Held by Deed of Transfer T12082/2026

In respect of which it was found that there are no restrictive conditions registered against such property prohibiting it from being utilised / developed for the purposes as further elaborated on in the accompanying rezoning application.

In respect of which it was found that a Mortgage Bond is currently registered over this property, the Mortgagee's consent is attached to the accompanying application.

DATED and SIGNED at MOSSEL BAY on the 21ST day of APRIL 2026.



CONVEYANCER

J.J. VAN DER BERG

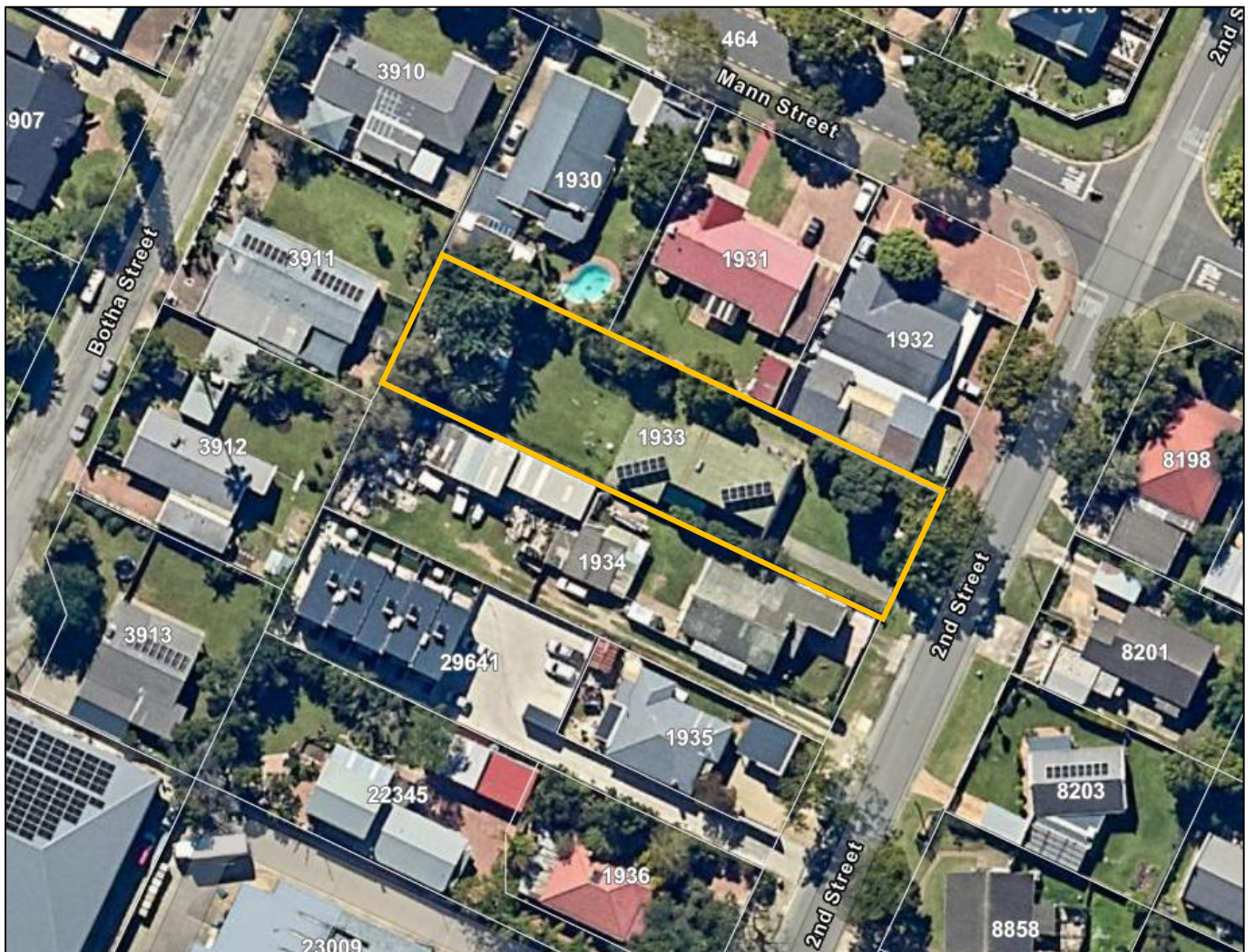
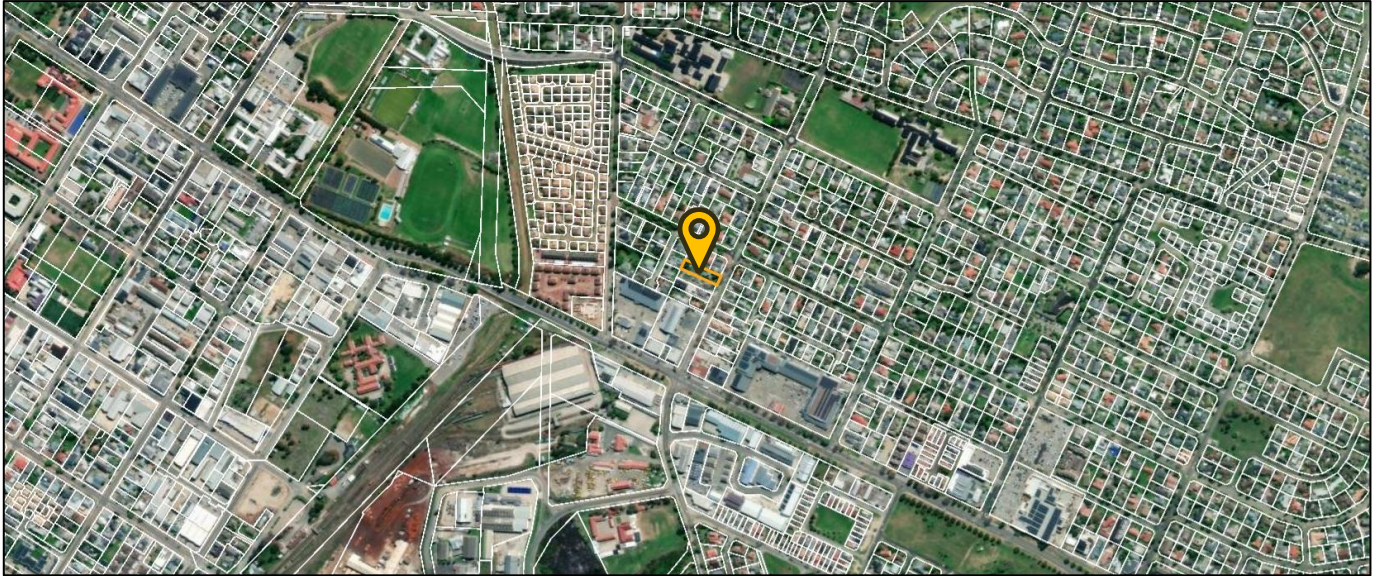
PH ATTORNEYS INC.

SIOUX BUILDING

16 SIOUX STREET

VOORBAAI
MOSSEL BAY

ANNEXURE 6



Copyright ©

ERF 1933,
13 2ND STREET, GEORGE EAST
GEORGE MUNICIPALITY & DIVISION

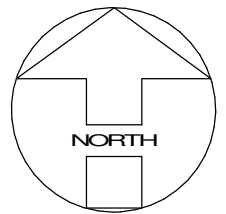
For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.

ANNEXURE 7

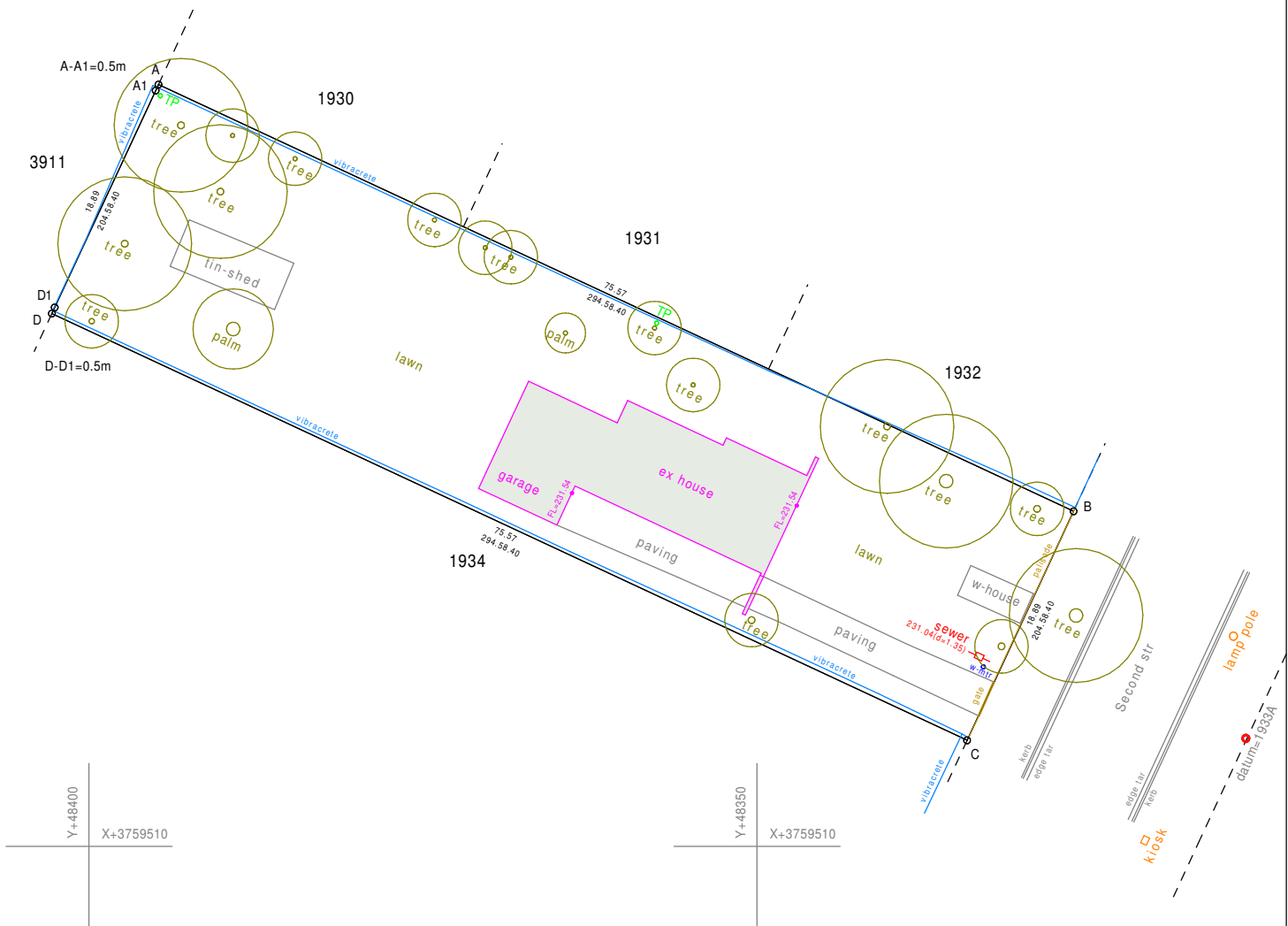
SITE PLAN

ERF 1933

GEORGE



10 m
SCALE 1:500 (A4)



NOTE:

System WG23°

SG No 2539/52 (SR3202/91 & SR832/2022)

BM & Beacon

1933A Y+48313.41 X+3759501.91 +230.90

B Y+48326.299 X+3759484.938

Description

1933A...10mm iron peg

B,C...12mm iron peg

A1,D1...12mm IP indicator beacons

* Contour int=0.25m

GR Survey (Pty)Ltd
J.J. Fourie (SAGC: S0733)
082 447 8093
Date: 27/02/2026

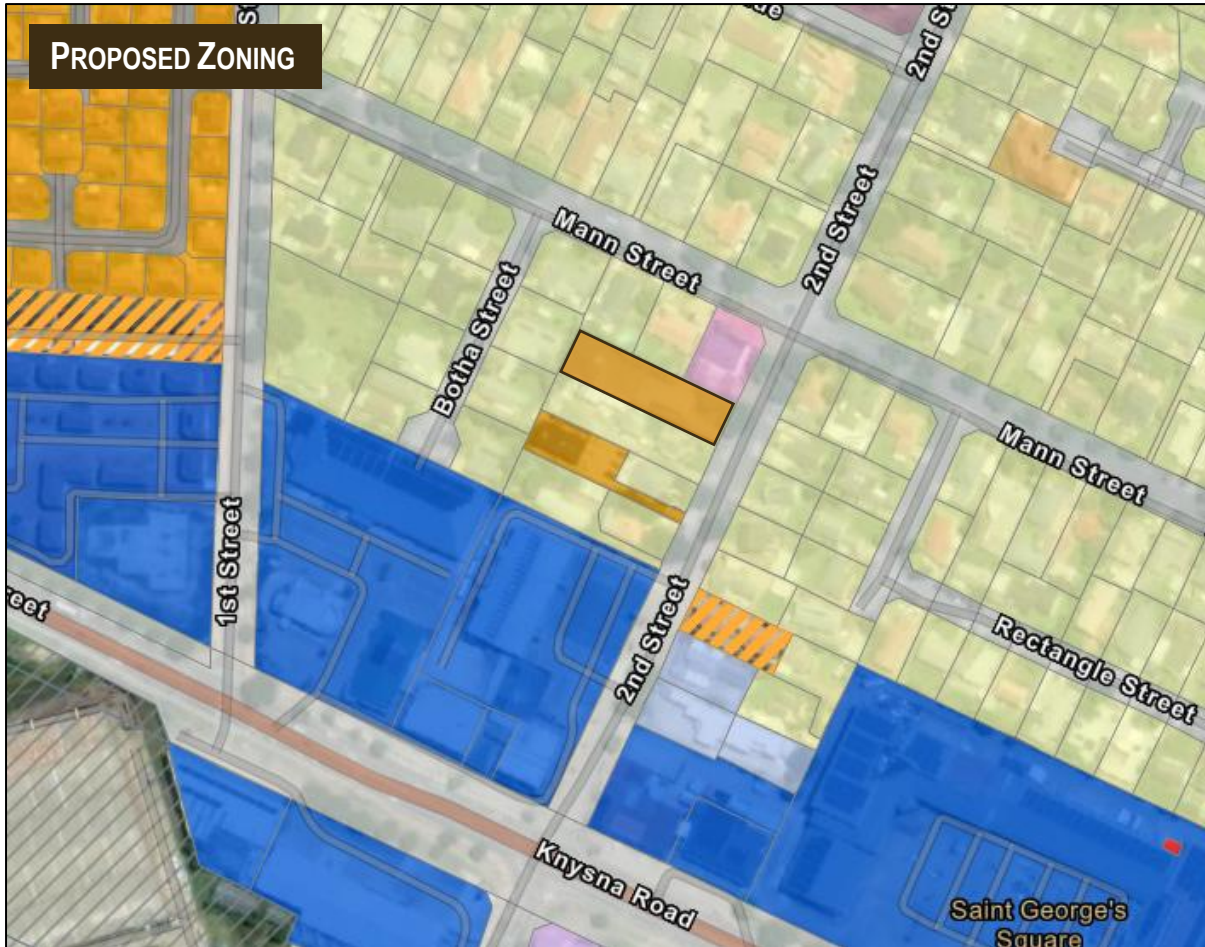
DRAWING NO
1933-SP1

ANNEXURE 8

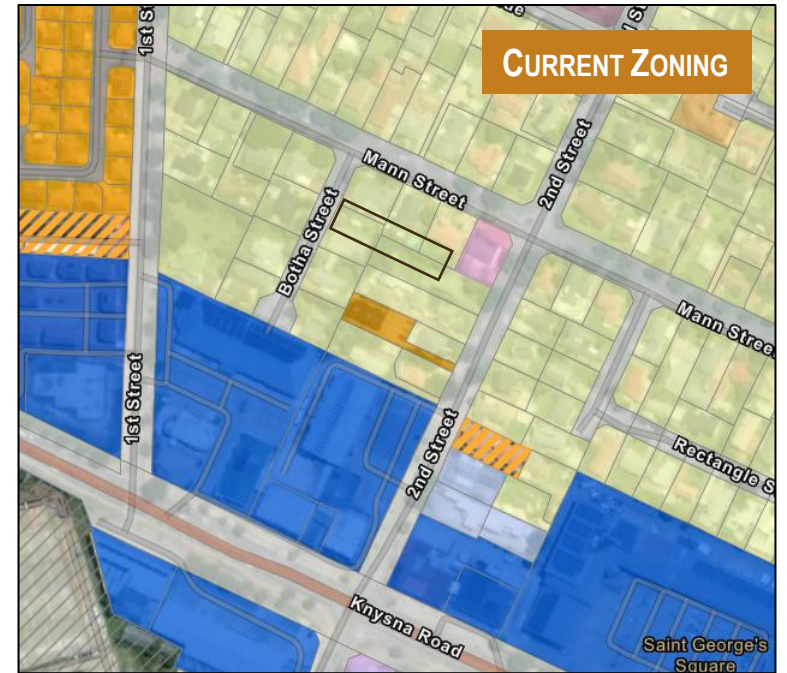
ZONING PLAN:

ERF 1933,13 2ND STREET, GEORGE EAST
GEORGE MUNICIPALITY & DIVISION

PROPOSED ZONING



CURRENT ZONING



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



Transport Zone II
(Public road)

Community Zone I
(Place of Instruction)

Single Residential Zone I
(dwelling house)

General Residential Zone II
(group housing)

General Residential Zone III
(town housing)

General Residential Zone IV
(flats)

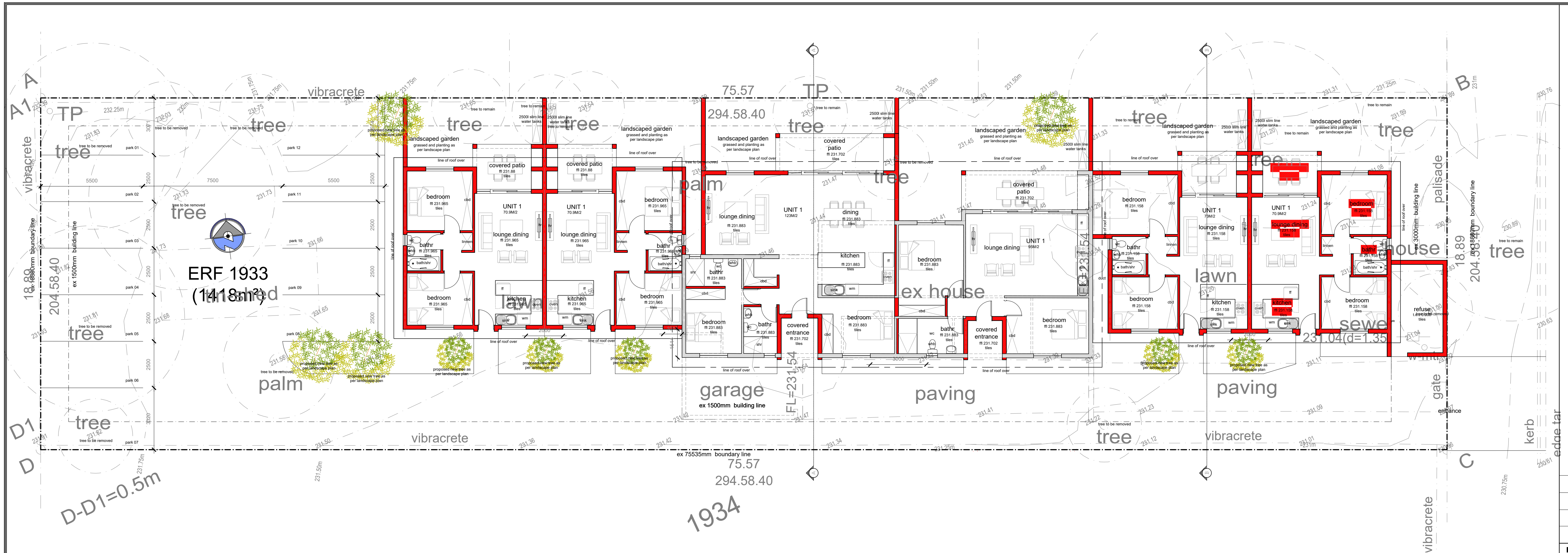
Business Zone I
(business premises)

Business Zone IV
(offices)

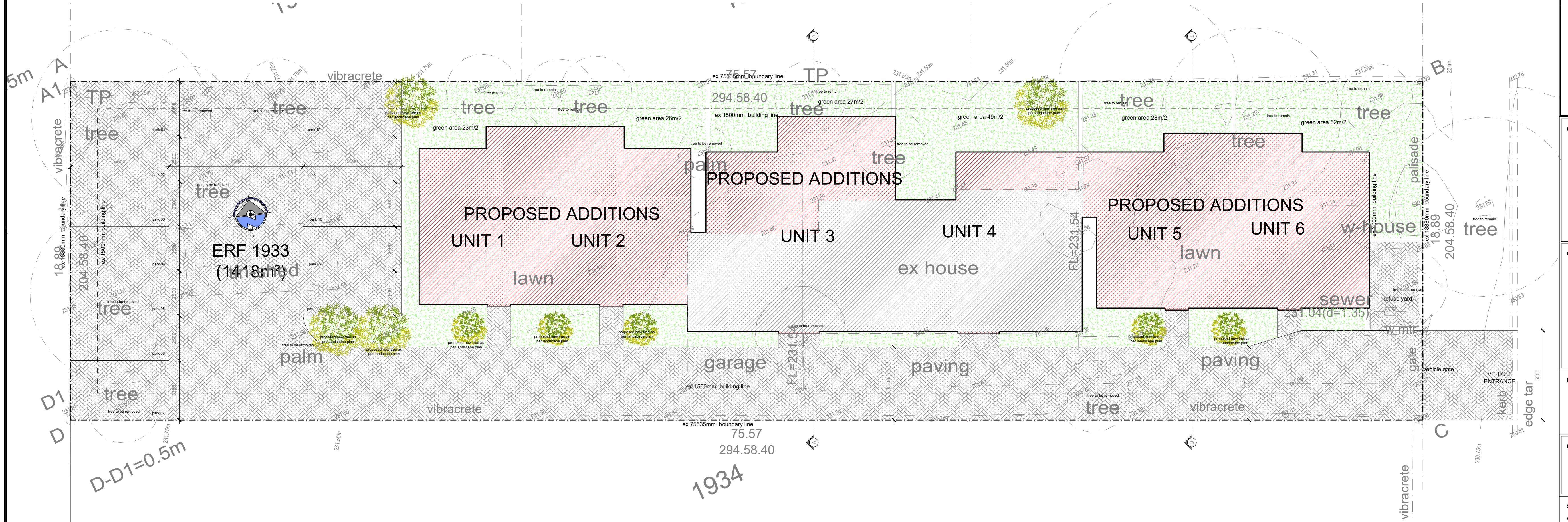
ANNEXURE 9

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.



GROUND STORY - scale nts



SITE PLAN - scale NTS

No. Nr.	Date Datum	Description Beskrywing	By Deur
Revisions		Wysigings	



Tel: +27 83 3953 089 • Fax: +27 86 6904 942 •
E-mail: riaan@b-a.co.za • Address: 120 York Street,
Lache House, George, 6529 • Postal:
P.O. Box 4232, George East, 6539

Client/Klient
MR DEON WELGEMOED

Project/Projek
Proposed Additions & Alterations on Erf 1933 Lorie Park

Drawing Title/Tekening Titel
GROUND STOREY PLAN & SITE PLAN

Drawing Number/Tekening Nommer
BA25-052 2-01 MS

Scale/Skaal AS SHOWN	Designed/Ontwerp RIAAN LE ROUX
Date/Datum JAN 2026	Drawn/Geteken RIAAN LE ROUX
	Checked/Nagesien RIAAN LE ROUX

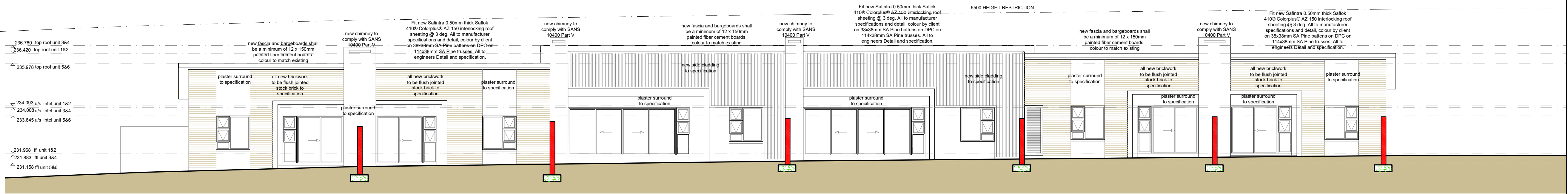
Op oorspronklike tekening
On original drawing

ANNEXURE 10

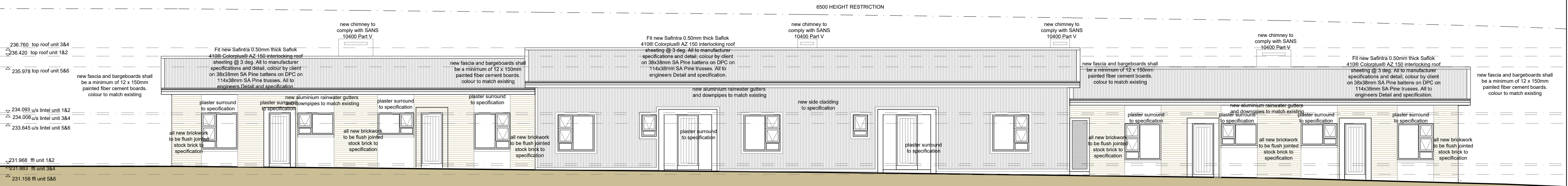
LEVELS AND DIMENSIONS.

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

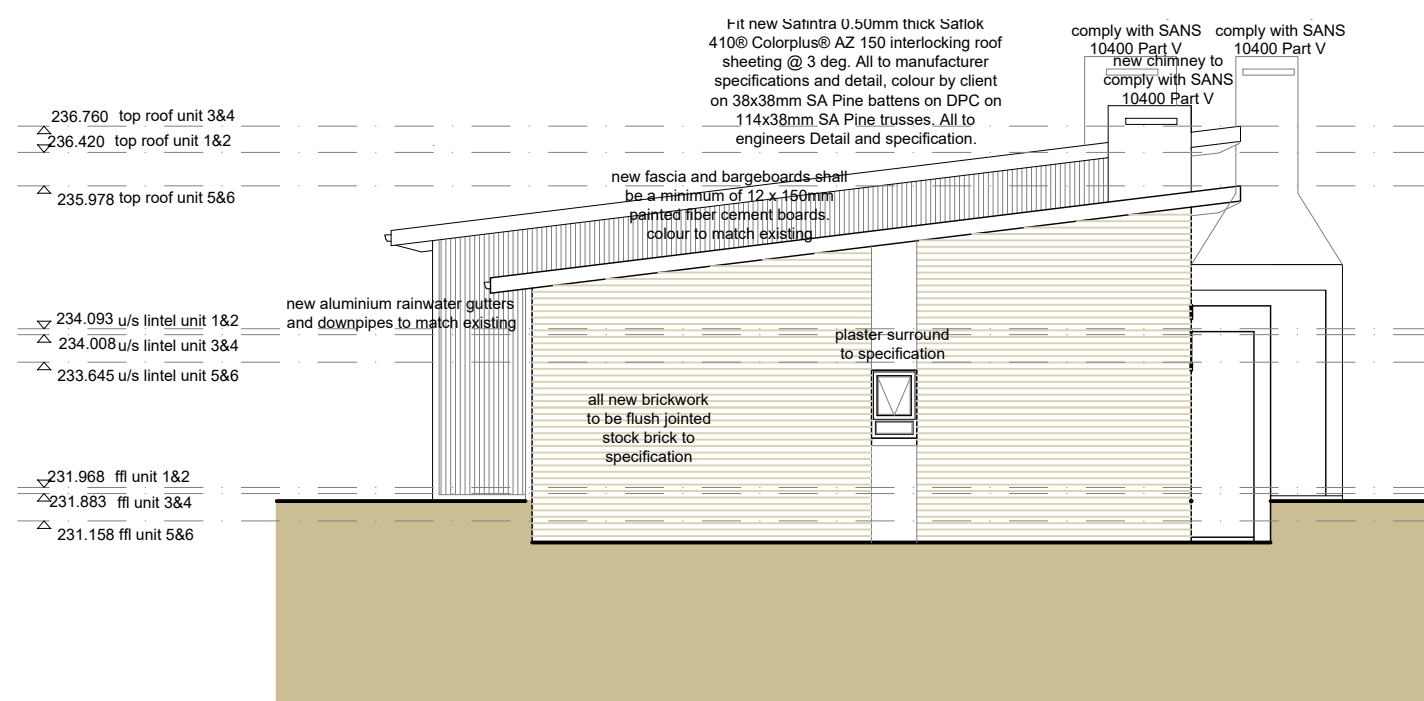
FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.



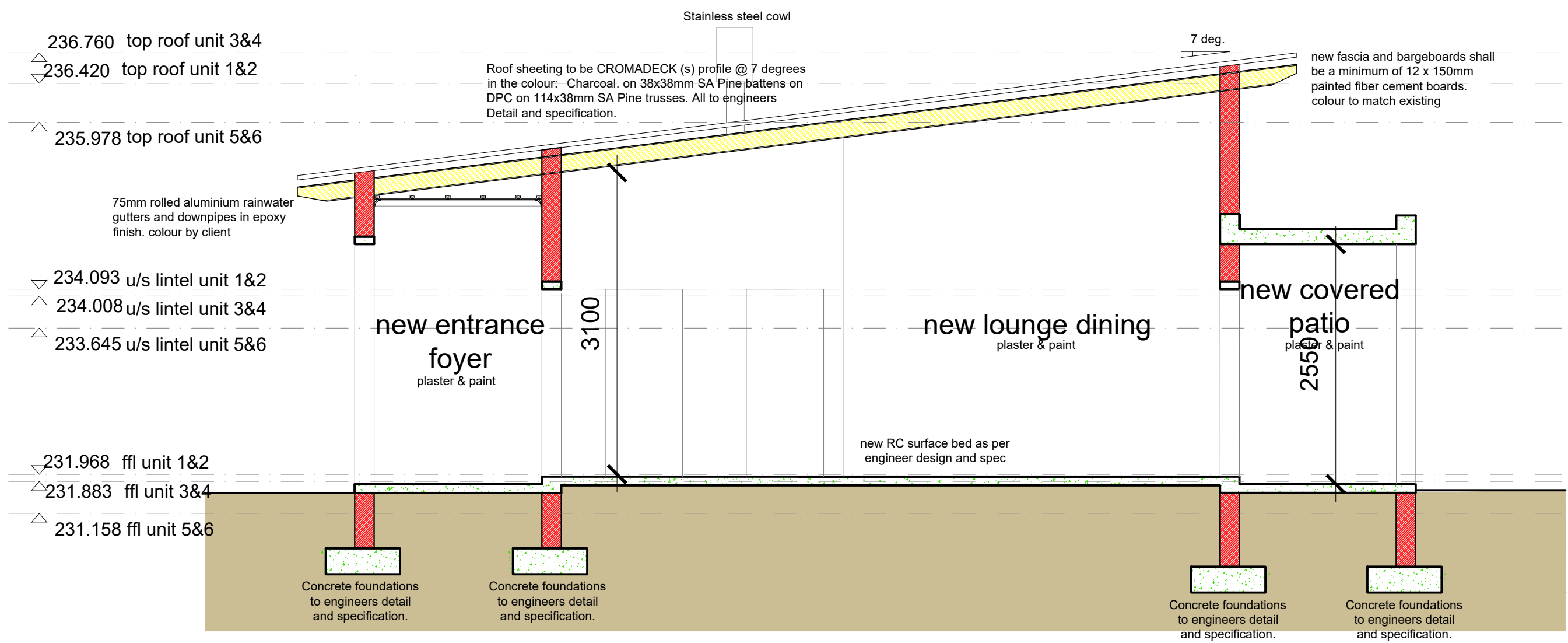
NORTH ELEVATION - scale 1:100



SOUTH ELEVATION - scale 1:100



EAST ELEVATION - scale 1:100



SECTION AA - scale 1:50

No. Nr.	Date Datum	Description Beskrywing	By Deur
Revisions			Wysigings



Tel: +27 83 3953 089 • Fax: +27 86 6904 942 •
E-mail: riaan@b-a.co.za • Address: 120 York Street,
Lache House, George, 6529 • Postal:
P.O. Box 41321, George East, 6539

Client/Klient

MR DEON
WELGEMOED

Project/Projek

Proposed
Additions & Alterations
on Erf 1933
Loerie Park

Drawing Title/Tekening Titel

SECTION AND ELEVATIONS

Drawing Number/Tekening Nommer

BA25-052 3-01 MS

Wys Nr./Rev No.

Scale/Skaal

AS SHOWN

Designed/Ontwerp

RIAAN LE ROUX

Drawn/Geteken

RIAAN LE ROUX

Checked/Nagesien

RIAAN LE ROUX

Date/Datum

JAN 2026

Op oorspronklike tekening

On original drawing

ANNEXURE 11

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

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

PART A: PARTICULARS

Reference number: 4028933

Purpose of consultation: To discuss proposed land use application

Brief proposal: Proposed Rezoning & possible Permanent Departure

Property(ies) description: Erf 1933 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:

Erf 1933 George is a Single Residential Zone I (dwelling house)-property, ±1427m² in extent and located in a densification area. It is proposed to develop 8 town housing units, density 56du/ha. Therefore, the property is proposed to be rezoned to General Residential Zone III.

The existing structure will be used and additions made. An architect is at present developing a concept for the property with double storey units. Erf 29641 George, located 2 properties to the south, is also zoned GRZIII and accommodates 5 town housing units on ±946m².

No restrictive conditions were identified in the title deed.

It is expected that at least 12 parking bays will be comfortably provided within the boundaries of Erf 1933 George. Therefore, this land use application for rezoning will include a permanent departure for the reduction in the parking requirements.

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

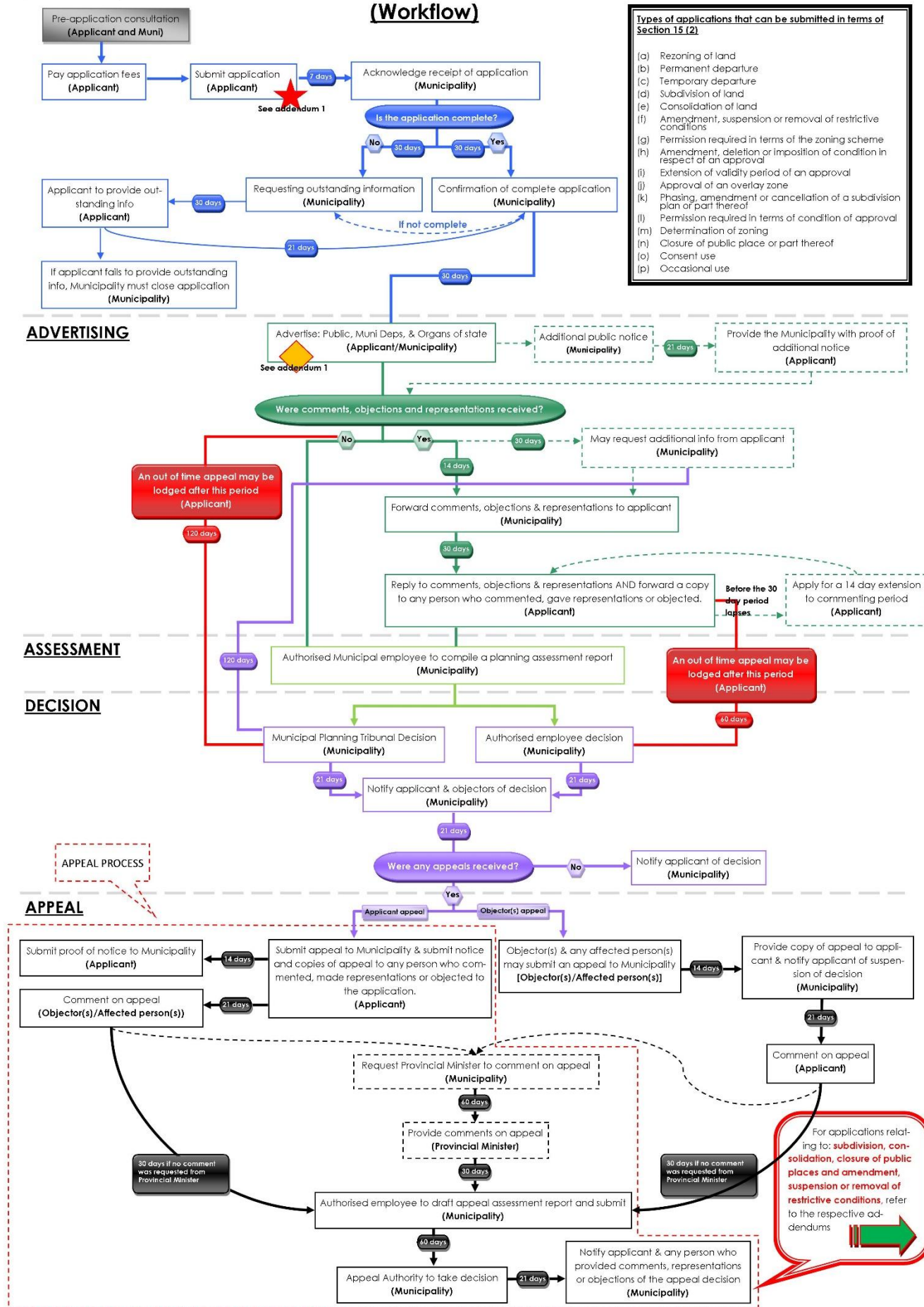
ADVERTISING

ASSESSMENT

DECISION

APPEAL PROCESS

APPEAL



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 confirmed
x	2(b)	a permanent departure from the development parameters of the zoning scheme;	To be confirmed
	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 homeowner's association;	R
	2(r)	to rectify a failure by a homeowner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			To be determined

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

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X			
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]	X			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>GRZIII</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 / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (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 wastewater:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services
Telecommunication services:			X	
Other services required? Please specify.			X	

Development charges:			X	
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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 proposed rezoning and possible departures on Erf 1933, George. No site layout plan was provided at this stage.



Town planning comments:

- A detailed site layout plan to be provided by applicant. The plan must ensure that appropriate parking, manoeuvring space, etc. is shown.
- Applicant is required to provide functional open space as part of the development (see development parameters for town housing into the zoning scheme).
- Applicant to indicate 'how' the existing house will be incorporated with the development.
- The development to align with the character of the area viz. limitation of 2 storeys.
- Due consideration must be given to the MSDF and Zoning Scheme requirements.
- The heritage status of the existing dwelling must be confirmed, and the necessary approvals must be obtained before it is extended or demolished. Heritage permits may be required should it be older than 60 years.
- A continuous walkway must be kept in front of the property.
- Applicant is advised to do a tree audit and maintain existing mature trees where possible. All indigenous trees may not be removed, cut or pruned without necessary permits from the relevant authority.
- 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

- Applicant to consult CES for detailed comments

ETS Comments

- Electrical services report required. DC's applicable.

PART F: SUMMARY / WAY FORWARD

Refer to comments above.



OFFICIAL: _____

Fakazile Vava (Town Planner)

PRE-APPLICANT: **Marlize de Bruyn**

(FULL NAME)



SIGNED: _____

Ilané Huyser (Senior Town Planner)

SIGNED: _____

DATE: 2026.02.11

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 12



CONFIRMATION OF AGE OF STRUCTURE

**ERF 1933 GEORGE,
13 2ND STREET, GEORGE EAST,**

GEORGE MUNICIPALITY & DIVISION

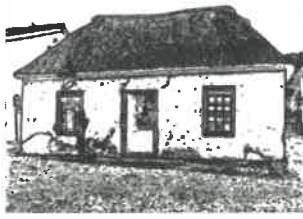
1. This statement is to confirm the age of the relevant structure located on Erf 1933 George.
2. Erf 1933 George is a residential property situated along 2nd Street Road in George East. The property is developed with a dwelling house thereon.



3. As seen on the 1957 aerial image (69 years ago) to follow, there were no structures on Erf 1933 George. The first sign of a structure on the property is on the 1974 aerial image (52 years ago).



4. The aerial imagery confirms that the structure was built between 1958 and 1974.



George Heritage Trust

GARDEN ROUTE, SOUTH AFRICA

Contact Us

Private Bag X6568, George, 6530
thegeorgeheritagetrust@gmail.com

5. A site visit was conducted, and the internal and external images were carefully considered and studied by the members of the George Heritage Trust, and it was confirmed that the structure represents a late 1960s or early 1970's residential home and is not older than 60 years.
6. All the internal and external images are attached hereto as **Annexure A** for reference.
7. The structure is thus not protected in terms of the National Heritage Resources Act (1999).

Yours faithfully

The George Heritage Trust

26 February 2026

The George Heritage Trust (hereinafter referred to as 'the Trust') provides the following statement solely for informational purposes to the property owner / authorised representative. It is important to note that this statement is not to be construed as a professional heritage assessment or a formal determination of the property's status under the National Heritage Resources Act 25 of 1999. The Trust shall not be held liable for any consequences arising from the use or reliance upon the information contained herein. This statement aims to inform and advise the property owner / authorised representative regarding the potential implications of the subject property's age and historical significance under relevant heritage legislation. However, it does not constitute a comprehensive heritage assessment, and the Trust does not assume responsibility for any inaccuracies, omissions, or misinterpretations that may arise. It is strongly recommended that the property owner / authorised representative seek independent professional advice, including but not limited to heritage consultants or legal experts, to obtain a thorough assessment of the property's heritage status and the necessary steps required for compliance with applicable regulations. The property owner / authorised representative acknowledges that this statement does not serve as a substitute for professional advice, and any actions taken based on its contents are at their own risk.

denise@mdbplanning.co.za

From: Waseefa Dhansay <Waseefa.Dhansay@westerncape.gov.za>
Sent: Thursday, 26 February 2026 17:16
To: denise@mdbplanning.co.za
Cc: 'Willie-John Van Niekerk'; 'Philda Benkenstein'
Subject: RE: Heritage confirmation: Erf 1933 George

Dear Denise

Thank you for the information, I confirm that the structure is not older than 60 years – the provisions of Section 34 of the NHRA are not applicable.

Kind regards

Waseefa Dhansay
Assistant Director: Professional Services

Heritage Resource Management Services
Protea Assurance Building Greenmarket Square, Cape Town
Contact Number: 021 829 3321
Website: www.hwc.org.za / www.westerncape.gov.za

A blue banner with a yellow and blue sunburst logo on the left. The text is in yellow and white. It says: "Need to make an application to", "HWC has migrated its applications", "www.sahris.org.za", "CLICK HERE to register your account", and "access all the available features".

Need to make an application to

HWC has migrated its applications
www.sahris.org.za

CLICK HERE to register your account
access all the available features



From: denise@mdbplanning.co.za <denise@mdbplanning.co.za>
Sent: Thursday, February 26, 2026 2:38 PM
To: Waseefa Dhansay <Waseefa.Dhansay@westerncape.gov.za>
Cc: 'Willie-John Van Niekerk' <wjvanniekerk1@gmail.com>; 'Philda Benkenstein' <thegeorgeheritagetrust@gmail.com>
Subject: Heritage confirmation: Erf 1933 George

Good day Waseefa

Could you please confirm that no action in terms of Heritage is required for the structure on the subject property.

From available 1957 aerial imagery, and photographic inspection by our knowledgeable members of the George Heritage Trust, the building is not older than 60 years, but the Municipality prefers it confirmed by HWC.

The first sign of the proof is on available 1974 aerial imagery.

Please see a letter from the GHT to confirm this along with the necessary photos taken on 25 February 2026.

Kind regards

Denise

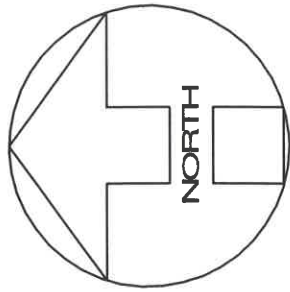


Denise Janse van Rensburg
Professional Planner
A/3594/2025
067 817 3733
denise@mdbplanning.co.za

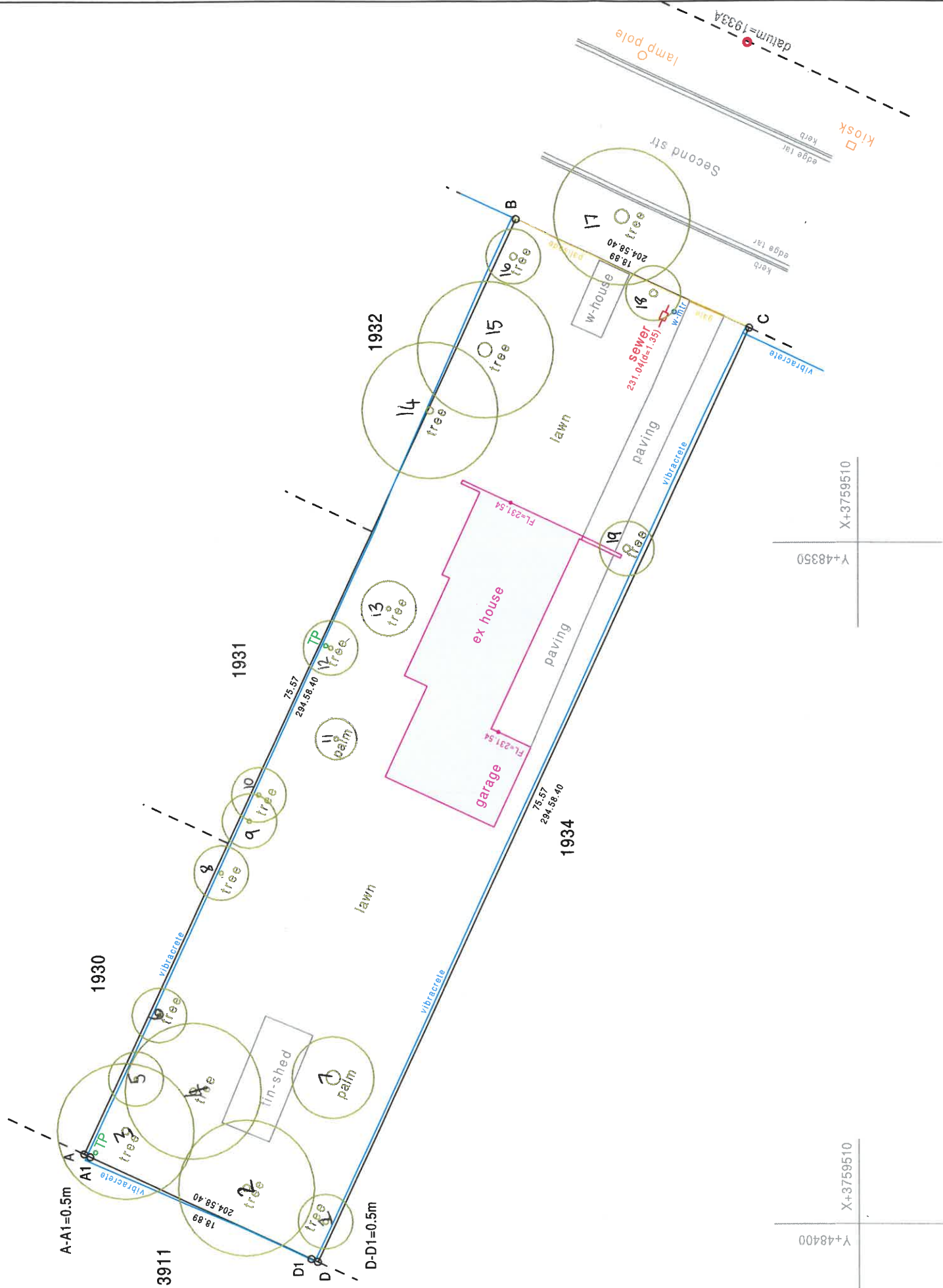
"All views or opinions expressed in this electronic message and its attachments are the view of the sender and do not necessarily reflect the views and opinions of the Western Cape Government (the WCG). No employee of the WCG is entitled to conclude a binding contract on behalf of the WCG unless he/she is an accounting officer of the WCG, or his or her authorised representative. The information contained in this message and its attachments may be confidential or privileged and is for the use of the named recipient only, except where the sender specifically states otherwise.
If you are not the intended recipient you may not copy or deliver this message to anyone."

ANNEXURE 13

SITE PLAN
ERF 1933
GEORGE



10 m
SCALE 1:500 (A4)



- | | |
|--|--|
| 1 - Pride of India (<i>Lagerstroemia speciosa</i>) | 15 - Holly oak (<i>Quercus ilex</i>) |
| 2 - Bottlebrush (<i>Calistemon spp.</i>) | 16 - Forest Elder (<i>Nuxia Floribunda</i>) |
| 3 - Camphor tree (<i>Cinnamomum camphora</i>) | 17 - China berry (<i>Melia azedarach</i>) |
| 4 - Silk oak (<i>Grevillea robusta</i>) | 18 - Eugenia (<i>Myrtaceae</i>) |
| 5 - Camphor tree (<i>Cinnamomum camphora</i>) | 19 - Coast Banksia (<i>Banksia integrifolia</i>) |
| 6 - Camphor tree (<i>Cinnamomum camphora</i>) | |
| 7 - Palm (<i>Arecaceae</i>) | |
| 8 - Pride of India (<i>Lagerstroemia speciosa</i>) | |
| 9 - Crab apple (<i>Malus spp.</i>) | |
| 10 - Camphor tree (<i>Cinnamomum camphora</i>) | |
| 11 - Palm (<i>Arecaceae</i>) | |
| 12 - Camphor tree (<i>Cinnamomum camphora</i>) | |
| 13 - Arborvitae (<i>Cupressaceae</i>) | |
| 14 - Holly oak (<i>Quercus ilex</i>) | |

NOTE:

System WG23°
SG No 2539/52 (SR3202/91 & SR832/2022)

BM & Beacon

1933A Y+48313.41 X+3759501.91 +230.90
B Y+48326.299 X+3759484.938

Description

1933A...10mm iron peg
B,C...12mm iron peg
A1,D1...12mm IP indicatory beacons

* Contour int=0.25m

GR Survey (Pty)Ltd
J.J. Fourie (SAGC: S0733)
082 447 8093
Date: 27/02/2026

DRAWING NO
1933-SP1