



Stads- en Streekbeplanners
Town and Regional Planners

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25 June 2026

The Municipal Manager
P.O. Box 19
George
6530

Sir

PROPOSED REZONING AND SUBDIVISION OF REMAINDER ERF 5781,
SITUATED IN THE MUNICIPALITY AND ADMINISTRATIVE DISTRICT OF
GEORGE.

Duly authorized by the authorised representative of Remainder Erf 5781, application is being made in terms of the relevant Sections of the Land Use Planning By-Law of George Municipality, 2023, as depicted on Plan No. G/GD/200-2, for the following:

1. Rezoning of Rem. Erf 5781 from Single Residential Zone I to a Subdivisional Area, as shown in Insert I on plan, in terms of Section 15.(2)(a); and
2. Subdivision of the abovementioned Subdivisional Area in terms of Section 15.(2)(d) as shown on plan to create the following:
 - 2.1. 5 x General Residential Zone II (Group Housing) portions; and
 - 2.2. 1 x Transport Zone III (Private Road) portion.

In support of the application, the following documentation is attached for your consideration:

- a) Application form fully completed and signed (**Annexure 1**);
- b) Bondholders Consent (**Annexure 2**);
- c) Power of Attorney by the authorised representative (**Annexure 3**);
- d) Company Resolution (**Annexure 4**);
- e) Proof of Company Membership (**Annexure 5**);
- f) Motivation Report (**Annexure 6**);
- g) Copy of the Surveyor General Plan No. 2601/72 (**Annexure 7**);

- h) Plan No. G/GD/200-2 (**Annexure 8**);
- i) Site Development Plan No. 2578W01 (**Annexure 9**);
- j) Proof of Payment will be provided in due course as it is made available to the applicant (**Annexure 10**);
- k) Copy of Title Deed T16097/2026 (**Annexure 11**);
- l) Conveyancer certificate (**Annexure 12**);
- m) Vegetation Letter dd. 26 March 2026 (**Annexure 13**);
- n) Neighbours Consent (**Annexure 14**);
- o) Street name conformation letter dd. 19 June 2026 (**Annexure 15**);
- p) Electrical Services Report by Clinkscapes Maughan-Brown Consulting Mechanical & Electrical Engineers (**Annexure 16**);
- q) Pre-Application Feedback dd. 25 February 2026 (**Annexure 17**).

Should there be any ambiguity or additional information be required you are kindly requested to contact us.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Alexander Havenga', enclosed within a circular scribble.

Nel & de Kock Town and Regional Planners
Per: Alexander Havenga A/3313/2023



Application Form for Application(s) Submitted in terms of the Land Use Planning By-Law for George Municipality

NOTE: Please complete this form by using: Font: Calibri; Size: 11

PART A: APPLICANT DETAILS

First name(s)	Alexander				
Surname	Havenga				
SACPLAN Reg No. (if applicable)	Pr. Pln A/3313/2023				
Company name (if applicable)	Nel & de Kock Town and Regional Planners				
Postal Address	P.O. Box 1186,				
	George	Postal Code	6530		
Email	neldek@mweb.co.za				
Tel	044 874 5207	Fax	n/a	Cell	079 513 3530

PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)

Registered owner	SBV INDUSTRIES (PTY) LTD (Registration No.: 2025/897827/07)				
Address	5 Oak Road, Glen Barrie,				
	George	Postal code	6529		
E-mail	h.venter@yahoo.com				
Tel	n/a	Fax	n/a	Cell	+250 790 860 409

PART C: PROPERTY DETAILS (in accordance with Title Deed)

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Remainder Erf 5781, George					
Physical Address	13 Rooiels Avenue					
GPS Coordinates	33°57'20.30"S and 22°25'31.21"E		Town/City	George		
Current Zoning	Single Residential Zone I	Extent	2212m ²	Are there existing buildings?	Y	N
Current Land Use	Dwelling House					
Title Deed number & date	T16097/2026					
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).			
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).			
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?	First National Bank		
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?			
Any existing unauthorized buildings and/or land use on the subject property(ies)?			Y	N	If yes, is this application to legalize the building / land use?	Y N
Are there any pending court case / order relating to the subject property(ies)?			Y	N	Are there any land claim(s) registered on the subject property(ies)?	Y N
PART D: PRE-APPLICATION CONSULTATION						
Has there been any pre-application consultation?		Y	N	If Yes, please complete the information below and attach the minutes.		
Official's name	Fakazile Vava	Reference number	4132910	Date of consultation	25 February 2026	
PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE						
*Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees						

must accompany the application.

BANKING DETAILS

Name: **George Municipality**
Bank: **First National Bank (FNB)**
Branch no.: **210554**
Account no.: **62869623150**
Type: **Public Sector Cheque Account**
Swift Code: **FIRNZAJJ**
VAT Registration Nr: **4630193664**
E-MAIL: **msbrits@george.gov.za**

*Payment reference: Erven ____, George/Wilderness/Hoekwil...

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

Application is being made in terms of the relevant Sections of the Land Use Planning By-Law of George Municipality, 2023, for Rem. Erf 5781, George, as depicted on Plan No. G/GD/200-2, for the following:

1. Rezoning of Rem. Erf 5781 from Single Residential Zone I to a Subdivisional Area, as shown in Insert I on plan, in terms of Section 15.(2)(a); and
2. Subdivision of the abovementioned Subdivisional Area in terms of Section 15.(2)(d) as shown on plan to create the following:
 - 2.1. 5 x General Residential Zone II (Group Housing) portions; and
 - 2.2. 1 x Transport Zone III (Private Road) portion.

PART G: ATTACHMENTS & SUPPORTING INFORMATION FOR LAND USE PLANNING APPLICATIONS

Please complete the following checklist and attach all the information relevant to the proposal. Failure to submit all information required will result in the application being deemed incomplete.

Is the following compulsory information attached?

Y	N	Completed application form			Y	N	Pre-application Checklist (where applicable)	
Y	N	Power of Attorney / Owner’s consent if applicant is not owner			Y	N	Bondholder’s consent	
Y	N	Motivation report / letter			Y	N	Proof of payment of fees	
Y	N	Full copy of the Title Deed			Y	N	S.G. noting sheet extract / Erf diagram / General Plan	
Y	N	Locality Plan			Y	N	Site layout plan	
Minimum and additional requirements:								
Y	N	N/A	Conveyancer’s Certificate		Y	N	N/A	Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and		Y	N	N/A	Phasing Plan

			numbers)				
Y	N	N/A	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
Y	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	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)	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies 2 copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)

PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			National Water Act, 1998 (Act 36 of 1998)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	(strikethrough irrelevant)
Y	N/A	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A			Other (specify)
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?			

SECTION I: DECLARATION

I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. The Municipality has not already decided on the application.
3. I'm aware that it is an offense in terms of section 86(1)(d) to supply particulars, information or answers in an application, knowing it to be false, incorrect or misleading or not believing them to be correct.
4. I am properly authorized to make this application on behalf of the owner and (where applicable) copies of such full relevant Powers of Attorney/Consent are attached hereto.
5. I have been appointed to submit this application on behalf of the owner and it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to me as the authorised agent and the owner will regularly consult with the agent in this regard (where applicable).
6. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
7. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/amendment/suspension forms part of this submission.
8. I am aware of the status of the existing bulk services and infrastructure in the subject area and that I am liable for any possible development charges which may be payable as a result of the proposed development.
9. I acknowledge that in terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to myself (the applicant). No information will be given to any third party and/or landowner (if the landowner is not the applicant). I herewith take responsibility to convey all correspondence to the relevant parties.



Applicant's signature:

Date:

25 June 2026

Full name:

Alexander Havenga

Professional capacity:

Registered Professional Planner

SACPLAN Reg. Nr:

Pr. Pln A/3313/2023



FNB Private Wealth
5 Merchant Place, 9 Fredman Drive, Sandton
PO Box 62164
Marshalltown, 2017
Email: servicesuite@fnbprivatewealth.co.za
Web: www.fnb.co.za

23rd March 2026

SBV Industries (Pty) Ltd

5 Oak Street
Glen Barrie
George
6529

Dear Sir,

OUR CLIENT:	SBV INDUSTRIES (PTY) LTD
ACCOUNT NUMBER:	3-000-022-909-405
MORTGAGE BOND BY:	SBV INDUSTRIES (PTY) LTD
OVER:	REMAINDER OF ERF 5781 GEORGE

We refer to the above mortgage bonds registered in our favour.

Consent is granted to subdivide the abovementioned property, subject to:

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

This consent shall not be construed as substituting, varying or novating any of your existing obligations to us nor shall it affect any security furnished by you in terms of your existing agreement save as provided for herein.

Authorised Signatory

Authorised Signatory

POWER OF ATTORNEY

I, the undersigned,

Hendrik Johannes Venter

In my capacity as a Director of SBV INDUSTRIES (Pty) Ltd (Registration No. 2025/897829/07)

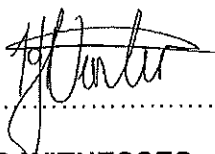
And duly authorised as such in terms of Resolution

hereby nominate and appoint:

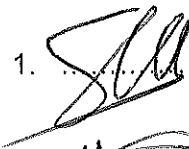
NEL & DE KOCK TOWN & REGIONAL PLANNERS

With power of substitution, to be our true and lawful Agent in our name, place and stead, to apply to George Municipality for **the rezoning and subdivision of Remainder Erf 5781, George**, and I hereby ratify, allow and confirm, and promise and agree to ratify, allow and confirm all and whatsoever our said Agent shall lawfully do or cause to be done by virtue of these presents.

SIGNED at ...Lanyu..... on this ...7th of April 2026... in the presence of the under mentioned witnesses.


.....

AS WITNESSES:

1. 

2. 

RESOLUTION TAKEN AT A MEETING OF THE DIRECTORS OF SBV INDUSTRIES (Pty)
Ltd (Registration No. 2025/897829/07)

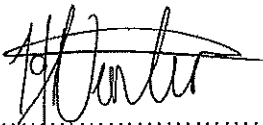
Held at ...Lanyu..... on the ...7th of April 2026.....

DECIDE THAT:

1. The company apply for the rezoning and subdivision of Remainder Erf 5781, George;
and
2. The firm NEL & DE KOCK TOWN AND REGIONAL PLANNERS be appointed by the
company to prepare and submit the said application.

That Hendrik Venter (ID: ...**8502075107083**..) in his capacity as a DIRECTOR
been authorized to sign all documents that may be necessary for the purposes of the
application as set out above regarding Remainder Erf 5781, George.

DIRECTORS:



.....
Hendrik Johannes Venter
(ID: 8502075107083)

**Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Tuesday, November 25, 2025 at 9:53**



Companies and Intellectual
Property Commission
a member of the dti group

COR14.3: Registration Certificate

Registration Number: 2025 / 897829 / 07
Enterprise Name: SBV INDUSTRIES

ENTERPRISE INFORMATION

Registration Number: 2025 / 897829 / 07
Enterprise Name: SBV INDUSTRIES
Registration Date: 17/11/2025
Business Start Date: 17/11/2025
Enterprise Type: Private Company
Enterprise Status: In Business
Financial Year End: February
TAX Number: 9798647195
Addresses: **POSTAL ADDRESS**

5 OAK ROAD
GLEN BARRIE
GEORGE
WESTERN CAPE
6529

ADDRESS OF REGISTERED OFFICE

5 OAK ROAD
GLEN BARRIE
GEORGE
WESTERN CAPE
6529

ACTIVE MEMBERS / DIRECTORS

Surname and First Names	Type	ID Number / Date of Birth	Appointment Date	Addresses
VENTER, HENDRIK JOHANNES	Director	8502075107083	17/11/2025	Postal: 5 OAK ROAD, GLEN BARRIE, GEORGE, WESTERN CAPE, 6529 Residential: 5 OAK ROAD, GLEN BARRIE, GEORGE, WESTERN CAPE, 6529

Physical Address

the dti Campus - Block F
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Sunnyside 0001

Postal Address: Companies

P O Box 429
Pretoria
0001

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Contact Centre: 086 100 2472 (CIPC)

Contact Centre (International): +27 12 394 9573



MOTIVATION REPORT

PROPOSED REZONING AND SUBDIVISION
OF
REMAINDER ERF 5781, SITUATED IN THE MUNICIPALITY
AND DIVISION OF GEORGE
FOR
THE REGISTERED OWNERS



Stads- en Streekbeplanners
Town and Regional Planners

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1. APPLICATION

Application is being made in terms of the relevant Sections of the Land Use Planning By-Law of George Municipality, 2023, for Rem. Erf 5781, George, as depicted on Plan No. G/GD/200-2, for the following:

1. Rezoning of Rem. Erf 5781 from Single Residential Zone I to a Subdivisional Area, as shown in Insert I on plan, in terms of Section 15.(2)(a); and
2. Subdivision of the abovementioned Subdivisional Area in terms of Section 15.(2)(d) as shown on plan to create the following:
 - 2.1. 5 x General Residential Zone II (Group Housing) portions; and
 - 2.2. 1 x Transport Zone III (Private Road) portion.

2. BACKGROUND

The previous owner of Rem. Erf 5781, George, together with the owner of the adjoining Erf 6606, initially commenced a process to consolidate the two properties for the purpose of establishing a Group Housing development. The proposal was subsequently abandoned when the owner of Erf 6606 withdrew from the project for personal reasons. Following the withdrawal, the then owner of Rem. Erf 5781 investigated the feasibility of developing the property independently. Thereafter, the property was sold to the current owner, who now intends to continue with the development process and realise the residential development potential of the property.

3. PURPOSE

The purpose of this application is to obtain the necessary land use planning approvals to facilitate the development of five Group Housing units on Rem. Erf 5781, George.

The proposed rezoning and subdivision will create appropriately sized residential portions together with a private access road, thereby enabling the orderly development of the property in a manner consistent with contemporary residential development trends and the planning objectives of the Municipality.

4. MOTIVATION

4.1 NEED

The need for the proposed development arises from the current owner's intention to utilise the property more efficiently by developing it for Group Housing purposes in response to prevailing market demand within the George area.

Approval of the application will facilitate the subdivision of the property into five residential portions and a private road portion, thereby enabling individual ownership opportunities and ensuring a more effective and economically sustainable utilisation of the land.

There is a well-established demand within George for smaller, manageable residential properties that require less maintenance than conventional single residential erven. Many prospective homeowners seek secure, low-maintenance "lock-up-and-go" living environments that provide the benefits of home ownership without the burden associated with large private gardens and extensive property maintenance. This demand is particularly evident amongst young professionals, smaller households and retirees.

The proposed development incorporates a controlled access point from Rooiels Avenue, creating a secure residential environment that aligns with current market preferences. The inclusion of security measures will enhance the desirability of the development and contribute positively to the quality of life of future residents.

From a spatial planning perspective, the proposal promotes appropriate residential densification within Heather Park, an established residential area located within the urban edge of George. The proposed density of approximately 22.5 dwelling units per hectare falls below the density generally supported by the Municipality within the designated densification zone and therefore represents a moderate and contextually appropriate form of densification.

The proposal will consequently contribute towards the efficient utilisation of existing municipal infrastructure and services while supporting the Municipality's objective of accommodating urban growth within the existing urban footprint.

Accordingly, the proposal is considered both necessary and desirable and is consistent with the principles of sustainable spatial development.

4.2 DESIRABILITY

PHYSICAL CONDITION:

4.2.1 TOPOGRAPHY

The property is characterised by a flat topography, with an average slope of approximately 1:80 in the surrounding area. These conditions are suitable for both the existing Single Residential Zone I zoning and the proposed General Residential Zone II zoning. No topographical constraints are anticipated and the site is well-suited for the proposed development.

4.2.2 BOTTOM CONDITIONS

No structural issues have been experienced on the property by the current or previous owners, indicating stable ground conditions. However, should the Municipality have any records or concerns regarding unstable ground conditions in the area, a geotechnical investigation can be submitted as a condition of approval, to be provided prior to the approval of building plans.

4.2.3 VEGETATION

A single *Podocarpus falcatus* (Outeniqua Yellowwood tree), which is a protected species, is located on the north-western portion of the property, as indicated on the Site Development Plan No. 2578W01 by Inge Conradie-Benadé, Annexure 9.

A Vegetation Survey by Invasive Plant Solutions, attached hereto as Annexure 13, confirms that this is the only protected tree on site and that it will be retained. The proposed development will primarily involve the removal of alien and invasive vegetation.

Accordingly, the development is not expected to negatively impact environmentally sensitive vegetation.

4.2.4 FLOOD LINES

The property does not border the sea or a river with a designated flood line and is therefore not subject to any flood-related restrictions that could negatively affect the approval of this application.

4.2.5 SENSITIVITIES

As mentioned in the above Par. 4.2.3, apart from the protected Outeniqua Yellowwood tree, which will be preserved, no additional environmental sensitivities have been identified on the property.

4.2.6 WATER TABLE

No watercourses are present in proximity to the property and no issues relating to the water table have been reported. This aspect is therefore not considered a constraint.

4.2.7 DRAINAGE PATTERN

Stormwater management will be addressed during the detailed design phase and will comply with the Municipality's applicable By-Laws which will be scrutinised on the submission of the relevant Site Development Plan and subsequent building plans. Given the flat topography, the site can be effectively serviced by connecting to existing municipal stormwater infrastructure in Rooiels Avenue. No drainage-related constraints are anticipated.

4.2.8 FILLINGS AND EXCAVATIONS

The proposed development will require minor earthworks, including limited filling and excavation associated with standard construction activities. Due to the favourable topography, these works are not expected to pose any constraints to the approval of the application.

4.3 EXISTING PLANNING AND LEGISLATION

4.3.1 SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013, (S.P.L.U.M.A.)

4.3.1.1 SPATIAL JUSTICE

- **Past spatial and other development imbalances must be redressed through improved access to and use of land.**

The property subject to this application measures 2 212m² and was acquired by the current owner on the open market. Although the proposal may not directly or fully address the principle of equitable access to and use of land, its approval will facilitate the rezoning and subdivision of the property, thereby resulting in five residential opportunities. These erven will be made available to prospective purchasers on the open market, contributing incrementally to improved access to residential land within the area.

- **Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.**

Due to considerations discussed above, this objective is not achievable with this application.

- **Spatial Planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.**

As discussed above, the limited size of the land unit does not lend itself to the compliance of this objective as the property is zoned for residential purposes

and not to address the access to land by disadvantaged communities or persons.

- **Land use management systems must include all areas of a Municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas.**

A pragmatic approach to the management of land use systems to follow flexible and appropriate processes to facilitate housing for the disadvantaged community is indispensable.

- **Land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas.**

This aspect has already been discussed above.

- **A Municipal Planning Tribunal considering an application before it, may not be implemented or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application.**

This provision does not apply to this application.

4.3.1.2 PRICIPLE OF SPATIAL SUSTAINABILITY

- **Promote land development that is within the fiscal, institutional and administrative means of the Republic.**

The proposed development is done with private funding and therefore the fiscal, institutional and administrative capacity of government agencies are not relevant to this application.

- **Ensure that special consideration is given to the protection of prime and unique agricultural land.**

The property forming the focus of this application is zoned Single Residential Zone I and is situated within a developed neighbourhood of George which is included within the Urban Edge. Therefore, the protection of prime and unique agricultural land is not relevant to this application as the proposal also makes provision for residential development.

- **Uphold consistency of land use measures in accordance with the environmental management instruments.**

This application is not accompanied by any activities that require special environmental management measures.

- **Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.**

Approval of this application will result in the installation of the required meters and infrastructure for the proposed portions. Therefore, the only costs arising from this application will be at the owner's expense.

- **Promote land development in locations that are sustainable and limit urban sprawl.**

The application seeks approval for the rezoning and subdivision of an existing Single Residential Zone I erf located within the urban edge of George.

Approval of this proposal will support residential densification within the urban area, contributing to more efficient land use and helping to curb urban sprawl. By creating additional residential opportunities within Heather Park at a ration of 22.5 units per hectare, the development aligns with strategic municipal objectives for compact and sustainable urban growth. Furthermore, the property is included in the densification zone per George Municipality's GIS Viewer, confirming its consistency with the Municipality's spatial planning policies and objectives for managed densification.

- **Result in communities that are viable.**

The proposed development will contribute to the creation of a viable residential community by providing additional housing opportunities within an established urban neighbourhood. The development promotes the efficient utilisation of existing municipal infrastructure and services while increasing residential choice within Heather Park. Furthermore, written consent has been obtained from all directly adjoining property owners, with the exception of Erf 20308, whose owner is currently overseas visiting family. Copies of the written consents are attached as Annexure 14. The support received from neighbouring property owners demonstrates that the proposal is compatible with the character of the area and is unlikely to have a detrimental impact on surrounding properties, thereby contributing positively to a sustainable, functional and viable community.

4.3.1.3 PRINCIPLE OF EFFICIENCY

- **Land development optimises the use of existing resources and infrastructure.**

This application aligns with the principle of efficiency, as it seeks approval for the rezoning and subdivision of an existing Single Residential Zone I property. Approval will enable the optimal use of existing resources and infrastructure, while also generating additional revenue for the Municipality through capital contributions and ongoing rates and taxes from newly created residential units.

- **Decision-making procedures are designed to minimise negative financial, social, economic, or environmental impacts.**

As a privately funded project, sensible decision-making is essential to minimize any negative consequences and ensure successful implementation. As previously noted, the application will not cause any adverse social, economic, or environmental impacts, but will instead create a valuable opportunity for the property owner develop five group housing units.

- **Development applications procedures are efficient and streamlined and timeframes are adhered to by all parties.**
Adherence to prescribed timeframes vest in the Municipality and therefore the applicant does not have any control over it.

4.3.1.4 PRINCIPLE OF SPATIAL RESILIENCE

This principle, which is primarily aimed at a sustainable way of life for communities that are most vulnerable to economic and environmental setbacks, is not directly applicable to this application.

4.3.1.5 PRINCIPLE OF GOOD ADMINISTRATION

- **All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.**
The only authority involved in this application is George Municipality and therefore there is no other authority with which an integrated approach needs to be followed. The various departments of the Municipality involved function as an integrated team and the applicant has no further comment on this principle.
- **Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.**
Public participation procedures, as outlined in the Section 38 Letter, will be followed and will commence upon receipt of instructions.

4.3.2 LAND USE PLANNING ACT, 2014, (L.U.P.A.)

As far as the proposed development is concerned, there is a great deal of overlap between the principles of spatial justice, sustainability, good administration and resilience that are pursued under this legislation, but which have already been discussed in par 4.3.1 above. To avoid duplication, these principles will not be discussed again.

4.3.3 NATIONAL, PROVINCIAL AND LOCAL GOVERNMENT POLICIES AND MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK

National, provincial and local government spheres establish coherent policies and frameworks to guide municipalities in fulfilling their planning mandates in line with broader governmental objectives. This application is submitted in terms of Section 15 of the Land Use Planning By-Law of the George Municipality, 2023. Consequently, the Municipality's local policies and frameworks are developed in consideration of national and provincial directives. For the purpose of this application, reference will be made specifically to the George Municipal Spatial Development Framework (MSDF), 2023.

Paragraph 3.1.2 of the George MSDF identifies the George City Area as a Regional Development Anchor and promotes growth, residential infill development and densification within the urban area. The subject property is situated within a designated densification zone and the proposed development is therefore fully aligned with this strategic objective.

The proposed density of approximately 22.5 dwelling units per hectare falls within the parameters generally supported by the Municipality and will contribute towards the efficient utilisation of existing infrastructure and public services.

Furthermore, Paragraph 4.4 of the MSDF promotes residential densification through various mechanisms, including subdivision and infill development within established urban areas. The proposed subdivision directly supports these objectives by facilitating additional housing opportunities within the existing urban structure.

The proposal is therefore consistent with the spatial vision, development objectives and implementation strategies contained in the George MSDF, 2023.

4.3.4 BY-LAW ON MUNICIPAL LAND USE PLANNING OF GEORGE MUNICIPALITY, 2023

4.3.4.1 According to Section 38(1), the following documents are required in support of the application:

4.3.4.1.1 **Annexure 1**, Application form fully completed and signed;

4.3.4.1.2 **Annexure 2**, Bondholders Consent by First National Bank;

4.3.4.1.3 **Annexure 3**, Power of Attorney to Nel & de Kock Town and Regional Planners by the authorised representative to prepare and submit this application;

4.3.4.1.4 **Annexure 4**, Company Resolution;

4.3.4.1.5 **Annexure 5**, Proof of Company Membership;

4.3.4.1.6 **Annexure 6**, Motivation Report by Nel & de Kock Town and Regional Planners;

4.3.4.1.7 **Annexure 7**, Copy of the Surveyor General Plan No. 2601/72 is attached to this application;

4.3.4.1.8 **Annexure 8**, Plan No. G/GD/200-2 is attached to this application which includes a Locality Map;

4.3.4.1.9 **Annexure 9**, Site Development Plan No. 2578W01 by Inge Conradie-Benadé Pr.Arch;

4.3.4.1.10 **Annexure 10**, Proof of Payment will be provided in due course as it is made available to the applicant;

4.3.4.1.11 **Annexure 11**, Copy of Title Deed T16097/2026 is attached to this application;

4.3.4.1.12 **Annexure 12**, Conveyancer certificate by Ronelle Wilkinson is attached to this application;

4.3.4.1.13 **Annexure 13**, Vegetation Letter dd. 26 March 2026 by Invasive Plant Solutions;

4.3.4.1.14 **Annexure 14**, Neighbours Consent;

4.3.4.1.15 **Annexure 15**, Street name confirmation letter dd. 19 June 2026;

4.3.4.1.16 **Annexure 16**, Electrical Services Report by Clinkscapes Maughan-Brown Consulting Mechanical & Electrical Engineers; and

4.3.4.1.17 **Annexure 17**, Pre-Application Feedback dd. 25 February 2026 with the following comments:

Town Planning:

- **Applicant to provide justification in terms of the applicable spatial planning policies in terms of the proposed densification and the surrounding built character.**
 - The subject property is located within a designated Densification Zone and the proposed rezoning and subdivision are therefore consistent with the Municipality's spatial planning policies promoting densification within the urban edge. The development will enable more efficient use of underutilised land and assist in limiting urban sprawl. The proposed layout is orderly and contextually appropriate, ensuring compatibility with the existing built character of the area. Furthermore, several properties in the surrounding Heather Park area have already been developed for group housing purposes, indicating that this form of

densification is established and supported in the neighbourhood. The proposal will therefore not negatively impact the surrounding built character.

- **Applicant to detail functional open space in line with the zoning scheme.**
 - The attached Site Development Plan, Annexure 9, demonstrates that each proposed portion provides adequate functional private open space in compliance with the requirements of the zoning scheme. A minimum of 50m² per unit has been allocated, which is reserved for private use and not accessible to motor vehicles. It should be noted that, in practice, larger open space areas are provided on each portion, thereby exceeding the minimum requirement and ensuring functional and usable outdoor space for each unit.
- **In this instance a SDP cannot be considered prior to a decision.**
 - Note is taken of this comment. It is acknowledged that a Site Development Plan cannot be considered prior to a decision on the application and it is therefore proposed that the submission and approval of an SDP be included as a condition of approval, should the application be supported.
- **Applicant to provide motivation in terms of the applicable spatial planning policies (MSDF 2023, SPLUMA) as well as the zoning scheme.**
 - The application is motivated in terms of the applicable spatial planning legislation and policies, including the MSDF (2023), SPLUMA and the relevant zoning scheme, as set out in Paragraphs 4.3.1–4.3.4 of this Motivation Report.
- **Applicant is also advised to maintain mature trees as far as possible: licenses to be acquired should there be a need for cutting, pruning or replacement of indigenous trees.**
 - A vegetation survey undertaken by Invasive Plant Solutions, attached as Annexure 13, confirms that only one indigenous Outeniqua Yellowwood tree is present on the property, which is not proposed to be removed and will be retained. The remaining mature trees are predominantly alien species and will need to be removed to accommodate the proposed development, for which no licences are required. The applicant notes the Municipality's recommendation and confirms that existing indigenous vegetation will be preserved as far as possible. Should any pruning, removal, or replacement of indigenous trees become necessary, the required approvals will be obtained from the relevant authorities. It is further proposed that the Municipality may consider imposing a condition of approval requiring the planting of indigenous trees per unit to enhance the landscape character of the development.

- **It may be required that a plan be submitted to indicate a tree survey – to illustrate which trees will be retained and with is proposed to be removed (and the respective tree types).**

- The attached Site Development Plan, Annexure 9, includes a tree survey indicating the location and type of existing trees, clearly distinguishing between those to be retained and those proposed for removal. The indigenous Outeniqua Yellowwood tree is specifically indicated and will be preserved.

- **Architectural Design to complement existing character of the area.**

- An extract of the Site Development Plan is hereby quoted, illustrating the proposed architectural design, which has been prepared to complement the existing character and built form of the surrounding area. “The proposed development will be carefully considered to complement and enhance the existing character of the Heather Park area.

The architectural approach will adopt a refined, contemporary yet contextually sensitive language that responds to the established residential fabric and natural setting.

The design, by Inge Conradie-Benadé Pr.Arch, will emphasise simplicity of form, clean lines, and a harmonious material palette to ensure visual cohesion with the surrounding neighbourhood. A key design principle will be the creation of open, light filled spaces that foster a strong connection between interior and exterior environments.

Generous openings, including large windows and sliding doors, will be incorporated to maximise natural light and frame views toward the Outeniqua Mountains. These elements will extend living areas onto verandas and patios, encouraging outdoor living and reinforcing the relationship with the landscape.

Overall, the proposed architectural design will seek to respect the character of the area while introducing a contemporary, sustainable, and place-responsive residential environment.”

- **To take cognizance of the development parameters in terms of Group Housing.**

- The applicable development parameters for Group Housing are addressed in detail in Paragraph 4.3.4.2 of this Motivation Report.

- **Parking requirements and provision to be elaborated on in the motivation.**

- Parking provision and compliance with the applicable requirements are addressed in detail in Paragraph 4.3.4.2.7 of this Motivation Report.

- **The proposed stacking distance to be shown on the proposed site layout plan with all areas and dimensions.**
 - The required stacking distances, including all relevant dimensions, are indicated on the Site Development Plan attached as Annexure 9.
- **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.**
 - Note is taken of this comment and the applicant confirms that the application has been prepared and submitted in accordance with all relevant legislation and requirements to the best of their knowledge.

CES:

- **Access will be restricted to a signalised access along Rooiels Avenue.**
 - The applicant notes this requirement. Should a signalised access be required by the Municipality, this can be accommodated and implemented as a condition of approval.
- **Access is permitted in accordance with the George Integrated Zoning Scheme By-law, (GIZS) 2023.**
 - The proposed development will gain access from a 10.0m wide private road connecting to Rooiels Avenue, while each access to the proposed Group Housing units are planned to be 5.0m wide, which is in line with the access requirements of George Municipality's Integrated Zoning Scheme By-Law, 2023.
- **All parking must be provided on-site, in compliance with the parking requirements in terms of the GIZS by-law, 2023.**
 - All required parking is provided on-site in compliance with the GIZS By-law (2023). Each unit includes a double garage, with additional space available on driveways, exceeding the minimum parking requirements.
- **No parking is allowed within the road reserve, and the owner may be held liable for any costs incurred in preventing unauthorized parking within this area.**
 - No parking is proposed within the road reserve and this requirement is fully complied with.
- **All vehicle mobility should be done on site, including allowance for sufficient stacking distance.**
 - All vehicle manoeuvring will be accommodated on-site, with adequate stacking distances provided as indicated on the Site Development Plan.

- **Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-laws/policies.**
 - Note is taken of this comment, while the owner will be liable for applicable Development Charges.
- **Municipal water and/or sanitation is available, subject to network &/or treatment capacity required.**
 - The applicant notes that municipal water and sanitation services are available, subject to capacity and will engage with the Municipality, should this application be approved, to confirm availability for the proposed development.
- **The location of existing municipal services must be confirmed on site.**
 - The location of existing municipal services is indicated on the Site Development Plan and will be confirmed on site prior to implementation.
- **The developer must ensure full compliance with the relevant Stormwater By-law.**
 - The applicant notes this requirement and will ensure full compliance with the Municipality's Stormwater By-law at the building plan stage.
- **HOA to be establish and will be responsible for the maintenance of the internal road, associated stormwater & associated common areas.**
 - Note is taken of this comment. A Homeowners' Association will be established and will be responsible for the maintenance of internal roads, stormwater infrastructure and common areas.

ETS:

- **Electrical services report will be required. DC's applicable.**
 - An electrical services report has been compiled (Annexure 16). The applicant notes that applicable Development Charges will be payable upon approval.

4.3.4.2 George Municipality Integrated Zoning Scheme By-Law, 2023: Current and proposed development controls (Development Parameters)

Group Housing:

“Land use description: “group housing” and “group housing scheme” means a group of separate or linked dwelling units where every dwelling unit has a ground floor, which units may be subdivided cadastrally, but are planned, designed and built as a harmonious architectural entity in an ordered way and integrated with functional open spaces, private open spaces, private roads and parking which forms part of a group housing site.”

- The proposed development complies with the definition of Group Housing as contained in the George Municipality Land Use Planning By-Law, 2023. The development comprises a group of separate dwelling units, each with a ground floor, arranged in an integrated and orderly manner as a single residential development. The proposal incorporates private open spaces, a private access road, parking facilities and associated infrastructure, resulting in a harmonious and coordinated architectural entity that fully accords with the prescribed land use description for Group Housing.

4.3.4.2.1 Design principles:

“All buildings and structures must be planned, designed and built as a harmonious architectural entity and special attention must be given to aesthetics, architectural coordination, urban design and landscaping. A group housing site must be designed to encourage walkability and pedestrianised access to public transport.”

- The proposed development is designed as a harmonious architectural entity with due consideration to aesthetics, urban design and landscaping. It is proposed that the Municipality impose a condition requiring the submission and approval of architectural guidelines and a detailed Site Development Plan (SDP), together with the Homeowners’ Association (HOA) constitution, to ensure compliance. The layout promotes walkability through the provision of landscaping opportunities and pedestrian movement and is located approximately 150m from a public transport facility.

4.3.4.2.2 Density:

“The maximum gross density on a group housing site is 35 dwelling units per hectare.”

- The proposed development will result in a density of approximately 22.5 dwelling units per hectare, which is significantly below the maximum gross density of 35 dwelling units per hectare permitted on a Group Housing site in terms of the By-Law. The proposed density is therefore compliant with the applicable development parameters and represents an appropriate form of residential densification within the area.

4.3.4.2.3 Height:

- (i) **The height of dwelling units may not exceed 6.5 metres to the wall plate in all cases, and 8.5 metres to the ridge of the roof in the case of a pitched roof, provided that if the intention is to utilise any area above the roof for recreational or entertainment purposes, the height may not exceed 6.5 metres.**
- (ii) **The general provisions regarding earth banks and retaining structures in this by-law apply.**

- The proposed development will comply with the applicable height restrictions. Compliance will be confirmed and regulated at the building plan submission stage.

4.3.4.2.4 Open space:

“Within a group housing site, functional open space of at least 50m² per dwelling unit must be provided, which may include private or communal open space or any outdoor space which is inaccessible to motor vehicles, but excludes roads, service yards and parking areas.”

- A minimum of 50m² functional open space per unit is provided, as indicated on the SDP, ensuring compliance with the By-Law. In practice, larger areas are allocated, enhancing the living environment for future residents.

4.3.4.2.5 Building lines along the perimeter of a group housing site

“The following building lines apply along the perimeter of a group housing site:

- (i) a street boundary building line of 3 metres is applicable where the group housing site abuts an external public street;**
- (ii) side and rear boundary building lines are 1.5 metres along the perimeter of the group housing site; and**
- (iii) the general building line encroachments in this By-law apply.”**

- The required building lines along the site perimeter are adhered to, as reflected on the SDP, Annexure 9.

4.3.4.2.6 Building lines within a group housing site

“The following building lines apply within a group housing site:

- (i) street boundary building lines on internal private roads are 0 metres; provided that any garage door facing the private road, or a private right of way servitude intended to give vehicle access to the property, must be set back at least 5 metres from the kerb of such internal road or private right of way servitude; and**
- (ii) side and rear boundary building lines within the group housing site are 0 metres, unless the Municipality requires a building line for fire-fighting purposes, in which case the common boundary building lines must be determined by the Municipality.”**

- Internal building line requirements are complied with. Garage setbacks from the internal road range between 5.0m and 7.2m, exceeding the minimum requirement.

4.3.4.2.7 Parking and access

(i) Parking and access must be provided in accordance with the requirements of this By-law.

(ii) Parking may be provided in the form of communal parking.

(iii) The Municipality may request that space be provided for vehicle stacking at the entrance / exit to the development.

- Parking and access are provided in accordance with the requirements of the George Municipality Land Use Planning By-Law, 2023. The proposed development accommodates the required parking through double garages serving each dwelling unit, with additional parking available on the associated driveways. The total parking provision therefore exceeds the minimum requirements of the By-Law. Furthermore, adequate vehicular access and manoeuvring space are provided within the development and sufficient stacking space has been incorporated at the entrance to the development as reflected on the Site Development Plan.

4.3.4.2.8 Site development plan

“A site development plan and architectural guidelines of the proposed group housing scheme must be submitted to the Municipality for its approval, and, if approved, the development of the group housing site must be substantially in accordance with the approved site development plan.”

- A detailed SDP and architectural guidelines will be submitted for Municipal approval should the application be approved and development will proceed in accordance therewith.

4.3.4.2.9 Service yard

“Service yard(s) must be provided on the land unit in accordance with this by-law.”

- Sufficient space is available on each portion to accommodate service yards, the details of which will be included in the SDP.

4.3.4.2.10 Refuse room

“A refuse room must be provided on the land unit in accordance with this by-law.”

- A refuse collection area is provided with appropriate access to a Rooiels Avenue, ensuring compliance with municipal requirements.

4.3.4.2.11 Development charges

“The Municipality may impose development charges in accordance with the provisions of Section 52.”

- The applicant acknowledges that development charges may be levied in terms of Section 52, while the owner/ developer will comply accordingly.

4.3.5 TITLE DEED

Title Deed No. T16097/2026 reflects SBV Industries (Pty) Ltd as the registered owner of Remainder Erf 5781, George. The property is subject to a mortgage bond and the bondholder's consent to submit this application is attached as Annexure 2.

A Power of Attorney authorising Nel & de Kock to prepare and submit this application is included as Annexure 3. Annexures 4 and 5 contain the relevant company resolution and proof of company membership confirming the authority of the appointed representative.

Furthermore, Annexure 12 includes a Conveyancer's Certificate prepared by Ronelle Wilkinson, confirming that no restrictive title deed conditions prohibit the proposed development.

4.4 CHARACTER OF THE ENVIRONMENT

The subject property is located within Heather Park, an established residential neighbourhood of George. The proposed application entails a small-scale Group Housing development, which is consistent with the existing residential character of the area.

Similar approvals for group housing developments have been granted within the neighbourhood, including developments on Erf 8409 (Protea Road), as well as existing developments such as Chesterton, Golf Park 1, 2 and 3 and De Oewer. This reflects an established pattern of densification within Heather Park through Group Housing.

Written consent has been obtained from all directly adjoining property owners, with the exception of Erf 20308, whose owner is currently overseas visiting family. Copies of the written consents are attached as Annexure 14. The support received from neighbouring property owners demonstrates that the proposal is compatible with the character of the area and is unlikely to have a detrimental impact on surrounding properties, thereby contributing positively to a sustainable, functional and viable community. While certain invasive mature trees will be removed to accommodate the development, the existing indigenous Outeniqua Yellowwood tree will be retained.

The planting of indigenous trees per unit may be incorporated as a condition of approval to further enhance the environmental character.

In light of the above, the proposed development will not negatively impact the character of the area, but rather contribute to appropriate residential densification in line with municipal policy.

4.5 POTENTIAL OF THE PROPERTY

4.5.1 AGRICULTURE

The property is situated within an established residential area and is zoned Single Residential Zone I. It therefore has no agricultural potential and in light thereof no further elaboration will be made in this regard.

4.5.2 CONSERVATION

The property is located within the urban edge and is already developed. Apart from one indigenous Outeniqua Yellowwood tree, which will be retained, no significant conservation features are present.

4.5.3 MINING

No exploitable mineral resources are known to exist on the property and it therefore holds no mining potential.

4.5.4 RECREATION

Under the current zoning, the property serves the recreational needs of a single household only. Approval of the proposed development will result in five residential units, each with access to functional private outdoor space. The proposal will therefore increase the overall recreational utilisation of the property by enabling multiple households to benefit from private residential open space, thereby enhancing the social and functional value of the land.

4.5.5 RESIDENTIAL

The property is presently zoned Single Residential Zone I, which permits a dwelling house and a second dwelling unit. The proposed rezoning and subdivision will facilitate the development of five Group Housing units, substantially increasing the residential yield and housing opportunities available on the property. The proposal represents an appropriate form of residential densification within an established

neighbourhood and contributes towards addressing the growing demand for diverse housing options within George. The development will make more efficient use of well-located urban land while remaining compatible with the character and function of the surrounding residential area.

4.6 LOCATION AND ACCESSIBILITY

Remainder Erf 5781 is located within Heather Park at approximately 33°57'20.30"S and 22°25'31.21"E and is currently accessed from Rooiels Avenue.

The proposed development will retain access from Rooiels Avenue via a centrally located entrance, providing an approximate stacking distance of 8.6m. Internal access will be via a 6.0m wide private road situated within a 10.0m road reserve, with adequate on-site manoeuvring and stacking space provided in accordance with municipal requirements.

4.7 PROVISION OF SERVICES

The property is currently serviced by the Municipality and the proposed development will continue to rely on municipal services. All required infrastructure upgrades and new service connections will be installed at the developer's cost.

As such, the development will not impose additional financial burden on the Municipality. On the contrary, it will generate additional revenue through development charges, as well as ongoing rates and taxes from the newly created units. This will contribute positively to the Municipal fiscus and support efficient service delivery.

An Electrical Services Report is attached to this application as Annexure 16, confirming electrical service considerations.

4.8 CONSTRUCTION PHASE

The application entails the rezoning and subdivision of Remainder Erf 5781 into five Group Housing erven and a private road. Development is intended to proceed in a logical sequence, with Portions B and C constructed first to facilitate construction access, followed by Portions A, D and E.

Given the limited scale of the development, a formal phased development approach is not required.

5. CONCLUSION

The proposed rezoning and subdivision application is well-founded from both a planning and development perspective and is consistent with the Municipality's spatial planning objectives.

Approval of the application will facilitate the development of five Group Housing units within a designated densification zone located inside the urban edge, thereby promoting the efficient utilisation of land, infrastructure and municipal services.

In addition to increasing housing supply and residential choice within George, the development will generate both once-off and recurring financial benefits for the Municipality through development contributions, rates and taxes. These benefits will contribute towards strengthening the municipal revenue base and supporting the sustainable provision of services.

The proposal is furthermore aligned with the George Municipal Spatial Development Framework, responds to identified market demand and represents an appropriate and desirable form of residential infill development.

Accordingly, the application is considered desirable, justified and in the public interest and its approval is therefore respectfully supported.

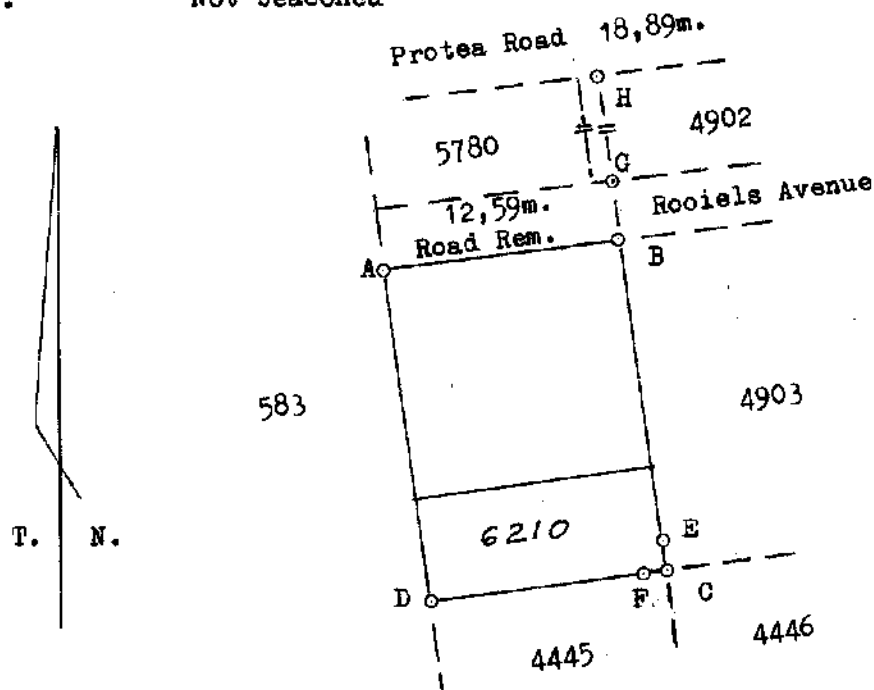
Nel & de Kock Town and Regional Planners
Per: Alexander Havenga Pr. PIn A/3313/2023

June 2026

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System Lo 23° X			S.G. No.	
		Constant		±	0,00	+ 3700 000,00	2 6 0 1 / 72
AB	47,23	263.35.30	A	+	53 096,30	+ 58 577,78	Approved <i>U.W. Dehning</i> Surveyor-General 14.7.1972.
BC	68,01	353.35.30	B	+	53 049,36	+ 58 572,50	
CD	47,23	83.35.30	C	+	53 041,78	+ 58 640,09	
DA	68,01	173.35.30	D	+	53 088,71	+ 58 645,36	
CE	6,30	173.35.30	E	+	53 042,47	+ 58 633,83	
CF	5,00	83.35.30	F	+	53 046,74	+ 58 640,65	
BG	12,59	173.35.30	G	+	53 050,77	+ 58 559,99	
GH	100,78	173.35.30	H	+	53 062,01	+ 58 459,85	
		Δ Geo 9		+	50 788,27	+ 55 472,47	
		Δ Oud 7		+	56 603,60	+ 51 940,04	

Beacons

A.D.F. 20 mm round iron pegs
B.E.G.H. 12 mm. round iron pegs
C. Not beacons



HG is the eastern boundary of a temporary servitude road area 4 metres wide.

Scale: 1 : 1500

The figure represents A. B. C. D. 3 212 Square Metres of land, being ERF 5781 (Portion of Erf 584), GEORGE, situate in the Municipality and Administrative District of George Province of Cape of Good Hope. Surveyed in June, 1970 & March - April, 1972. by me, *H. Blomberg* Land Surveyor

This diagram is annexed to

C.R.T.
No. 34089/73
dated
i.f.o

The original diagram is

No. 2343/1949 annexed to
Transfer/Grant
No. 1951.126.6292

File No. S.8775/56/5

S.R. No. E. 807/72

Comp. BL-7DD/W3

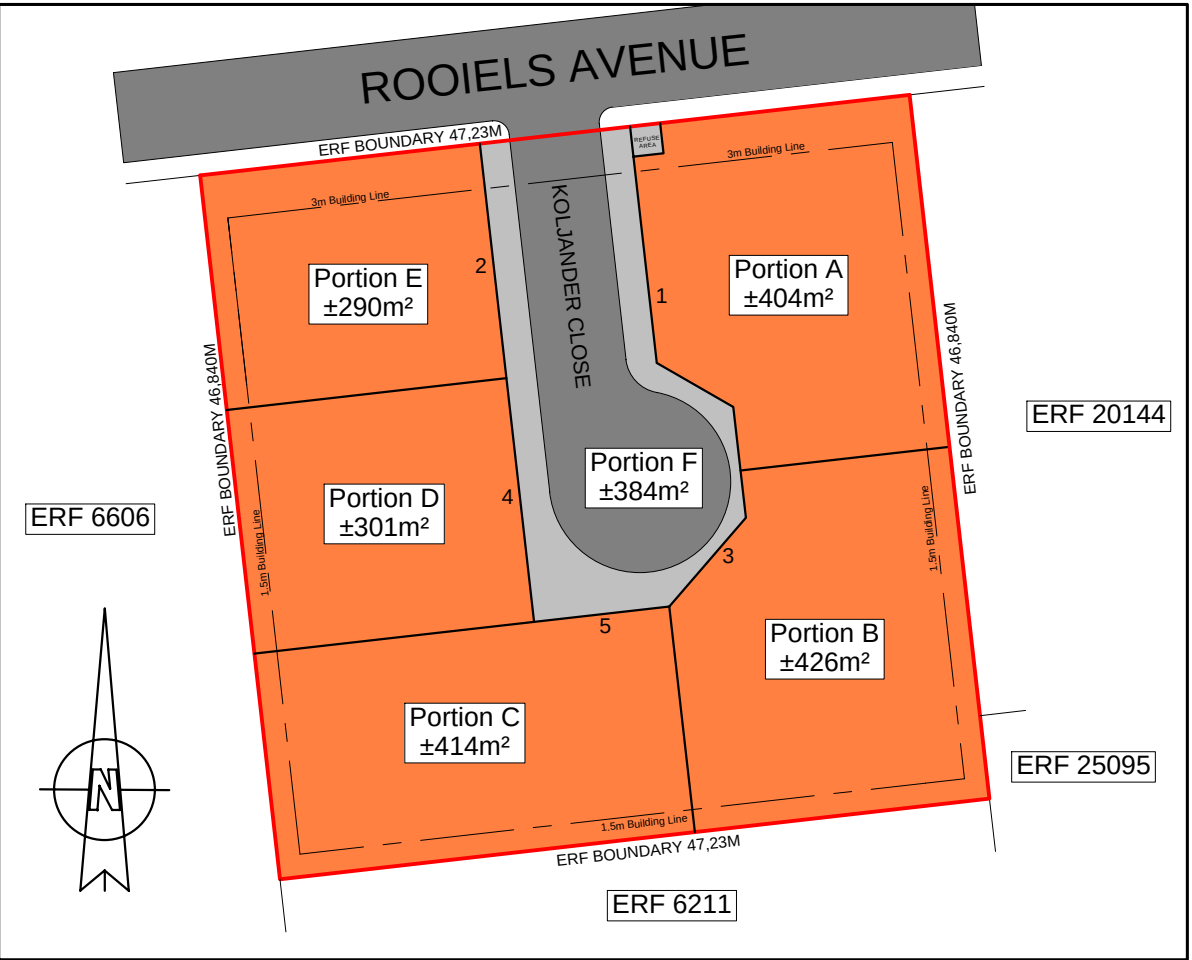
Registrar of Deeds

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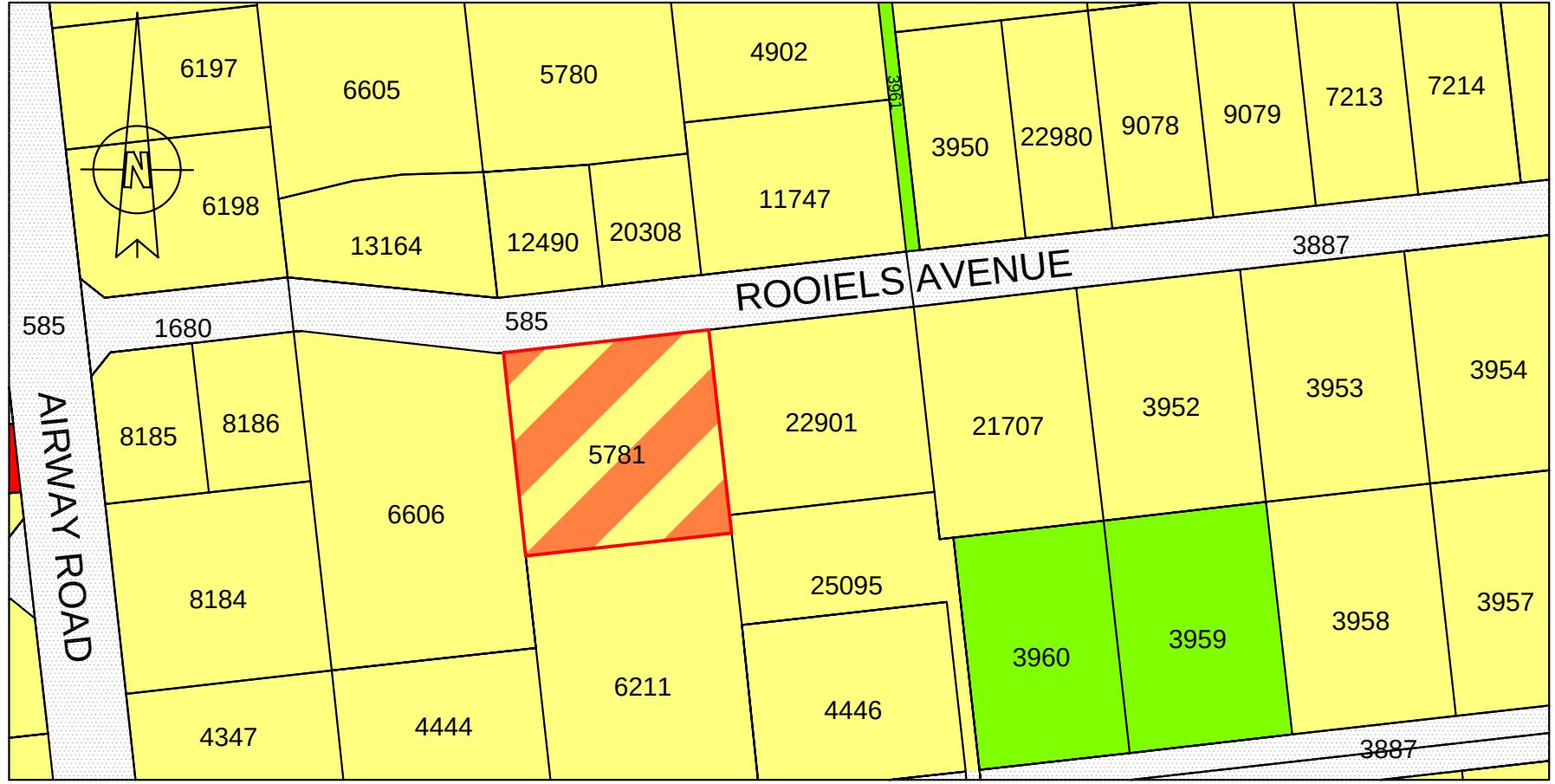
2601/72

Approved in terms of Sect. 9 Ord. 23 1834 Sect. 100 Ord. 12 1862 Sect. 20 Act. 18 1867 Ref. <i>AF 37/4/116</i> Authority _____ Date <i>30/3/67</i> * <i>U. W. Dehnig</i> for Surveyor-General	Conditions.	
	With	Without
	☒	☐
	☐	☐
	☐	☐

Locality Map: 1: 10 000



Insert I: 1:1 500(A3)



PROPOSED REZONING AND SUBDIVISION OF REM. ERF 5781, GEORGE, IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW OF GEORGE MUNICIPALITY, 2023

Application is being made for the following in terms of the relevant Sections of the Land Use Planning By-Law of George Municipality, 2023, for Remainder Erf 5781, George:

1. Rezoning of Rem. Erf 5781 from Single Residential Zone I to a Subdivisional Area, as shown in Insert I, in terms of Section 15.(2)(a).
2. Subdivision of the abovementioned Subdivisional Area in terms of Section 15.(2)(d) as shown on plan and set out in Table I below.

Table I			
Portion No.s	Zoning	Land Use	%
A - E	General Residential Zone II	Group Housing	83
F	Transport Zone III	Private Road	17
Total			100

- Remarks:**
1. All buildings and structures will be constructed in a harmonious architectural style.
 2. The density of the proposed development equates to 22.5 units/ha.
 3. Each of the proposed portions provides more than 50m² of functional open space, as reflected on the attached Site Development Plan.
 4. Building lines are indicated on the plan.
 5. Each of the proposed portions makes provision for a double garage and therefore complies with the applicable parking requirements.
 6. A dedicated refuse room is provided for the development, as indicated on the plan.

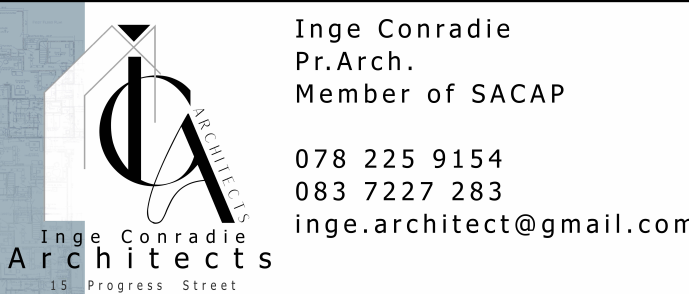
Zoning Table	
Single Residential Zone I	
Open Space Zone I	
Utility Zone	
Transport Zone II	

- Notes:**
1. Cadastral Information: Tertius Conradie Argitektuur.
 2. Locality Map: CapeFarmMapper.
 3. Zoning Information: George GIS Viewer.

REM. ERF 5781
ROOIELS AVENUE
GEORGE

del & de kock Stads - en Streekbeplanners
Town and Regional Planners
Yorkstraat 56 York Street Tel: (044) 874 5207
Postbus 1186 / P.O. Box 1186 Fax: (044) 873 6354
George 6530 E-pos / E-mail: neldek@mweb.co.za

SKAAL		1:500(A3)		SCALE	
BEPLAN PLANNED	A.H.	PLAN NO	G/GD/200-2		
GETEKEN DRAWN	A.H.				
DATUM DATE	19 June 2026				
KOPIEREG VOORBEHOU / COPYRIGHT RESERVED					



The proposed development will be carefully considered to complement and enhance the existing character of the Heather Park area.

The architectural approach will adopt a refined, contemporary yet contextually sensitive language that responds to the established residential fabric and natural setting.

The design, by Inge Conradie-Benadé Pr.Arch, will emphasise simplicity of form, clean lines, and a harmonious material palette to ensure visual cohesion with the surrounding neighbourhood. A key design principle will be the creation of open, light-filled spaces that foster a strong connection between interior and exterior environments.

Generous openings, including large windows and sliding doors, will be incorporated to maximise natural light and frame views toward the Outeniqua Mountains. These elements will extend living areas onto verandas and patios, encouraging outdoor living and reinforcing the relationship with the landscape.

Overall, the proposed architectural design will seek to respect the character of the area while introducing a contemporary, sustainable, and place-responsive residential environment.

Tertius Conradie

Argitektuur P_riv_éArchT



MEMBER OF SACAP & SAJAT

☎ 083 7227 283

📍 15 Progress St
Dormelsdrift George

✉ tersconradie@telkomsa.net

PROJECT DESCRIPTION:

**PROPOSED SDP
ON REMAINDER ERF 5781
HEATHER PARK
GEORGE**

DRAWING / S:

REV 04

DATE:
2026.06.25

SCALE:

DRAWING NO: 2578W0



NOTIFICATION OF PAYMENT

To Whom it may Concern:

First National Bank hereby confirms that the following payment instruction has been received:

Date Actioned : 2026/07/01
Time Actioned : 05:09:15
Trace ID : F4WGG8JQ

Payer Details

Payment From : SBV DEVELOPMENTS
Cur/Amount : ZAR17589.25

Payee Details

Recipient/Account no : 5002643
Name : GEORGE MUNICIPALITY FNB
Bank : FNB
Branch Code : 250655
Reference : LUA879

END OF NOTIFICATION

To authenticate this Payment Notification, please visit the First National Bank website at fnb.co.za, select the "Verify Payments" link and follow the on-screen instructions.

Our customer (the payer) has requested First National Bank Limited to send this notification of payment to you. Should you have any queries regarding the contents of this notice, please contact the payer. First National Bank Limited does not guarantee or warrant the accuracy and integrity of the information and data transmitted electronically and we accept no liability whatsoever for any loss, expense, claim or damage, whether direct, indirect or consequential, arising from the transmission of the information and data.

Disclaimer:

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1167

Jordaan & Ferreira Inc
206 Pinehurst
Somerset Links Office Park

Prepared by me



CONVEYANCER
SUMIEN FERREIRA (88274)

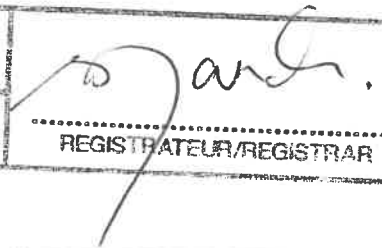
Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 3 000 000,00	R. 2 281,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

VERBIND
MORTGAGED

VIR
FOR R 3 000 000,00

B 000008367 / 2026

2025 -03- 19



REGISTRAR/REGISTRAR

T000016097 / 2026

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

FLORIS ALBERTUS HANEKOM
LPCM No: 90928

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

MICHELLE BARNARD
Identity Number 7809120021081
Married out of community of property

DATA / VERIFY

23 -03- 2026

VUYELWA I AMANI

which said Power of Attorney was signed at George on 9 February 2026

lile

And the appearer declared that his/her said principal had, on 26 November 2025, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

SBV INDUSTRIES (PTY) LTD
Registration Number 2025/897829/07

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

REMAINDER OF ERF 5781 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT 2212 (TWO THOUSAND TWO HUNDRED AND TWELVE) Square metres

FIRST registered by Certificate of Registered Title Number T34089/1973 with General Plan LG No. 2601/1972 relating thereto and held by Deed of Transfer Number T30772/2015

- A. SUBJECT FURTHER to the following conditions contained in Deed of Transfer dated 10 October 1941 No T10431/1941 namely:

"That the council of the Municipality of George and its successors in title reserve the right to construct, use and maintain across the above property any pipeline, for water leading, sewerage and drainage and any poles or structures for the conduct of any electrical or other light or power".

- B. ENTITLED to the following endorsement dated 24 August 1973 on the mentioned Deed of Transfer No T34971/1970 dated 1 December 1970 which reads as follows:

"ENDORSEMENT

By Deed of Transfer No 23452/1973 dated this day the reminder of the within property is entitled to a temporary servitude right of way three metres wide over Erf No 5780 measuring 4760 square metres, the eastern boundary of which is depicted by the line B, C on Diagram No 2600/1972 annexed thereto until public access is provided which line is indicated by the line H G on the said diagram No. 2601/1972".

- C. SUBJECT FURHTER to the following conditions as contained in Certificate of Registered Title No T34089/1973 dated 9 November 1973, imposed by the Administrator in terms of Ordinance 33 of 1934 which reads a follows:

- a) The owner of this Erf shall without compensation be obliged to allow electricity cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven to be conveyed across this erf if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for purpose of constructing, altering, removing or inspecting any works connected with the above.

ucl

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

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

MICHELLE BARNARD, Married as aforesaid

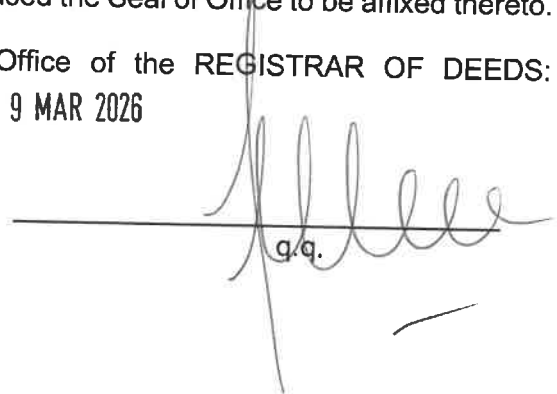
heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

SBV INDUSTRIES (PTY) LTD
Registration Number 2025/897829/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R3 000 000,00 (THREE MILLION RAND) .

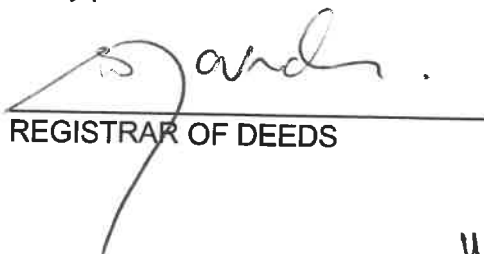
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS:
WESTERN CAPE at CAPE TOWN on 19 MAR 2026



g.q.

In my presence



REGISTRAR OF DEEDS

we



CONVEYANCER CERTIFICATE

I, the undersigned

RONELLE WILKINSON

In my capacity as conveyancer of Bellville, 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:

PROPERTY DESCRIPTION

**REMAINDER OF ERF 5781 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE**

**IN EXTENT: 2 212 (TWO THOUSAND TWO HUNDRED AND TWELVE)
Square Metres**

HELD BY DEED OF TRANSFER NO. T30772/2015

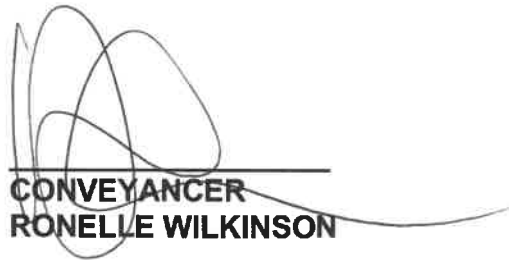
REGISTERED OWNER

**MICHELLE BARNARD
Identity Number 780912 0021 081
Married out of community of property**

1.

There are no existing restrictive conditions registered over the abovementioned property prohibiting the Subdivision application.

Signed at Bellville on this 30th day of March 2026.


**CONVEYANCER
RONELLE WILKINSON**

**INVASIVE PLANT SOLUTIONS Pty Ltd***P.O. Box 7183 ; Blanco ; 6531**Tel: 044 8707892 Fax:0866075581**Email : admin @iplants.co.za Website :www.iplants.co.za**CK : 2012/029916/07**VAT NO :4020259950***Attention:** Morne Barnard

26 March 2026

Quote no:3/26/3/26

VEGETATION SURVEY, ERF 5781, GEORGE.**Site ID:** Rooiels Avenue, Erf 5781**Surface area:** 2219,0 m²**Description:**

The site comprises a residential stand earmarked for development.

Scope of work:

A vegetation survey was conducted by the author on 25 March 2026, to establish if any shrubs or trees are deemed sensitive with regards to Environmental Protective status.

Various exotic and Alien Invasive shrub and tree species were identified. These plants and trees may be removed without permission from authorities.

One Podocarpus falcatus (Outeniqua yellow wood tree) was identified on the North Western corner of Erf 5781. Indicated by the blue circle on the attached SatMap. The tree does not fall within the construction footprint and will be protected by danger tape during the construction phase.

I trust the above and attachments to be in order.

Kind regards,

George Kuyler

N.D. Forestry/ Nature Conservation.

NEIGHBOURS CONSENT/ COMMENT FORM

TO WHOM IT MAY CONCERN

Application is being made for the following in terms of the relevant Sections of the Land Use Planning By-Law of George Municipality, 2023, for Erf 5781, George:

1. Rezoning of Erf 5781 from Single Residential Zone I to a Subdivisional Area, as depicted in Insert I on Plan No. G/GD/200-2, in terms of Section 15(2)(a), to facilitate the development of a group housing scheme.
2. Subdivision of the abovementioned Subdivisional Area in terms of Section 15.(2)(d) as shown on Plan No. G/GD/200-2.

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.

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:

Comment / Conditions

ADJACENT OWNER'S DETAILS

OWNER/S NAME/S	Henrich Willem le Roux	ID NUMBER	7309245027089
ERF NUMBER	6606	EXTENSION AREA	George
E-MAIL ADDRESS	henchr@gmail.com	TELEPHONE NUMBER	082 466 1793
SIGNATURE OF OWNER		DATE	13/04/2026

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	
------------	--	------	--

NEIGHBOURS CONSENT/ COMMENT FORM

TO WHOM IT MAY CONCERN

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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.

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:

Comment / Conditions

ADJACENT OWNER'S DETAILS

OWNER/S NAME/S	Mareen Werner	ID NUMBER	6704220992189
ERF NUMBER	6211	EXTENSION AREA	George
E-MAIL ADDRESS	marion-gh@cybertelecom.co.za	TELEPHONE NUMBER	076 5083343
SIGNATURE OF OWNER	Mareen Werner	DATE	

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	
------------	--	------	--

NEIGHBOURS CONSENT/ COMMENT FORM

TO WHOM IT MAY CONCERN

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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:

Comment / Conditions

ADJACENT OWNER'S DETAILS

OWNER/S NAME/S	S.J. NEL	ID NUMBER	7003035126082
ERF NUMBER	22901	EXTENSION AREA	George
E-MAIL ADDRESS	jaconel@4@gmail.com	TELEPHONE NUMBER	082 8241954
SIGNATURE OF OWNER		DATE	31/03/2026

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	
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NEIGHBOURS CONSENT/ COMMENT FORM

TO WHOM IT MAY CONCERN

Application is being made for the following in terms of the relevant Sections of the Land Use Planning By-Law of George Municipality, 2023, for Erf 5781, George:

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NATURE OF CONSENT GIVEN (Tick whichever is applicable)

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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:

Comment / Conditions

ADJACENT OWNER'S DETAILS

OWNER/S NAME/S	G.F. Kuyler	ID NUMBER	6603255046083
ERF NUMBER	11747	EXTENSION AREA	George
E-MAIL ADDRESS	george@pknts.co.za	TELEPHONE NUMBER	083 260 2353
SIGNATURE OF OWNER		DATE	09/04/2026

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	

NEIGHBOURS CONSENT/ COMMENT FORM

TO WHOM IT MAY CONCERN

Application is being made for the following in terms of the relevant Sections of the Land Use Planning By-Law of George Municipality, 2023, for Erf 5781, George:

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2. Subdivision of the abovementioned Subdivisional Area in terms of Section 15.(2)(d) as shown on Plan No. G/GD/200-2.

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.

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:

Comment / Conditions

ADJACENT OWNER'S DETAILS

OWNER/S NAME/S	Chantelle Britz	ID NUMBER	9007030128082
ERF NUMBER	12490	EXTENSION AREA	George
E-MAIL ADDRESS	chantelle@britzcarriers.co.za	TELEPHONE NUMBER	083 358 4155
SIGNATURE OF OWNER		DATE	09/04/2026

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	

Locality Map: 1: 10 000

Heather Park

Protea Road

Rooiels Ave

Airway Road

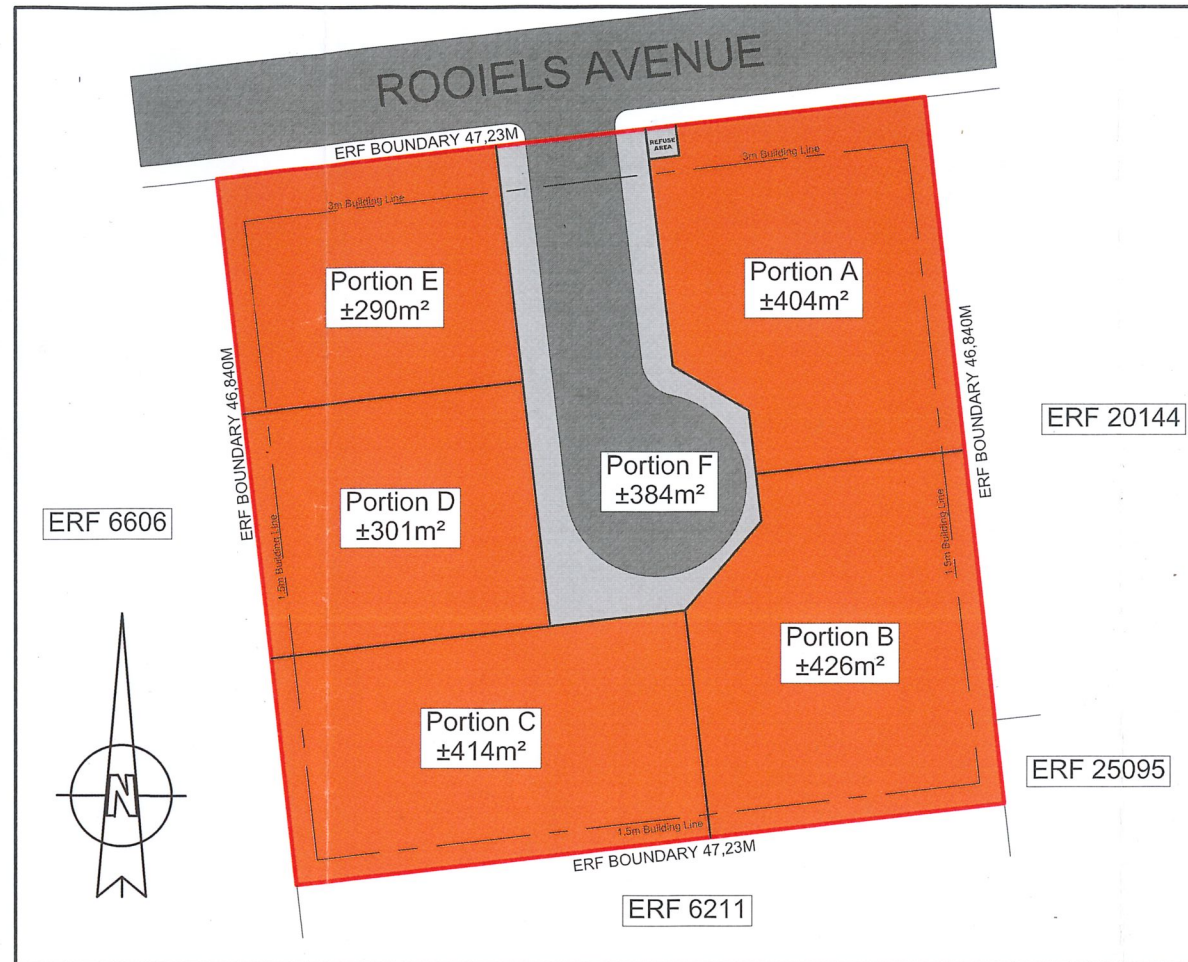
Willow Road

Meent Street

Golf Park 3

Erf 5781

North Arrow



SKAAL		1:500(A3)	SCALE
BEPLAN PLANNED	A.H.	PLAN NO	G/GD/200-2
GETEKEN DRAWN	A.H.		
DATUM March 2026			
DATE			
KOPIEREG VOORBEHOUD / COPYRIGHT RESERVED			

Nel & De Kock

From: Corlize Bester <Cebester@george.gov.za>
Sent: 19 June 2026 08:45
To: neldek@mweb.co.za
Subject: Re: Proposed Street Name

Hi Alexander

Daar is 'n Koljander slot in Pacaltsdorp maar kan dit gebruik.

Kind regards

NAME: Corlize Bester
POSITION: Principal GIS Analyst
DEPARTMENT: Spatial and Environmental Planning
DIRECTORATE: PLANNING AND DEVELOPMENT

OFFICE NUMBER Office: 044 801 9117
INTERNAL EXTENSION: Internal Ext: x1291
PHYSICAL ADDRESS: 46 Market Street (Old York Hostel Building), George, 6529
EMAIL ADDRESS: E-mail: cebester@george.gov.za



71 York Street, George 044 801 9111 gmun@george.gov.za www.george.gov.za



From: Nel & De Kock <neldek@mweb.co.za>
Sent: Friday, June 19, 2026 8:26 AM
To: Corlize Bester <Cebester@george.gov.za>
Subject: RE: Proposed Street Name

Caution: External email. Avoid links or attachments unless sender is trusted.

Goeie môre Corlize,

Jou skrywe van 11 Junie 2026 het betrekking.

Die kliënt het intussen na my teruggekom en bevestig dat hulle die naam Koljander Close gekies het. Kan jy asseblief bevestig of dit aanvaarbaar is.

ELECTRICAL SERVICES REPORT

FOR THE

**PROPOSED DEVELOPMENT ON ERF 5781,
HEATHERPARK, GEORGE**

FOR

SBV INDUSTRIES

REPORT NO: G/19627/E/R1

JUNE 2026



CLINKSCALES MAUGHAN-BROWN
CONSULTING MECHANICAL
& ELECTRICAL ENGINEERS

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Annexure A: Drawing No. 19627/E/SK01

**PROPOSED DEVELOPMENT ON ERF 5781, HEATHERPARK, GEORGE:
SERVICES REPORT ON ELECTRICAL RETICULATION
REPORT NO G/19627/E/R1 OF JUNE 2026**

1.0 INTRODUCTION

This report has been prepared by Clinkscales Maughan-Brown at their George office, who has been appointed by the Developer, SBV Industries, as the Electrical Consultants for this project. The purpose of this report is to provide the necessary information on the proposed electrical services within this Development and the connection to the main infrastructure in the area to obtain approval from the Supply Authority.

2.0 THE AREA

The property to be developed Erf 5781, Heatherpark, George as indicated on the attached Drawing No. 19627/E/SK01. The development includes five (5) residential units.

3.0 SUPPLY AUTHORITY

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

4.0 BASIS OF REPORT

The report is based on the following:

- (i) Discussions with Mr. Mzwanele Gatyeeni of the Electricity Department at George Municipality.
- (ii) Plans of the existing municipal MV (11kV) and LV networks supplying the area.
- (iii) The kVA recordings of Substation "ST-Airway" and LV Feeder "Rooilels Avenue" received from Mr Mzwanele Gatyeeni.
- (iv) A Layout Drawing received from Mr Henry Meyer of the proposed development.

5.0 DRAWING

Our Drawing No. 19627/E/SK01, which is a plan layout, also depicts the following:

- (i) The extent of the existing municipal primary network in the area.
- (ii) The Connection Point to the existing municipal LV network.
- (iii) The LV Bulk Supply Point and Point of Control to the development.
- (iv) The extent of the internal electrical network.

6.0 CONNECTION POINT

It is proposed that the Connection Point be the LV cables that is connected to the LV overhead line in Rooilels Avenue as shown on Drawing No. 19627/E/SK01.

7.0 **SUPPLY POINT AND POINT OF CONTROL**

The Supply Point at LV (400V) will consist of a tariff breaker and LV kWh consumption meter to be supplied and installed by the Developer inside an LV kiosk outside the development. The load terminals of the LV kWh consumption meter will be the Supply Point to this development. An LV underground cable will be laid from said kiosk to the development where the LV underground cable will be connected to a LV distribution kiosk located in the approximate location inside the development as depicted on the drawing. A LV circuit breaker inside this kiosk will act as the "Point of Control" to this development.

Provision shall be made that the three house service connections that are feeding from the LV pole between Erven 6606 and 5781 be housed inside the LV Bulk Metering Kiosk.

8.0 **DISMANTLING AND RECOVERY OF LV OVERHEAD LINE**

The existing LV overhead line on Erf 6606 shall be dismantled, recovered and strained off at the existing LV pole between Erven 6606 and 5781 by the Developer. The underground LV cables that are supplying the overhead line, shall be extended to the new LV Bulk Metering Kiosk as depicted on the drawing.

9.0 **TAKING-OVER OF INSTALLATIONS**

Since this is a Private or Closed Development, the Municipality indicated that they will only take-over the external electrical reticulation to this development, i.e the LV underground cable from substation "ST-Airway" to the boundary of this development, including the LV Bulk Metering Kiosk.

The internal LV installation from the boundary of Erf 5781 will be taken over by the Owner / Developer as depicted on Drawing No. 19585/E/SK01.

For this reason, only the external electrical installation, i.e. LV underground cable on the pavement, LV Metering Kiosk, LV tariff breaker and meter, would have to comply with the technical requirements of the Municipality and their supply conditions.

10.0 **TECHNICAL PARTICULARS**

All drawings and specifications of the external supply to this development would have to be approved by George Municipality before any construction can commence.

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

11.0 **ENVIRONMENTAL MANAGEMENT PLAN**

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

12.0 **SWITCHING OF SUPPLIES AND APPROVALS**

No switching of supplies or trenching adjacent to existing cables will be carried out without prior arrangement with the Town Electrical Engineer's Department. The Electrical Contractor will also liaise with the Town Engineer's Department and Telkom to ensure that no damage is caused to existing underground piped services during construction.

13.0 **DEMAND**

Based on the information presently available, the peak kVA demand has been calculated as follows:

5 residential units @ 10,35 kVA x 0,85 diversity factor = 44 kVA

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

14.0 **CAPITAL COSTS**

The following assumptions are being made:

- (i) The Developer will be responsible for the supply, installation and commissioning of the complete internal installation and connection to the external network as described above, except for the costs involved for the dismantling of the LV overhead line, extension of LV underground cables to the LV Bulk Metering Kiosk and the supply and installation of the three new tariff breakers for the existing service connections from the new LV Bulk Metering Kiosk. This work will be done under the direction of Clinkscales Maughan-Brown and by an Electrical Contractor to be approved by the Municipality.
- (ii) The Developer will be required to pay a Capital Contribution (Augmentation Levy) for four (4) erven towards the future upgrading of the external 11kV network beyond the connection point as per the standard municipal policy in this regard minus the costs for the dismantling of the LV overhead line, extension of LV underground cables to the LV Bulk Metering Kiosk and the supply and installation of three new tariff breakers for the existing service connections from the new LV Bulk Metering Kiosk as mentioned under item (i) above.

15.0 **CONCLUSION**

We trust that this information is sufficient to obtain the necessary approvals and for the Supply Authority to draw-up the Services Agreement.

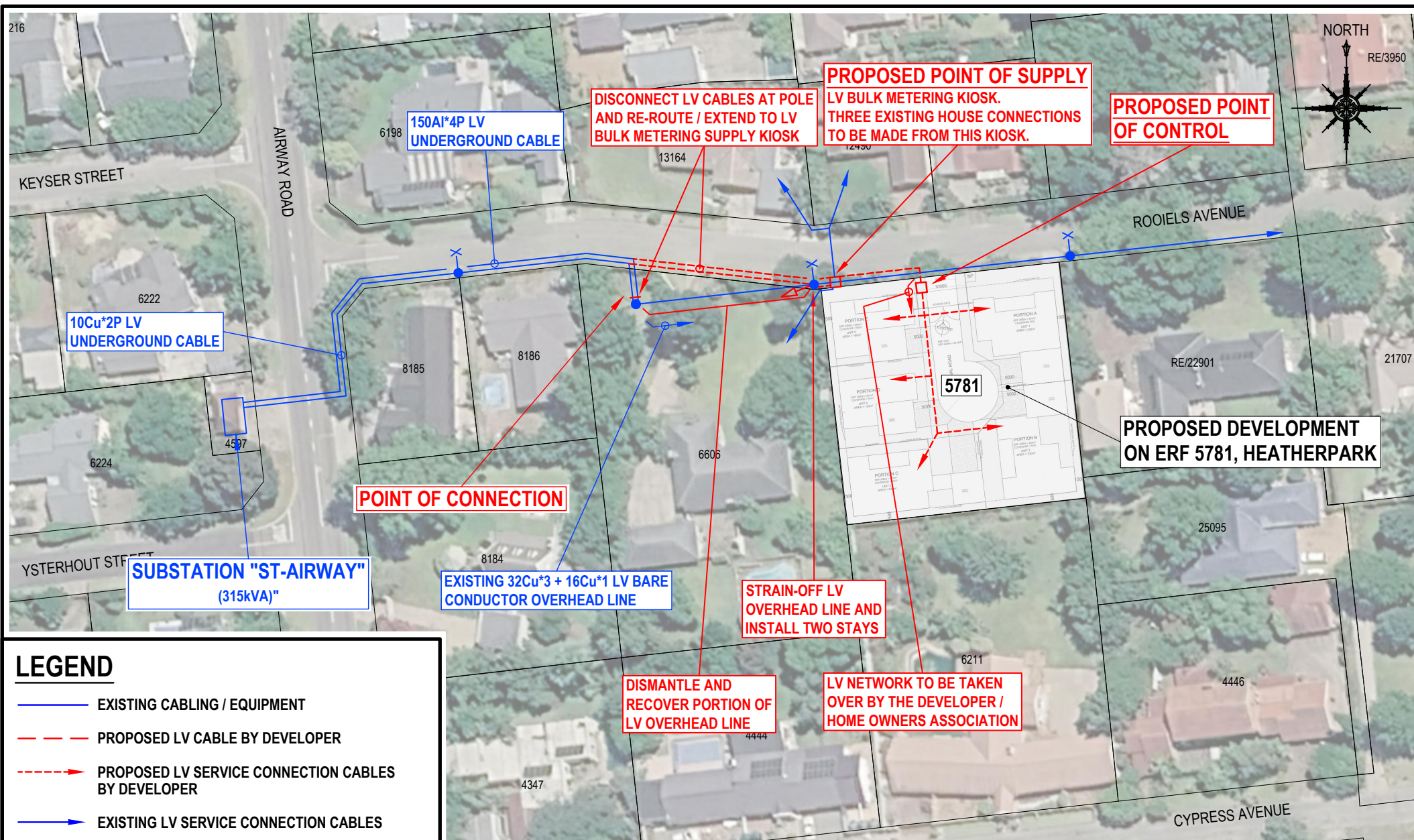
Yours faithfully



J.S. de Villiers Pr. Tech. Eng.
CLINKSCALES MAUGHAN-BROWN

ANNEXURE A:

DRAWING NO. 19627/E/SK01



LEGEND

- EXISTING CABLING / EQUIPMENT
- PROPOSED LV CABLE BY DEVELOPER
- - - - - PROPOSED LV SERVICE CONNECTION CABLES BY DEVELOPER
- EXISTING LV SERVICE CONNECTION CABLES
- PROPOSED LV KIOSK BY DEVELOPER

NOTE

THE POSITION OF ALL ELECTRICAL SERVICES ARE APPROXIMATE ONLY. THE EXACT POSITIONS MUST BE DETERMINED ON SITE BEFORE ANY WORK ASSOCIATED HEREWITH IS UNDERTAKEN.

cmb
CLINKSCALES MAUGHAN-BROWN
CONSULTING MECHANICAL & ELECTRICAL ENGINEERS

39 Victoria St
George 6529
PO Box 2551
George 6530
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CESA
Certified Electrical Safety Auditors

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CLIENT
SBV INDUSTRIES

PROJECT
**PROPOSED DEVELOPMENT ON
ERF 5781, HEATHER PARK, GEORGE**

DRAWING TITLE
**PLAN LAYOUT OF PROPOSED LV
BULK SUPPLY**

DRAWN KM	DESIGNED JdV	CHECKED JdV	APPROVED
SCALE 1:1000	DATE 08/06/2026	CAD REF No. 19627-E-SK01	DWG-SIZE A4
DRAWING NO 19627/E/SK01			REVISION

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: **4132910**

Purpose of consultation: **To discuss the proposed application.**

Brief proposal: **Application for the Rezoning and Subdivision of Erf 5781, George, which will enable the construction of a Group Housing development.**

Property(ies) description: **Erf 5781, George.**

Date: **25/02/2026**

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	Alexander Havenga	Nel & de Kock Town and Regional Planners	044 874 5207	neldek@mweb.co.za

Documentation provided for discussion:

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

1. Title Deed No. T30772/2015;
 2. SG Diagram No. 2601/72;
 3. Plan No. G/DG/200-1 dd. February 2026; and
 4. Site Development Plan No. S01 dd. 19/02/2026.
-

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

YES	NO
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(If so, please provide a copy of the minutes)

Comprehensive overview of proposal:

The owner of Erf 5781 intends to apply for the rezoning and subdivision of the property to enable the construction of a Group Housing development. The application will entail the following:

Application is being made for the following in terms of the relevant Sections of the Land Use Planning By-Law of George Municipality, 2023, for Erf 5781, George:

1. Rezoning of Erf 5781 from Single Residential Zone I to a Subdivisional Area, as shown in Insert I on Plan No. G/GD/200-1, in terms of Section 15.(2)(a).
2. Subdivision of the abovementioned Subdivisional Area in terms of Section 15.(2)(d) as shown on plan.
3. Approval of the attached Site Development Plan No. S01 by Tertius Conradie Argitektuur and Architectural Guidelines in terms of Section 15.(2)(g).

Note: The Architectural Guidelines have not yet been finalized, however, approval thereof will form part of the application should the owner wish to proceed based on the Municipality's feedback.

PART C: QUESTIONNAIRES

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant		What land use planning applications are required?	Application fees payable
☒	2(a)	a rezoning of land;	To be determined
☐	2(b)	a permanent departure from the development parameters of the zoning scheme;	R
☐	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
☒	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	To be determined
☐	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
☐	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
☒	2(g)	a permission required in terms of the zoning scheme;	To be determined
☐	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
☐	N	Serving of notices (i.e. registered letters etc.)	R
☐	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
☐	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
☐	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			To be determined

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

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X			
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X	
Any other Municipal by-law that may be relevant to application? (If yes, specify)			X	
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? Dwelling House. _____ What is the current zoning of the property? Single Residential Zone I. _____ What is the proposed zoning of the property? General Residential Zone II and Transport Zone II. _____ Does the proposal fall within the provisions/parameters of the zoning scheme? Yes. _____ Are additional applications required to deviate from the zoning scheme? (if yes, specify) No. _____				
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 Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85		X		National Department of Labour (DL)

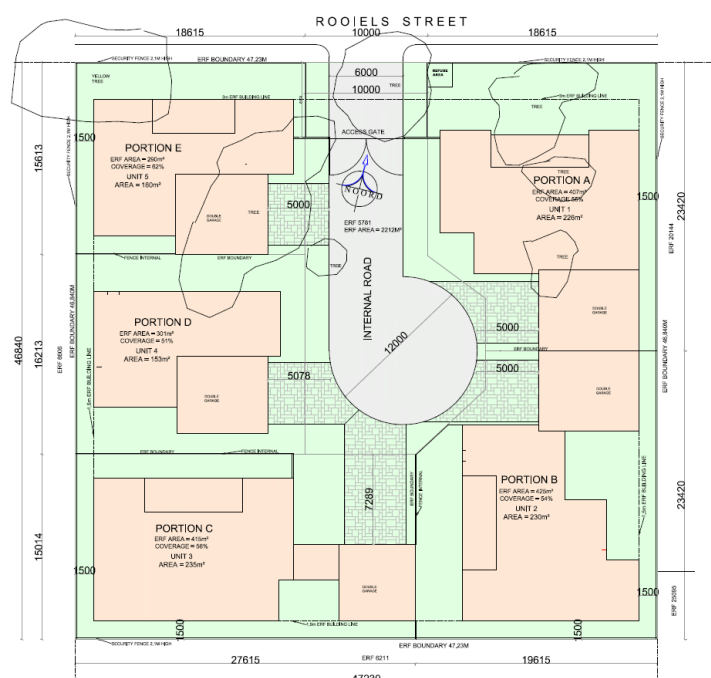
QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
of 1993): Major Hazard Installations Regulations				
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?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

**SECTION D:
SERVICE REQUIREMENTS**

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

COMPULSORY INFORMATION REQUIRED:						
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)		Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter		Y	N	Full copy of the Title Deed
Y	N	Locality Plan		Y	N	Site Layout Plan
Y	N	Proof of payment of fees		Y	N	Bondholder's consent
MINIMUM AND ADDITIONAL REQUIREMENTS:						
Y	N	Site Development Plan		Y	N	Conveyancer's Certificate
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	Homeowners' 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

Pre-application as discussed on 25 February 2026 for the proposed rezoning and subdivision to accommodate a proposed group housing development comprising of private road on Erf 5781, George.



Town Planning comments

- Applicant to provide justification in terms of the applicable spatial planning policies in terms of the proposed densification and the surrounding built character.
- Applicant to detail functional open space in line with the zoning scheme.
- In this instance a SDP cannot be considered prior to a decision.
- Applicant to provide motivation in terms of the applicable spatial planning policies (MSDF 2023, SPLUMA) as well as the zoning scheme.
- Applicant is also advised to maintain mature trees as far as possible: licenses to be acquired should there be a need for cutting, pruning or replacement of indigenous trees.
- It may be required that a plan be submitted to indicate a tree survey – to illustrate which trees will be retained and with is proposed to be removed (and the respective tree types).
- Architectural Design to complement existing character of the area.
- To take cognizance of the development parameters in terms of Group Housing.
- Parking requirements and provision to be elaborated on in the motivation.
- The proposed stacking distance to be shown on the proposed site layout plan with all areas and dimensions.
- *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

- Access will be restricted to a signalised access along Rooiels Avenue.
- Access is permitted in accordance with the George Integrated Zoning Scheme By-law, (GIZS) 2023.
- All parking must be provided on-site, in compliance with the parking requirements in terms of the GIZS by-law, 2023.
- No parking is allowed within the road reserve, and the owner may be held liable for any costs incurred in preventing unauthorized parking within this area.
- All vehicle mobility should be done on site, including allowance for sufficient stacking distance.
- Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-laws/policies.
- Municipal water and/or sanitation is available, subject to network &/or treatment capacity required.
- The location of existing municipal services must be confirmed on site.
- The developer must ensure full compliance with the relevant Stormwater By-law.

- HOA to be establish and will be responsible for the maintenance of the internal road, associated stormwater & associated common areas.

ETS Comments:

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

PART F: SUMMARY / WAY FORWARD

Refer to comments above.

OFFICIAL: _____

Fakazile Vava (Town Planner)



SIGNED: _____

Ilané Huyser (Senior Town Planner)

DATE: 2026.03.16

PRE-APPLICANT: Alexander Havenga

(FULL NAME)



SIGNED: _____

DATE: 23/02/2026

**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.*