

**PROPOSED REZONING OF ERVEN 1807 AND 1808 TYLORA**

**KHOZI STREET, THEMBALETHU**



**MPILENHLE NGCOBO (C/9806/2024)**

**PLANNING AND DEVELOPMENT**

**GEORGE MUNICIPALITY**

*All copy rights reserved*



---

## Contents

|                                                                                            |           |
|--------------------------------------------------------------------------------------------|-----------|
| <b>1.) INTRODUCTION .....</b>                                                              | <b>4</b>  |
| <b>1.1) Background .....</b>                                                               | <b>4</b>  |
| <b>1.2 Title Deed .....</b>                                                                | <b>4</b>  |
| <b>1.3 Land Use Application .....</b>                                                      | <b>5</b>  |
| <b>2. CONTEXTUAL INFORMATION .....</b>                                                     | <b>5</b>  |
| <b>2.1 The Locality of the Subject Property .....</b>                                      | <b>5</b>  |
| <b>2.2 Existing Land Uses and Character of the Area .....</b>                              | <b>7</b>  |
| <b>2.3 Zoning .....</b>                                                                    | <b>7</b>  |
| <b>3. DEVELOPMENT PROPOSAL.....</b>                                                        | <b>9</b>  |
| <b>3.1 Development proposal .....</b>                                                      | <b>9</b>  |
| <b>3.2 Accessibility .....</b>                                                             | <b>12</b> |
| <b>3.3 Engineering Services.....</b>                                                       | <b>14</b> |
| <b>3.3.1 Electrical .....</b>                                                              | <b>14</b> |
| <b>3.3.2 Water and Sewage .....</b>                                                        | <b>14</b> |
| <b>4. RELEVANT SPATIAL PLANNING POLICIES .....</b>                                         | <b>15</b> |
| <b>4.1 George Municipal Spatial Development Framework (GMSDF) (2023) .....</b>             | <b>15</b> |
| <b>5. SATUTORY FRAMEWORK .....</b>                                                         | <b>17</b> |
| <b>5.1 Spatial Planning and Land Use Management Act, 2013 (ACT 16 OF 2013) (SPLUMA)...</b> | <b>17</b> |
| <b>5.1.1 Development Principles .....</b>                                                  | <b>17</b> |
| <b>5.1.2 Public Interest .....</b>                                                         | <b>19</b> |
| <b>5.1.3 Environmental Legislation .....</b>                                               | <b>19</b> |
| <b>5.2 Land Use Planning Act (LUPA) .....</b>                                              | <b>19</b> |
| <b>5.2.1 Compliance/Consistency with Spatial Policy Directives .....</b>                   | <b>20</b> |
| <b>5.2.2 Need and Desirability.....</b>                                                    | <b>20</b> |
| <b>6. CONCLUSION .....</b>                                                                 | <b>20</b> |

**ANNEXURES**

1. Title Deed
2. Surveyor General Diagram
3. Locality Plan
4. Site Development Plan
5. Council Resolution

## 1.) INTRODUCTION

### 1.1) Background

This land use application seeks to apply for the rezoning of Erven 1807 and 1808, Tyolora located within the township of Themba lethu, under the jurisdiction of the George Municipality. The purpose of the rezoning is to allow for the establishment of two complementary operations: a Buy-Back Centre and a Glass Recycling Facility. The properties are currently zoned Industrial Zone I which does not allow the abovementioned activities, the proposed rezoning will enable the lawful development and operation of these facilities in alignment with the vision for sustainable economic growth in the area.

The Buy-Back Centre will function as a facility where individuals and informal waste collectors can bring recyclable materials such as glass, plastic, paper, and cans to sell. The neighbouring Glass Recycling Facility will receive and process the collected glass, preparing it for transport to a manufacturing facility where it will be repurposed. The proximity of the two operations ensures logistical efficiency and a streamlined recycling process, thereby reducing transportation costs and environmental impact.



Figure 1: Detailed view of the subject properties

### 1.2 Title Deed

The subject properties are registered in the name of George Municipality according to title deed and the endorsements attached as **Annexure 1**. The accompanying General Plan is attached as **Annexure 2**. There are no title deed restrictions prohibiting the proposed application.



### **1.3 Land Use Application**

This land use application entails the following:

1. **Rezoning** of Erf 1807 and 1808 Tyolora in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 from Industrial Zone I to Industrial Zone II to allow for the development of a Buy-Back Centre and a Glass Recycling Facility.
2. **Permanent departure** in terms of Section 15(2)(b) of the Land Use Planning By-Law of George Municipality, 2023 for the relaxation of the following development parameter applicable to Erf 1807, Tyolora:
  - The total length of a street boundary of a site to accommodate two carriageway crossings from 30 metres to 18.98m and the distance between carriageway crossings from 12m to 4.98m in terms of Section 45(4)(b) of the George Integrated Zoning Scheme, 2023.

## **2. CONTEXTUAL INFORMATION**

### **2.1 The Locality of the Subject Property**

Erf 1807 and 1808 Tyolora are situated in the densely populated township of Thembaletu, George, offering convenient access to essential amenities and transport routes. The two erven are located around 1.3km from the N2 highway, these properties provide seamless connectivity to the broader George area and surrounding towns.

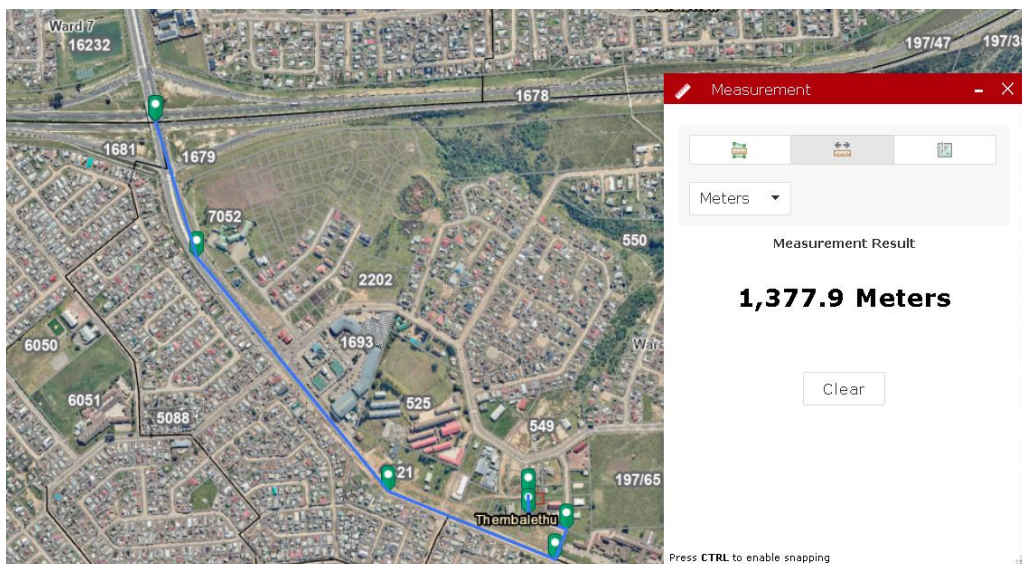
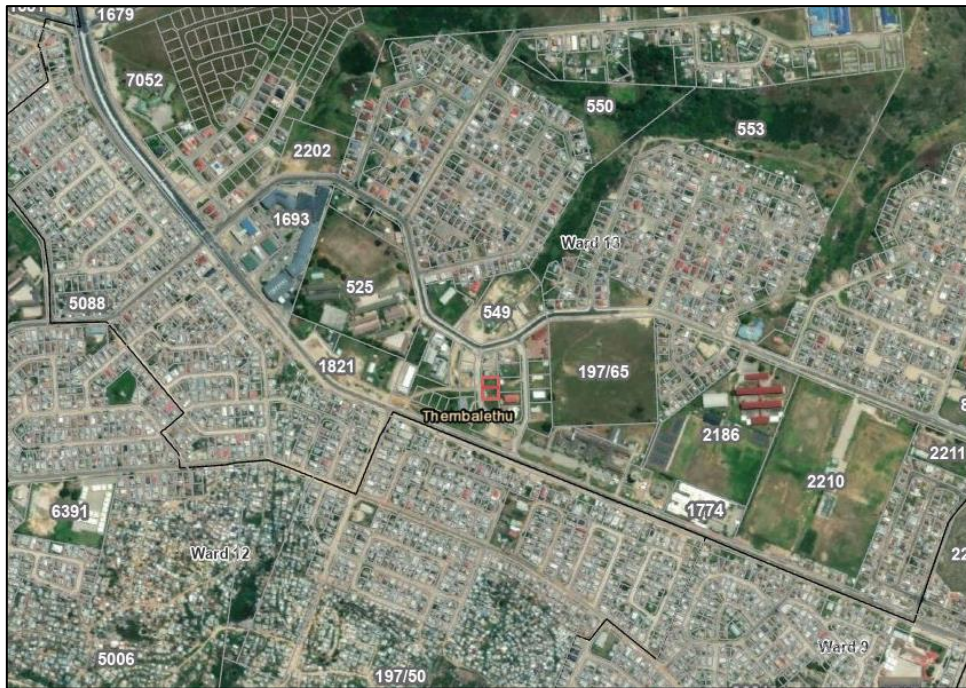


Figure 2: Properties distance from the N2

Figure 3 below illustrates the subject property in relation to other surrounding properties and the rest of the Thembaletu area. For a more detailed view, please refer to figure 4 and the locality map attached hereto as Annexure 3.

**Figure 3:** The location of the subject property in relation to surrounding land uses



**Figure 4:** Detailed view of subject property and immediate surrounding land uses



## **2.2 Existing Land Uses and Character of the Area**

The subject properties are currently vacant as shown in figure 5. Opposite the street, mainly community developments can be found as illustrated in figures 6 and 7.



**Figure 5:** Existing vacant plots



**Figure 6:** Character of the area (towards Ngcakani Rd)



**Figure 7:** Character of the area (towards Njomane St)

## **2.3 Zoning**

As can be seen in figure 8 on the following page, the current zoning of the subject properties according to the George Integrated Zoning Scheme By-Law is “*Industrial Zone I*” with the primary right to operate as a “light industry”. The definition of “light industry” is provided below in the extract from the George Zoning Scheme, 2023.

**"light industry"****Land use description: "light industry" means—**

- (a) an industry, not being a hazardous or offensive industry or involving use of hazardous or offensive storage establishment, in which the processes carried on, the transportation involved, or the machinery or materials used do not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise;
- (b) involves manufacturing that is less capital-intensive and requires less machinery than other types of manufacturing; and
- (c) includes—
  - (i) the manufacturing of consumer products, including electronics and clothing;
  - (ii) warehousing;
  - (iii) industrial hive;
  - (iv) service trade;
  - (v) service station;
  - (vi) restaurant;
  - (vii) open air motor vehicle display;
  - (viii) Big box retail;
  - (ix) Funeral parlour;
  - (x) Caretaker's quarters; and
  - (xi) Self-storage facility.

The surrounding properties are zoned Business Zone I, Business Zone II, Industrial Zone I, Community Zone II and Open Space Zone I. The zoning scheme sets out specific parameters relevant to the proposed rezoning, of which all parameters are met as the subject properties are currently vacant.



**Figure 8:** An illustration of the zoning for Erf 1807 and 1808, Tyolora demarcated with a red outline.



### 3. DEVELOPMENT PROPOSAL

#### 3.1 Development proposal

The two proposed operations (buy back centre and recycling facility) will function in a coordinated manner, forming part of an integrated recycling initiative that supports waste reduction and circular economy practices within the Thembaletu area. The proposed buy-back recycling facility in Thembaletu represents an appropriate and sustainable land use by improving access to recycling services within an underserved community while addressing persistent waste management challenges. Its location eliminates the cost and transport barriers associated with travelling to the George Industrial Area, making recycling more accessible and economically viable for local residents. Operated by Polyco, an established producer responsibility organisation with experience in implementing community-based recycling initiatives, the facility will promote waste diversion from landfill, support cleaner neighbourhoods, encourage participation in the circular economy, and create local socio-economic opportunities. In addition, the facility may serve as a valuable educational resource by providing environmental awareness and recycling initiatives for local schools and youth, helping to foster a culture of responsible waste management and shifting perceptions of waste from a nuisance to a valuable resource. The proposal is therefore aligned with the principles of sustainable development by delivering lasting environmental, social and economic benefits to the community.



Figure 9:

#### 3.2 Alignment with SDG's

The proposed facility also advances several of the United Nations Sustainable Development Goals (SDGs), which are increasingly embedded within municipal planning and development frameworks. In particular, it supports SDG 11 by promoting cleaner and more resilient settlements, SDG 12 through increased recycling and waste diversion, SDG 8 by creating local livelihood opportunities, and SDG 13 by reducing waste sent to landfill and encouraging more sustainable resource management. As such, the proposal contributes to broader municipal objectives of sustainable, inclusive and environmentally responsible development.



Figure 10:

### **3.3 Proposed Land Use Application and Rezoning**

This application seeks the rezoning of two adjacent vacant properties, namely Erf 1807 and Erf 1808, Tyolora. The subject properties are currently registered in the name of George Municipality. Both properties are currently zoned Industrial Zone I, which does not permit the type of industrial activities (buy back centre and recycling facility) proposed. The intention of this application is to rezone the properties to Industrial Zone II to enable the lawful establishment and operation of two complementary facilities that will contribute to local economic development, reduce illegal dumping and promote environmental sustainability.

The purpose of the proposed rezoning is to allow for the development of a Buy-Back Centre on Erf 1807 and obtain land use rights to accommodate future expansions on Erf 1808. The Industrial Zone II zoning is more appropriate for these intended land uses, as it accommodates the proposed use as per the extract below of the definition primary use from the George Zoning Scheme, 2023.

**“industry”**

**Land use description:** “industry” means a property used as a factory and in which an article or part of such article is made, manufactured, produced, built, assembled, compiled, printed, ornamented, processed, treated, adapted, repaired, renovated, rebuilt, altered, painted (including spray painting), polished, finished, cleaned, dyed, washed, broken up, disassembled, sorted, packed, chilled, frozen or stored in cold storage; including offices, caretaker’s quarters, factory shop or other uses which are subservient and ancillary to the use of the property as a factory; and—

- (a) includes—
- (i) animal care centre;
  - (ii) an industrial hive;
  - (iii) builder’s yard;
  - (iv) data centre;
  - (v) funeral parlour;
  - (vi) motor vehicle dealership;
  - (vii) service station;
  - (viii) transport usage;
  - (ix) self-storage facility;
  - (x) rooftop base telecommunication station;
  - (xi) freestanding base telecommunication station;
  - (xii) warehouse and agricultural industry;
  - (xiii) recycling centre; and
  - (xiv) renewable energy structure;
- (b) does not include a noxious trade, scrap yard or risk activity.

### **3.4 Parking Requirements**

In accordance with the George Municipality Integrated Zoning Scheme, the parking requirement for the proposed land use is 2 parking bays per 100 m<sup>2</sup> of Gross Leasable Area (GLA) for developments with a GLA of up to 3 000 m<sup>2</sup> as per extract below. The proposed buy-back recycling facility has a total GLA of 82.34 m<sup>2</sup>, resulting in a minimum parking requirement of 2 on-site parking bays. The site layout provides 3 on-site parking bays, thereby exceeding the minimum parking requirement prescribed by the Zoning Scheme.

| Land Use                                                                                                                                                       | Normal Areas                                                                                                                                                           | PT1 Areas                                                                                                                                                                 | PT2 Areas                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Home occupation                                                                                                                                                | 1 bay per 25 m <sup>2</sup> GLA                                                                                                                                        | 1 bay per 25 m <sup>2</sup> GLA                                                                                                                                           | 1 bay per 25 m <sup>2</sup> GLA     |
| House shop / house tavern                                                                                                                                      | 1 bay per 25 m <sup>2</sup> GLA                                                                                                                                        | 1 bay per 25 m <sup>2</sup> GLA                                                                                                                                           | 1 bay per 25 m <sup>2</sup> GLA     |
| Industry / Light industry /<br>Warehouse / Scrap yard/<br>Builder’s yard / Noxious trade /<br>Risk activity / recycling facility /<br>waste reclamation centre | 2 bays per 100 m <sup>2</sup> GLA up<br>to 3000m <sup>2</sup><br>60 bays or 1 bay per 100m <sup>2</sup><br>GLA, whichever is more, for<br>more than 3000m <sup>2</sup> | 2 bays per 100 m <sup>2</sup> GLA up<br>to 3000m <sup>2</sup><br>60 bays or 1 bay per<br>100m <sup>2</sup> GLA, whichever is<br>more, for more than<br>3000m <sup>2</sup> | 1.5 bays per 100 m <sup>2</sup> GLA |



The proposed parking layout has been designed to ensure safe and efficient vehicular circulation for staff, visitors and service vehicles while accommodating all parking demand within the site. The development is not expected to result in parking spill-over onto adjacent public roads or adversely affect the surrounding road network. The proposal therefore complies with the parking provisions of the George Municipality Integrated Zoning Scheme.

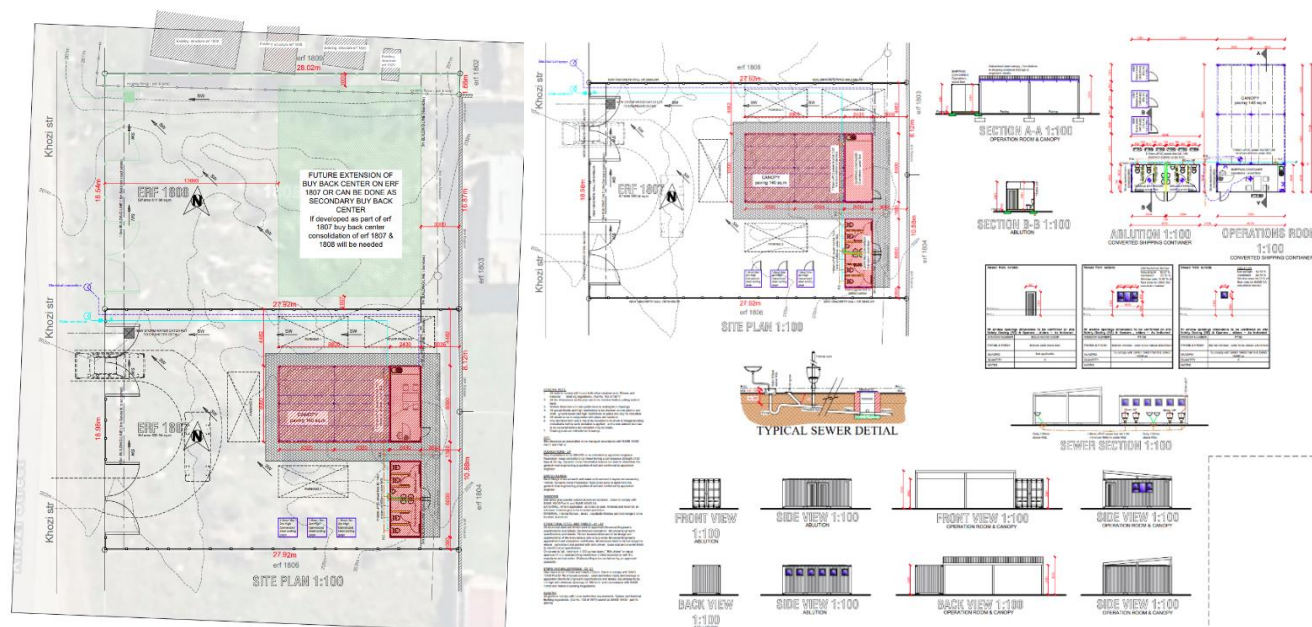


Figure 11: Site Plan

### **3.5 Character of the area**

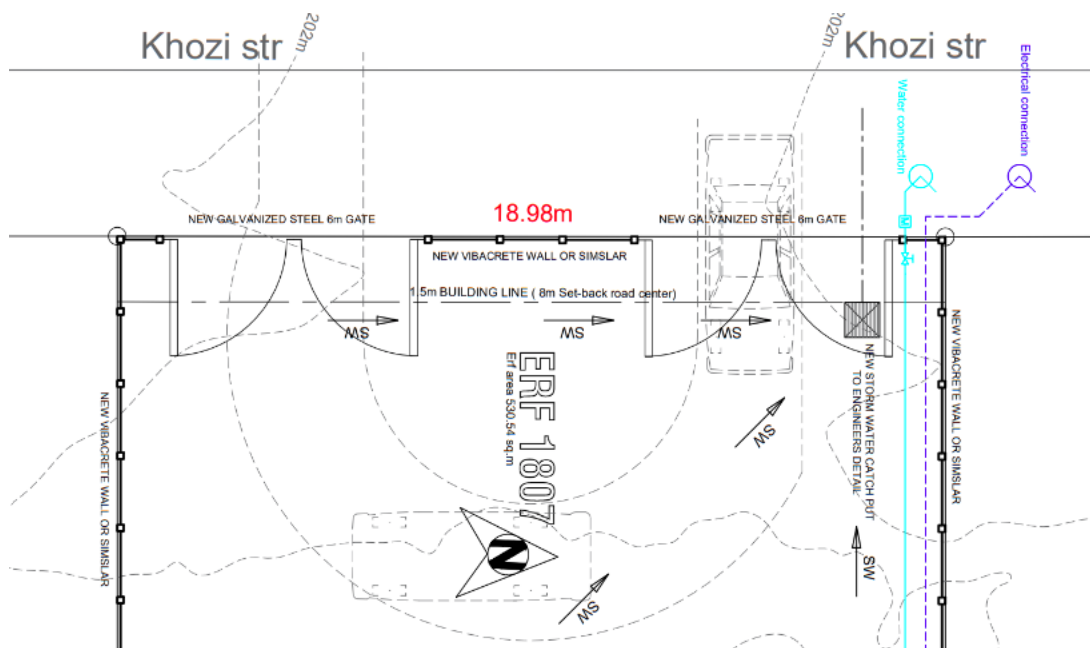
The proposed rezoning is considered appropriate from a land use and spatial planning perspective. The subject properties are located within an established industrial area, ensuring compatibility with surrounding land uses and minimizing potential land use conflicts. The change from Industrial Zone I to Industrial Zone II represents an incremental adjustment that will support the continued industrial development of the Thembaletu area while promoting sustainable economic growth. The figure above illustrates the Site Plan for the proposed development.

### **3.6 Accessibility**

Vehicular access to the proposed buy-back recycling facility on Erf 1807, Tyolora will be obtained from Khozi Street, with two access points proposed to facilitate the safe and efficient movement of vehicles entering and exiting the site. The dual-access arrangement is intended to improve on-site circulation, minimise vehicle conflicts, and accommodate the operational requirements of the facility, including the movement of service and collection vehicles.

Section 45(4) of the George Integrated Zoning Scheme, 2023 regulates site accesses and exits to a property. In terms of Section 45(4)(a), a site is generally limited to one carriageway crossing per street frontage. Section 45(4)(b) further provides that where the total length of a street boundary is 30 metres or more, one additional carriageway crossing may be permitted, provided that the two crossings are not less than 12 metres apart.

The subject property has a total street frontage of 18.98 metres, with the proposed carriageway crossings being approximately 4.98 metres apart. Therefore, the proposed access arrangement does not comply with the provisions of Section 45(4)(b) of the George Integrated Zoning Scheme, 2023 as per extract below.



The application includes a Permanent Departure in terms of Section 15(2)(b) of the George Municipality Land Use Planning By-law, 2023, to relax the applicable provisions as follows:

- The minimum street boundary required to permit two carriageway crossings from 30 metres to 18.98 metres; and
- The minimum distance between carriageway crossings from 12 metres to 4.98 metres, in terms of Section 45(4)(b) of the George Integrated Zoning Scheme, 2023.

The provision of two access points is operationally justified by the nature of the proposed buy-back centre. Separate access points will facilitate the orderly ingress and egress of vehicles, reducing potential conflicts between entering and exiting traffic and improving on-site circulation. This arrangement is beneficial for accommodating service vehicles and members of the public delivering

---

recyclable materials, thereby enhancing traffic safety, minimising congestion at the site entrance, and ensuring the efficient operation of the facility.

### **3.7 Engineering Services**

The property is located in an already developed and serviced area thus, all services are in place.

#### **3.7.1 Electrical**

There are existing service connections on the site and in the surrounding area to support the proposed development.

#### **3.7.2 Water and Sewage**

There are existing service connections on the site and in the surrounding area to support the proposed development.



---

#### 4. RELEVANT SPATIAL PLANNING POLICIES

This section briefly addresses the relevant spatial policy frameworks that provide guidance to development proposals in general and its applicability to this proposed development. These include:

##### **4.1 George Municipal Spatial Development Framework (GMSDF) (2023)**

This spatial document does not specifically address the subject property, however the Municipal Spatial Development Framework 2023, for the period May 2023 to May 2027, guides spatial growth and development in George. The MSDF provides clarity in respect of the manner in which land-use, development, and investment will be supported to build a spatial form which facilitates the vision and strategic objectives of the Municipality.

Building on the George Municipality's IDP vision of **"A city for a sustainable future"** the supporting Spatial Planning Vision to guide the George MSDF remains to **"Develop George as a resilient regional development anchor of excellence for prosperity, inclusive-and smart growth"**. The MSDF informs land development and service provision decisions made by the municipal departments and decision makers in other tiers of government but does not confer, or take away, land use rights. The purpose of the MSDF, as set out in the Spatial Planning & Land Use Management Act (2013) (SPLUMA), is to:

- Interpret and represent the spatial development vision of the municipality.
- Guide planning and development decisions across all sectors of government and specifically the municipality and provincial government in its spatial planning and land use management decisions.
- Contribute to a coherent, planned approach to spatial development across the spheres of government.
- Provide clear and accessible information to the public and private sector and provide direction for investment purposes.
- Include previously disadvantaged areas, rural areas, informal settlements, slums and landholdings of state-owned enterprises and government agencies and address their inclusion and integration into the spatial, economic, social, and environmental objectives of the relevant sphere.
- Address historic spatial imbalances in development
- Identify the long-term risks of spatial patterns of growth and development and the policies and strategies necessary to mitigate those risks.
- Provide direction for strategic developments, infrastructure investment, promote efficient, sustainable, and planned investments by all sectors and indicate priority areas for investment inland development.

- 
- Promote a rational and predictable land development environment to create trust and stimulate investment.
  - Assist in integrating, coordinating, aligning, and expressing development policies and plans emanating from the various sectors of the spheres of government as they apply within the municipal area, specifically as it relates to environmental management, and
  - Outline specific arrangements for prioritising, mobilizing, sequencing, and implementing public and private infrastructural and land development investment in the priority spatial structuring areas identified. (SPLUMA, 2013).
    - Provide residential ownership
    - Protecting sensitive environmental area by means of rezoning.

The nature of this land use application only partially affects the principles of the GMSDF. Only the most relevant aspects are addressed below.

1. Promoting economic growth and job creation

The GMSDF, 2023 emphasizes developing George as a resilient regional development anchor of excellence for prosperity, inclusive and smart growth. The establishment of the Buy-Back Centre will contribute directly to this goal by creating employment and facilitating local economic activity in the industrial sector.

2. Industrial land use optimisation within existing industrial zones

The GMSDF, 2023 emphasises directing growth and development toward appropriately zoned, serviced land rather than promoting outward sprawl. By rezoning two adjacent vacant industrial properties from Industrial Zone I to Industrial Zone II, the proposal makes efficient use of underutilised industrial land in a serviced area. This supports the MSDF's objective of promoting infill development.

3. Encouraging sustainable and circular economy practices

The GMSDF, 2023 identifies natural assets & resilience and economic growth as key themes. The proposed recycling operations (collecting materials and processing glass) contribute to waste minimisation, resource re-use, and the circular economy. Thus, they respond to the municipality's strategy to integrate environmental sustainability into land use planning.

4. Infrastructure and location efficiency

The GMSDF, 2023 emphasises that infrastructure investment and service provision should be directed to areas within the existing urban footprint and appropriate for industrial uses. The adjacency of the two

operations (Buy-Back Centre and Recycling Facility) provides logistical and transport efficiency, minimises additional service extension burden, and aligns with the MSDF's aim of efficient infrastructure usage.

## **5. SATUTORY FRAMEWORK**

Following the most recent legislative and procedural changes that have become applicable to the management of land use planning in South Africa and consequently the Western Cape Province, it is considered necessary to summarise the implications of the current statutory framework within the context of this land-use planning application. Set out below are a set of principles and ethical conventions related to this application.

### **5.1 Spatial Planning and Land Use Management Act, 2013 (ACT 16 OF 2013) (SPLUMA)**

The nature of this land use application only partially affects the five development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA). Only the most relevant aspects are addressed below.

#### **5.1.1 Development Principles**

##### **1. Spatial Justice**

This principle refers to the need for improved access and use of land in order to readdress past spatial - and development imbalances as well as the need for SDF's and relevant planning policies, spatial planning mechanisms, land use management systems and land development procedures to address these imbalances.

- *The proposed development will improve access to recycling services within Thembaletu, ensuring that an underserved community has equitable access to essential waste management infrastructure.*

##### **2. Spatial Sustainability**

This principle refers to the need for spatial planning and land use management systems to promote land development that is viable and feasible within a South African context, to ensure the protection of agricultural land and to maintain environmental management mechanisms. It furthermore relates to the need to promote effective/ equitable land markets, whilst considering the cost implications of future development on infrastructure and social services as well as the need to limit urban sprawl and ensure viable communities.

- *This land-use application promotes sustainable waste management by diverting recyclable materials from landfill, protecting the environment and encouraging responsible resource use.*

### 3. Spatial Efficiency

This principle relates to the need for optimal use of existing resources and infrastructure as well as decision-making that minimises negative financial, social, economic or environmental impacts and development application procedures that are efficient and streamlined.

- *As mentioned above, the proposed development is situated in an already serviced area. The proposed development will therefore utilise the existing resources and infrastructure available.*

### 4. Spatial Resilience

This principle refers to the extent to which spatial plans, policies and land use management systems are flexible and accommodating to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

- *The development proposal strengthens the municipality's waste management network, supports the circular economy, and contributes to the long-term environmental resilience of the area.*

### 5. Good Administration

This principle refers to the obligation of all spheres of government to ensure implementation of the above as efficiently, responsibly, and transparently as possible.

- *The application as set forth, aligns with all relevant principles and frameworks. George Municipality should consider the application within the prescribed timeframes and follow due process in an efficient manner. Public participation must – and will be transparent regarding the relevant policies and legislation as procedures should be clear to inform and empower members of the public regarding new developments.*



---

### **5.1.2 Public Interest**

The proposed buy-back recycling facility is in the public interest as it responds directly to a demonstrated community need for accessible recycling infrastructure within Thembaletu. By providing a conveniently located facility, the proposal removes the financial and logistical barriers associated with transporting recyclable materials to the George Industrial Area, thereby encouraging greater participation in recycling initiatives. The development will contribute to cleaner the neighbourhood through improved waste management, reduce the volume of waste destined for landfill, and create local employment and income-generating opportunities. The facility may also serve as a platform for environmental education and awareness, particularly among local youth, fostering responsible waste management practices and promoting long-term behavioural change. The proposal therefore delivers clear social, environmental and economic benefits that extend beyond the site itself and advances the broader public interest through sustainable and inclusive development.

### **5.1.3 Environmental Legislation**

As the site falls within the urban edge, an already serviced area that is not utilised for any agricultural purposes and no relevant vegetation such as existing trees or critical biodiversity exists, no listed activities as contemplated by the National Environmental Management Act, 1998 (as amended) (NEMA) are triggered by this application.

## **5.2 Land Use Planning Act (LUPA)**

The development objectives entrenched in SPLUMA have been assimilated into the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) and sets out a basis for the adjudication of land use planning applications in the province. It requires that local municipalities have due regard to at least the following when doing so:

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

The land-use planning principles of LUPA (Section 59) are, in essence, the expansion of the five development principles of SPLUMA listed above. Spatial resilience and - justice have very few associations with this application. The principles of sustainability, efficiency and good administration

all have relative bearing with regards to this application and have been included in the framework analysis under subsection 5.1.1.

### **5.2.1 Compliance/Consistency with Spatial Policy Directives**

Section 19(1) and (2) of LUPA states that the following:

*“(1) If a spatial development framework or structure plan specifically provides for the utilisation or development of land as proposed in a land use application or a land development application, the proposed utilisation or development is regarded as complying with that spatial development framework or structure plan;*

*(2) If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation or development does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilisation or development is regarded as being consistent with that spatial development framework or structured plan.”*

In view of the nature of this land use application and its location within George, this proposal **complies with** the GSDF.

### **5.2.2 Need and Desirability**

The concept of “desirability” in the land use planning context may be defined as the degree of acceptability of a proposed land use development. This section expresses the desirability of the proposed rezoning and departure taken in conjunction with the development principles and criteria set out through the statutory planning framework listed above, as well as the degree to which this proposal may be considered within the context of broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

## **6. CONCLUSION**

The proposed buy-back recycling facility represents an appropriate and desirable land use that will deliver significant environmental, social and economic benefits to the Themba lethu community. The proposal is consistent with the applicable planning legislation and policy framework and complies with the relevant provisions of the George Integrated Zoning Scheme (with the exception of the requested permanent departure relating to site access).

Considering the above, the application is considered to be desirable, appropriate, and in the public interest, and it is therefore recommended for approval.

# ANNEXURE 1

Vir verdere endossemente sien  
For further endorsements see.....  
*blady 5*

Opgestel deur my,

*J.E. Maby*  
**TRANSPORTBESORGER.**

I E MCGREGOR

SEELREG  
DUTY R. *95.00*  
FOOI  
FEE *50.00*

**COMPONENT I**

Certificate of Mineral Rights No. *K 698/2002 RM*  
Sertifikaat van Minerale Regte No. *18*

Issued in terms of Section *21* of Act No. 47 of 1937, in respect of the  
uitgereik ingevolge Art. *21* van Wet No. 47 van 1937, ten opsigte van

**ALLE MINERAALREgte (BEHALWE Goud  
SILWER EN EDELGESTEENTES)**

Deeds Office,  
Akteskantoor,  
Cape Town,  
Kaapstad.

*G. K. Schreder*  
Asst. Registrar/Asst.-Registateur.

*2002-07-16* 19.....

*23/9/02*

T 059889/2002

*4*

## SERTIFIKAAT VAN VERENIGDE TITEL

(Uitgereik kragtens die bepalinge van Artikel Veertig van die  
Registrasie van Aktes Wet, 1937 (Wet 47 van 1937))

NADEMAAL die PROVINSIE VAN DIE WES-KAAP aansoek gedoen het om die  
uitreiking aan hom van 'n SERTIFIKAAT VAN VERENIGDE TITEL kragtens die  
bepalinge van Artikel Veertig van die Registrasie van Aktes Wet, 1937 en

NADEMAAL die PROVINSIE VAN DIE WES-KAAP die geregistreerde eienaar is van:

1. **ERF NR. 2201 TYOLORA, in die Munisipaliteit van George, Administratiewe Distrik George, Provinsie van die Wes-Kaap.**

**GEHOU: Kragtens Sertifikaat van Geregistreerde Titel Nr. T**

**85/9888 / 2002**

2. **ERF NR. 1772 TYOLORA, geleë soos hierbo.**

**GEHOU: Kragtens Sertifikaat van Geregistreerde Titel Nr.  
T15248/1995.**

wat verenig is tot die grond hieronder beskryf.

SO IS DIT dat ingevolge die bepalings van genoemde Wet, ek, die REGISTRATEUR VAN AKTES te KAAPSTAD hierby sertifiseer dat voornoemde

### **PROVINSIE VAN DIE WES-KAAP**

Die se Opvolgers-in-titel of regverkrygendes, die geregistreerde eienaar is van:

**ERF NR. 1773 TYOLORA, in die Munisipaliteit van George, Administratiewe Distrik George, Provinsie van die Wes-Kaap.**

**GROOT: 4,0165 (Vier komma Nul Een Ses Vyf)  
Hektaar**

**SOOS BLYK UIT KAART NR. L 85/89 HIERBY AANGEHEG.**

- I. **INSOVERRE die figuur x.y.F.G.H.J. op genoemde Kaart Nr. L85/89 betref:**

*AW*

ONDERHEWIG aan die voorwaardes waarna verwys word in Sertifikaat van Gewysigde Titel Nr. T 148/1923.

**II** INSOVERRE die figuur A.B.C.D.E.y.x. op genoemde Kaart Nr. L85/89 betref:

**A. ONDERHEWIG** aan Mineraleregte kragtens Sertifikaat van Mineraleregte Nr. K743/95RM waarna verwys word in endossement gedateer 17 Augustus 1995 op Sertifikaat van Geregistreerde Titel Nr. T15248/1995, welke endossement as volg lees:

"Sertifikaat van Mineraleregte uitgereik ten opsigte van alle regte op goud, silwer en edelgesteentes. K743/95RM , 17-08-1995."

**B. ONDERHEWIG VERDER** aan Mineraleregte kragtens Sertifikaat van Mineraleregte Nr. K744/95RM waarna verwys word in endossement gedateer 17 Augustus 1995 op Sertifikaat van Geregistreerde Titel Nr. T15248/1995, welke endossement as volg lees:

"Sertifikaat van Mineraleregte Uitgereik ten opsigte van alle regte op op minerale behalwe goud, silwer en edelgesteentes. K744/95RM , 17-08-1995."

EN DAT kragtens hierdie Sertifikaat, genoemde

### **PROVINSIE VAN DIE WES-KAAP**

Die se Opvolgers-in-titel of regverkrygendes, nou en voortaan daartoe geregtig is ooreenkomstig plaaslike gebruik, die Staat nogtans sy reg behoudende.



TEN BEWYSE waarvan ek, voornoemde REGISTRATEUR, hierdie Akte onderteken en met die Ampseël bekragtig het.

ALDUS GEDOEN en GETEKEN in die Kantoor van die REGISTRATEUR VAN AKTES te KAAPSTAD op hede die 16 dag van Julie in die Jaar van Tweeduisend en Eenhonderd Seewie-en-Negentig (1997) (2000) Ons Heer Eenduisend Negenhonderd Seewie-en-Negentig, (1997) (2000)

*Debuschag*

REGISTRATEUR VAN AKTES

*AM*

5.

*Component I*

|                                                                                                                                                  |                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| Certificate of Mineral Rights No. <i>K 699/2002</i> 19 <i>98</i>                                                                                 |                                                          |
| Gereguleerde van Minerale Regte No. <i>699/2002</i>                                                                                              |                                                          |
| Issued in terms of Section <i>71</i> of Act No. 47 of 1937, in respect of the <i>Mineral Rights Act</i> van Wet No. 47 van 1937, ten opsigte van |                                                          |
| <i>AUERSTE DE Goud, Swier EN ENIGERENDE</i>                                                                                                      |                                                          |
| Deeds Office,<br>Aankantoor,<br>Cape Town,<br>Kaapstad,                                                                                          | <i>Labuschagne</i><br>Asst. Registrar/Asst.-Registrateur |
| 19 <i>98</i> - <i>07</i> - <i>16</i> 19.....                                                                                                     |                                                          |

|                                   |
|-----------------------------------|
| Vir verdere endossemiente sien    |
| For further endorsements see..... |
| <i>bladsy 6</i>                   |

The Land herein described has been subdivided

Die Grond hierin beskryf is onderverdeel

in accordance with General Plan No. .... *L 86 / 1989* .....

in ooreenstemming met Algemene Plan Nr. ....

approved by the Surveyor-General on .... *15-09-1989* .....

goedgekeur deur die Landmeter-Generaal op .....

into erven numbers .... *1778 - ~~1797~~ 1816* .....

in erwe genommer .....

Public Places number .....

Openbare Plekke genommer .....

And Thoroughfares.

en Strate.

Application filed as ~~BC~~ *see Town ship file* .....

ansoek geliasseer as ~~BC~~ .... *044267/2002 16* .....

*Labusdage*  
REGISTRAR OF DEEDS  
REGISTRATEUR VAN AKTES

DEEDS OFFICE / AKTEKANTOOR

CAPE TOWN/ KAAPSTAD

2002-07-16

...../19.....

Enrolment 170 86 (3) Act 6/1999

The within mentioned Property / Properties vest in terms  
of Section 6 (3) Act 6/1999 of Western Cape  
Housing Board (Act 6/1999)  
read with 14 (2) (c) Act 102/1997 in the Western  
Cape Province. Housing Board (Act 6/99)

Application filed with 000048242/2003/2003

Trans Registry  
Cape Town

Register of Deeds

2003-06-03

8

ENDORSEMENT: 1 TO S19 (6) READ WITH 6 (3) WESTERN AFR  
ACT 6/1999, READ WITH 14 (2) ACT 107/1997

THE WITHINMENTIONED ROBERTY/ROBERTIES VEST,  
IN TERMS OF S19 (6) READ WITH 6 (3) WESTERN AFR  
HOUSING BOARD  
ACT 1 6/1999, READ WITH 14 (2) ACT 107/1997  
TO THE GEORGE MUNICIPALITY.

APPLICATION FILED WITH 000048243/2003 /2003

DEARS REGISTRY  
CAPE TOWN

2003-06-03

REGISTERED DEEDS

VIR ENDOSSEMENTE KYK I LAAT  
FOR ENDORSEMENT TO SEE PAGE

9



9

Erf 1794 = 364m<sup>2</sup>  
 Erf 1793 = 364m<sup>2</sup>  
 Erf 1792 = 364m<sup>2</sup>

|                                                                                         |                      |
|-----------------------------------------------------------------------------------------|----------------------|
| CERTIFIKAAT VAN GEREESTREERDE TITEL UITGEREIK<br>CERTIFICATE OF REGISTERED TITLE ISSUED |                      |
| TEN OPSIGTE VAN<br>IN RESPECT OF                                                        |                      |
| T                                                                                       | RESTANT<br>REMAINDER |
| REGISTRATEUR/REGISTRAR                                                                  |                      |

1. Erf 1792 = 364m<sup>2</sup>  
 2. Erf 1793 = 364m<sup>2</sup>  
 3. Erf 1794 = 364m<sup>2</sup>  
 4. Erf 1795 = 364m<sup>2</sup>

|                                                                                         |                        |
|-----------------------------------------------------------------------------------------|------------------------|
| CERTIFIKAAT VAN GEREESTREERDE TITEL UITGEREIK<br>CERTIFICATE OF REGISTERED TITLE ISSUED |                        |
| TEN OPSIGTE VAN<br>IN RESPECT OF                                                        |                        |
| T 048023708                                                                             | RESTANT<br>REMAINDER   |
| 17 JUL 2008                                                                             | REGISTRATEUR/REGISTRAR |

|                                                                                         |                        |
|-----------------------------------------------------------------------------------------|------------------------|
| CERTIFIKAAT VAN GEREESTREERDE TITEL UITGEREIK<br>CERTIFICATE OF REGISTERED TITLE ISSUED |                        |
| TEN OPSIGTE VAN<br>IN RESPECT OF                                                        |                        |
| T 000038423 / 2012                                                                      | RESTANT<br>REMAINDER   |
| 02 AUG 2012                                                                             | REGISTRATEUR/REGISTRAR |

1. ERF 1796 = 364 m<sup>2</sup>
2. ERF 1797 = 364 m<sup>2</sup>
3. ERF 1798 = 364 m<sup>2</sup>
4. ERF 1799 = 390 m<sup>2</sup>
5. ERF 1800 = 499 m<sup>2</sup>

for further end p10.

In ~~the~~ terms of Section 37(2) Act 8/1997  
Plan No. L86/1989 has been amended by the  
closure of portion of road, as one  
additional erf 11123 meao: 3855m<sup>2</sup>,  
Vide I 3769/2015 LG

2017-04-3

*Les*  
Reg. of deeds

Deeds Office  
Cape Town

|                                                                                          |                                   |
|------------------------------------------------------------------------------------------|-----------------------------------|
| SEKKE TITEL OF GEREISTREERDE TITEL UITGEREIK<br>(CERTIFICATE OF REGISTERED TITLE ISSUED) |                                   |
| TEN OPSIGTE VAN<br>IN RESPECT OF                                                         | ERF 11123 =<br>3855m <sup>2</sup> |
| 000017963/2017                                                                           |                                   |
| 2017-04-3                                                                                |                                   |
| <i>Les</i><br>REGISTRAR/REGISTRAR                                                        |                                   |

|                                                                                        |                              |
|----------------------------------------------------------------------------------------|------------------------------|
| SERTIFKAAT VAN GEREISTREERDE TITEL UITGEREIK<br>CERTIFICATE OF REGISTERED TITLE ISSUED |                              |
| TEN OPSIGTE VAN<br>IN RESPECT OF                                                       | ERF 1816 = 929m <sup>2</sup> |
| RESTANT<br>REMAINDER                                                                   |                              |
| 000012640/2020                                                                         |                              |
| 2.                                                                                     | 04 JUN 2020                  |
| <i>Les</i><br>REGISTRAR/REGISTRAR                                                      |                              |

S.G. No. '

L 85/89

Approved

*F. M. Bueo*  
Surveyor-General  
1989-09-15

## Beacons

A, E, F, G, H, J

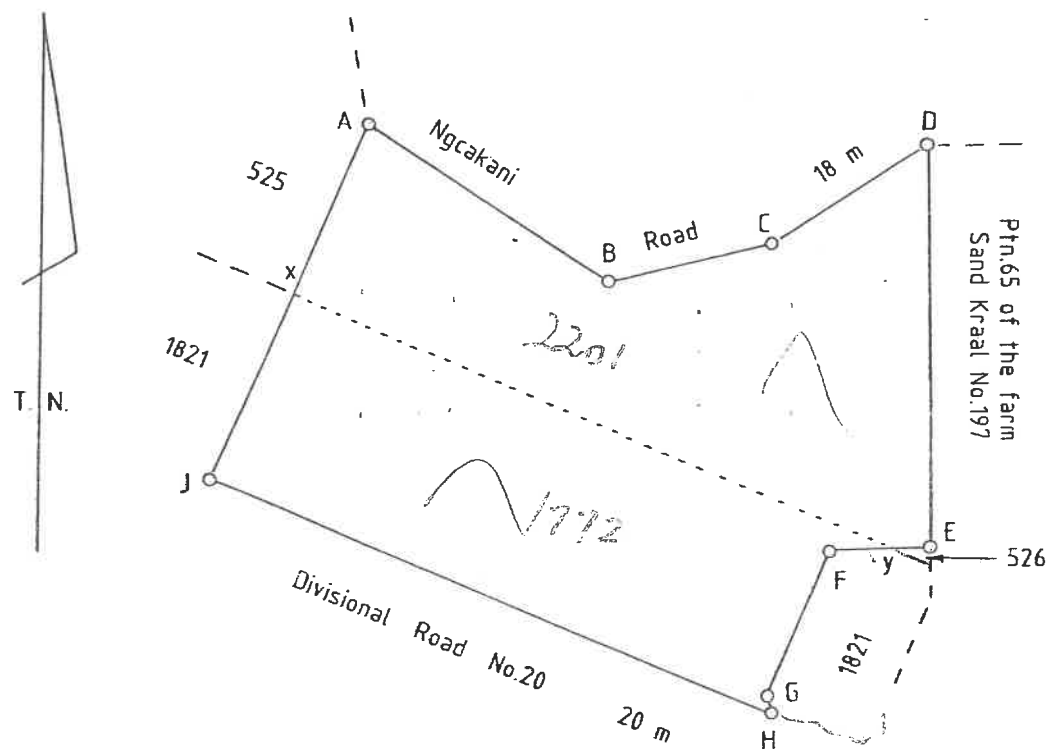
D

B,C

12 mm iron peg

20 mm iron peg

Mot beaconed



Small scale diagram of part of  
TYOLORA TOWNSHIP  
vide GP NO. L 86/1989

Scale: 1 : 3 000

ADDITIONAL INFORMATION

\* 36(1)(a)



| SIDES<br>Metres |        | ANGLES OF<br>DIRECTION |    |    | CO-ORDINATES<br>System |              |
|-----------------|--------|------------------------|----|----|------------------------|--------------|
|                 |        | Constants              |    |    | Y                      | X            |
|                 |        |                        |    |    | 0,00                   | 3 700 000,00 |
| AB              | 115,98 | 301                    | 38 | 00 | A 47 791,07            | 63 628,85    |
| BC              | 66,77  | 254                    | 37 | 00 | B 47 692,33            | 63 689,68    |
| CD              | 71,50  | 233                    | 27 | 00 | C 47 627,95            | 63 671,97    |
| DE              | 164,00 | 357                    | 28 | 00 | D 47 570,51            | 63 629,39    |
| EF              | 38,71  | 87                     | 28 | 00 | E 47 563,26            | 63 793,23    |
| FG              | 63,14  | 21                     | 25 | 20 | F 47 601,93            | 63 794,94    |
| GH              | 7,07   | 336                    | 25 | 20 | G 47 624,99            | 63 853,72    |
| HJ              | 241,72 | 111                    | 25 | 20 | H 47 622,17            | 63 860,20    |
| JA              | 153,67 | 201                    | 25 | 00 | J 47 847,19            | 63 771,92    |
| △ Geo 4         |        |                        |    |    | 48 760,50              | 63 407,77    |
| △ Oud 7         |        |                        |    |    | 56 603,60              | 51 940,04    |

1. The figure A B C D E y x representing Erf 2201, Tyolora  
Vide Dgm. No. L 158/89

2. The figure x y F G H J representing Erf 1772, Tyolora  
Vide Dgm. No. L 84/89

The figure A B C D E F G H J

represents 4,0165 Hectares

of land, being

Erf 1773, Tyolora Comprising 1. and 2. above

situate in Tyolora Township in the

Administrative District

of George

Province of Cape of Good Hope.

Surveyed in February 1983 - August 1985

by me, & January 1989

*M D Clough*

M D Clough Land Surveyor

This diagram is annexed to

The original diagrams are  
as scheduled above

File No. TYOLORA 602

C.C.T 59889/02

S.R. No. E.938/89

No. dated 2002-07-16  
i.f.o. Province of the  
Western Cape

No. annexed to  
Transfer/Grant  
No.

Comp. AL-1BBB (6485)

Registrar of Deeds

C

## ANNEXURE 2

(TYOLORA ALLOTMENT AREA)

GENERAL PLAN No. L No. 86/1989

OF PART OF THE TOWNSHIP

TYOLORA

BEING SUBDIVISIONS OF ERF 1773, TYOLORA  
VIDE DGM No. 85/1989 D.T. 2002 -  
ADMINISTRATIVE DISTRICT : GEORGE  
PROVINCE : CAPE OF GOOD HOPE

①  
- 59889

BEACONS

RM 20mm IRON PEG  
OTHERS 17mm IRON PEG

REFERENCE MARKS

STANDARD TOWN SURVEY MARKS.



|                                           |                                                                                                |
|-------------------------------------------|------------------------------------------------------------------------------------------------|
| C.P.A. COMMUNITY SERVICES<br>WESTERN CAPE | S.G. No. L No. 86/89<br>APPROVED<br><i>[Signature]</i><br>SURVEYOR-GENERAL<br>DATED 1989-09-15 |
|-------------------------------------------|------------------------------------------------------------------------------------------------|

CO-ORDINATES METRES SYSTEM L. 23°

CONSTANTS Y = 0.00 X = 3 700 000.00

## MAIN FIGURE

|   | Y         | ALL       | PLUS | X |
|---|-----------|-----------|------|---|
| A | 47 791.87 | 64 428.15 |      |   |
| B | 47 692.38 | 64 481.18 |      |   |
| C | 47 627.55 | 62 671.97 |      |   |
| D | 47 571.51 | 63 629.29 |      |   |
| E | 47 563.75 | 63 793.23 |      |   |
| F | 47 691.93 | 63 774.24 |      |   |
| G | 47 676.99 | 63 853.72 |      |   |
| H | 47 677.17 | 63 860.70 |      |   |
| J | 47 647.19 | 63 771.82 |      |   |

## BLOCK CORNERS

|      |           |           |
|------|-----------|-----------|
| 1714 | 47 695.19 | 63 687.97 |
| 1735 | 47 689.07 | 63 787.86 |
| 1736 | 47 695.61 | 63 799.45 |
| 1737 | 47 675.04 | 63 818.15 |
| 1738 | 47 638.92 | 63 853.63 |
| 1739 | 47 611.43 | 63 889.85 |
| 1740 | 47 613.44 | 63 792.76 |
| 1741 | 47 620.30 | 63 806.15 |
| 1742 | 47 607.79 | 63 781.63 |
| 1743 | 47 606.01 | 63 788.85 |
| 1744 | 47 681.72 | 63 846.76 |
| 1745 | 47 617.32 | 63 864.49 |
| 1746 | 47 686.76 | 63 885.79 |
| 1748 | 47 766.17 | 63 844.70 |
| 1749 | 47 776.47 | 63 857.59 |
| 1750 | 47 815.68 | 63 768.79 |
| 1752 | 47 714.44 | 63 873.15 |
| 1753 | 47 725.18 | 63 705.65 |
| 1754 | 47 722.71 | 63 761.83 |
| 1755 | 47 761.92 | 63 766.76 |
| 1757 | 47 804.37 | 63 766.15 |
| 1758 | 47 798.88 | 63 762.24 |

## REFERENCE MARKS

|       |           |           |
|-------|-----------|-----------|
| RM 4  | 47 578.23 | 63 670.47 |
| RM 33 | 47 754.95 | 63 641.99 |

## TRIGONOMETRIC BEACONS

|        |           |           |
|--------|-----------|-----------|
| △ 6004 | 48 760.50 | 63 407.77 |
| △ 0107 | 56 601.60 | 51 912.34 |

## AREAS

| ERF No. | SQUARE METRES | ERF No. | SQUARE METRES |
|---------|---------------|---------|---------------|
| 1770    | 506           | 1788    | 364           |
| 1771    | 423           | 1789    | 390           |
| 1780    | 390           | 1800    | 499           |
| 1781    | 390           | 1801    | 961           |
| 1782    | 390           | 1802    | 980           |
| 1783    | 1813          | 1803    | 980           |
| 1784    | 1700          | 1804    | 980           |
| 1785    | 790           | 1805    | 919           |
| 1786    | 701           | 1806    | 603           |
| 1787    | 1786          | 1807    | 532           |
| 1788    | 390           | 1808    | 514           |
| 1789    | 390           | 1809    | 514           |
| 1790    | 390           | 1810    | 603           |
| 1791    | 390           | 1811    | 1356          |
| 1792    | 364           | 1812    | 845           |
| 1793    | 364           | 1813    | 929           |
| 1794    | 364           | 1814    | 929           |
| 1795    | 364           | 1815    | 929           |
| 1796    | 364           | 1816    | 929           |
| 1797    | 364           | 1817    | 365           |

SURVEYED BY ME  
FEBRUARY 1983 - AUGUST 1985  
JANUARY 1989

*[Signature]*  
M.D. CLOUGH  
LAND SURVEYOR

HLE No. TYOLORA 402 41  
S.R. No. E 938/1989  
COMP AL-7886/4951  
L 21

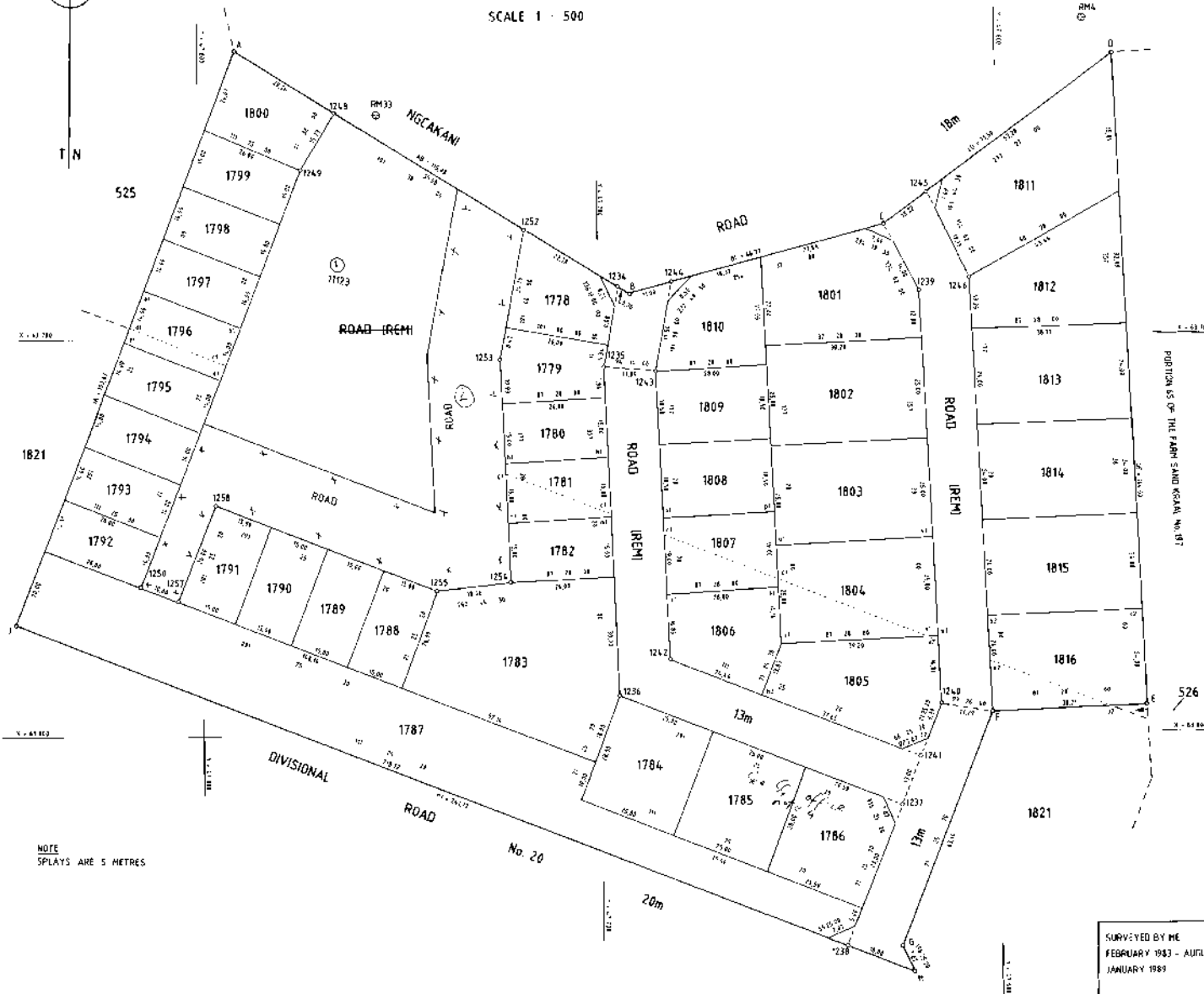
## ENDORSEMENTS

| No | AMENDMENT                  | ADDITION                    | AUTHORITY                                                                                                              | INTD.       | DATE       |
|----|----------------------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------|-------------|------------|
| ①  | Closure of portion of road | Erf 1792 vide Dgm. 384/2015 | Proclamation Contd. Ref. 15/3/7/19/73 /55/Ref 1773 Tyolora Date 1986-04-08 See pg. 85 to pg 87 of File Tyolora 682 v.8 | P. H. H. H. | 2000-08-29 |

## S.G. OFFICE NOTES

- ② Even 1796 to 1800 included in consal Vide dgm. 8559/95, Erf 3220  
③ Even 1792 to 1795 included in consal Vide dgm. 8561/95, Erf 3220  
④ Erf 1816 included in consal Vide dgm. 8561/95, Erf 3220  
⑤ Even 1785 to 1786 included in consal Vide dgm. 2503/2025 Erf 11636

REFERENCE MARKS  
OFFICIAL vide  
OFFICIAL GAZETTE  
No. 4637 dd 1990-04-12



NOTE  
SPACES ARE 5 METRES



# Erf 1807 and 1808, Thembaletu Locality Map



0 0.07 0.15 0.3 km

Date: 12/11/2025 10:05 AM

Scale: 1:4,514

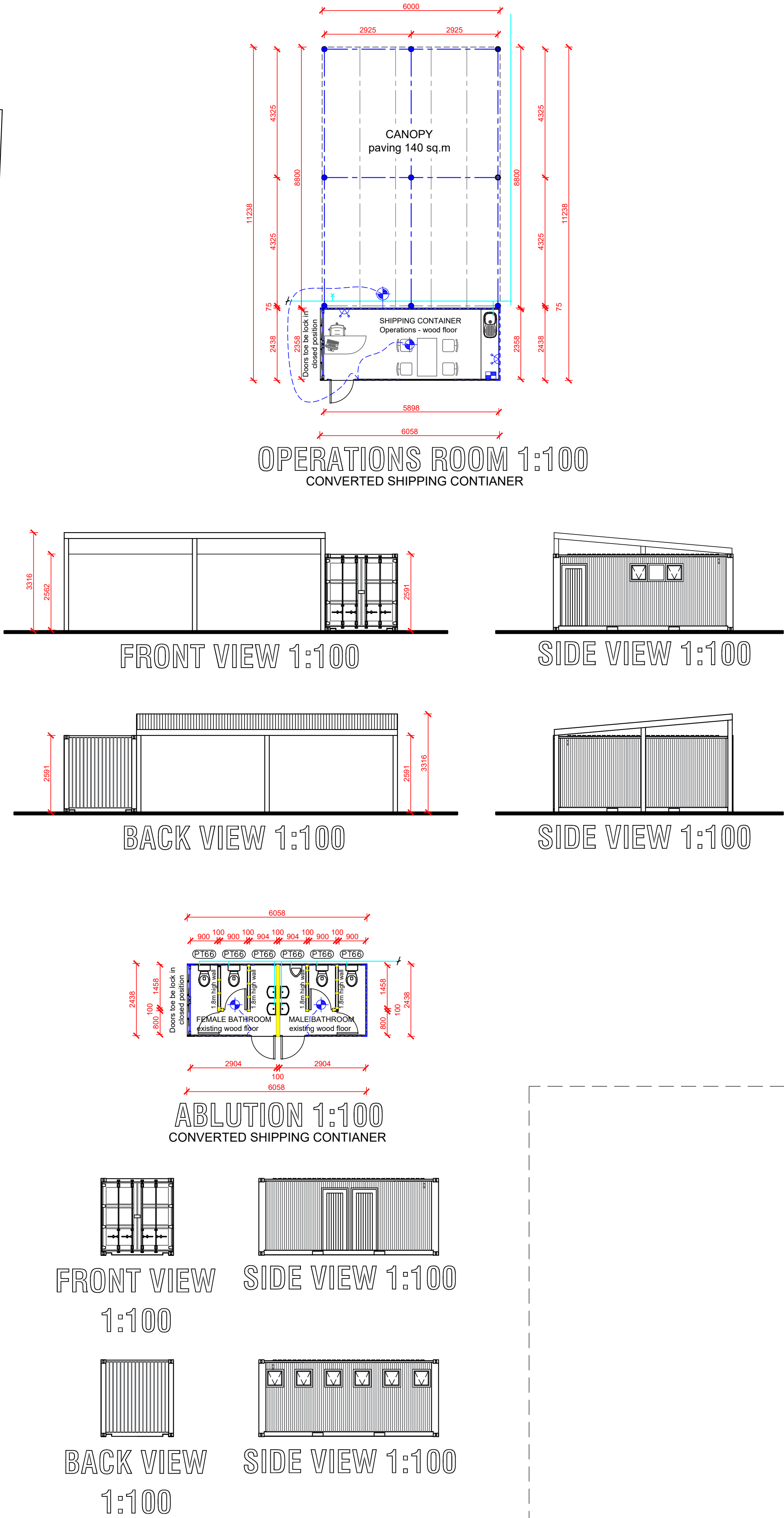
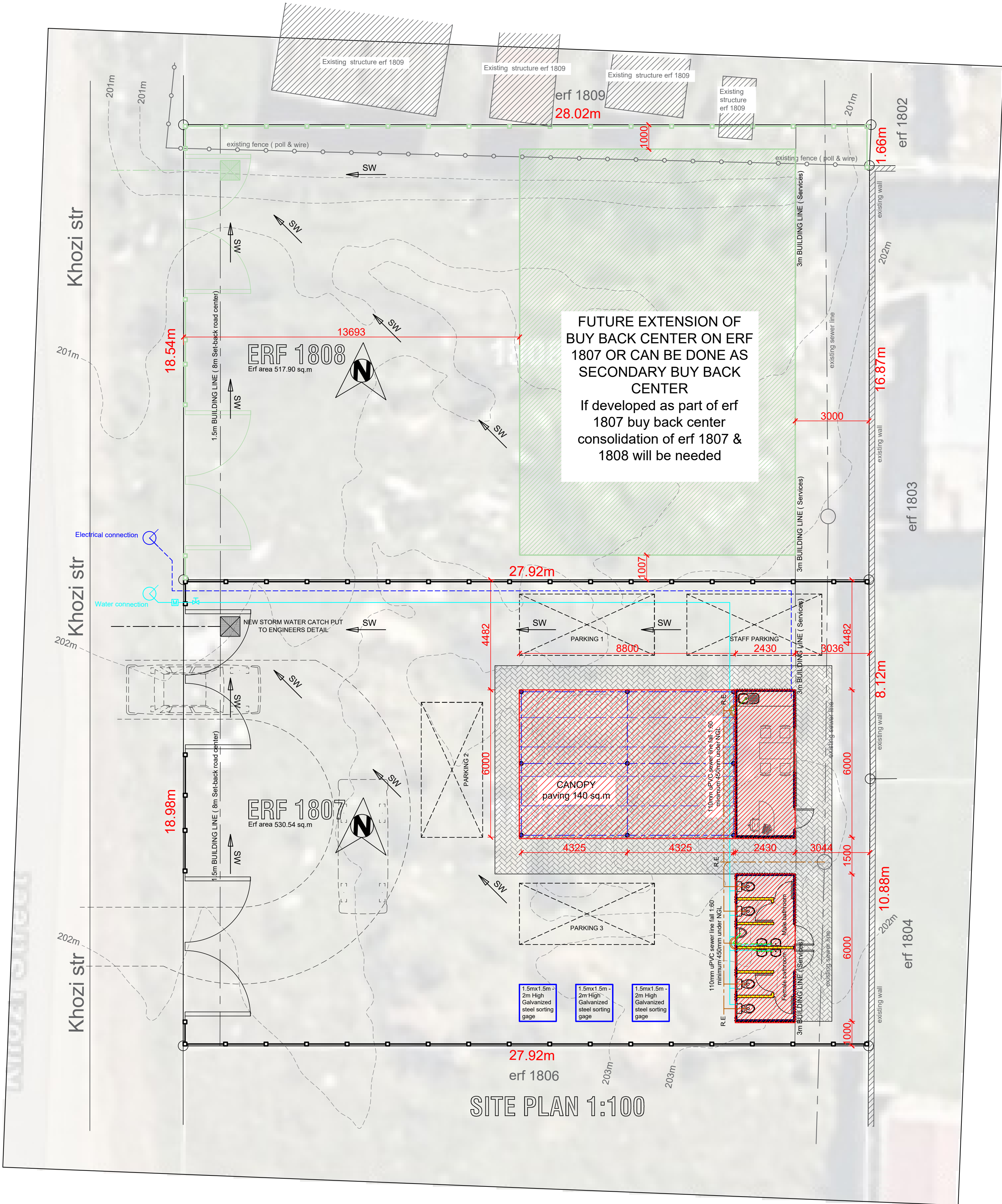


Disclaimer  
George Municipality makes no warranties as to the correctness of the information supplied.  
Persons relying on this information do so entirely at their own risk.

George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.



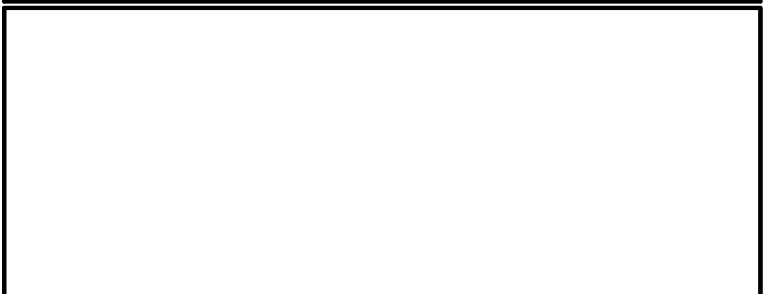
ANNEXURE 4



| ELECTRICAL LEGEND                                                                   |                                           |                                                                                     |                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------|
|  | OUTSIDE LIGHT FITTING                     |  | SINGLE PLUG 15 amp.                                   |
|  | CEILING LIGHT FITTING                     |  | DOUBLE PLUG 15 amp.                                   |
|  | CEILING LIGHT FITTING<br>12 v DOWNLIGHTER |  | DOUBLE PLUG 15 amp.<br>WEATHER PROOF<br>200 LT GEYSER |
|  | DOOR BELL AND CHIME                       |  | TELEPHONE POINT                                       |
|  | DIMMER                                    |  | TELEPHONE POINT                                       |
|  | DSTV                                      |  | INTERNET CONNECTION                                   |
|  | ALARM SENSOR                              |  | TELEVISION POINT                                      |
|  | SHAVING POINT                             |  | SPEAKER                                               |
|  | EXTRACTOR FAN<br>Mech. VENTILATION        |  | PREPAID METER                                         |
|  | LED - STRIP LIGHT                         |                                                                                     | SWITCH BOARD /<br>DISTRIBUTION BOARD                  |
|  | INVERTORS &<br>BATTERIES                  |                                                                                     |                                                       |
|                                                                                     |                                           |                                                                                     |                                                       |
|                                                                                     |                                           |                                                                                     |                                                       |

| HOTWATER LEGEND                                                                     |                                   |                                                                                     |                                 |
|-------------------------------------------------------------------------------------|-----------------------------------|-------------------------------------------------------------------------------------|---------------------------------|
|  | PIPE CARRYING HOT WATER           |  | PIPE CROSSING - NOT CONNECTING  |
|  | PIPE CARRYING COLD WATER          |  | LAGGED PIPE - ALL EXPOSED PIPES |
|  | DROPPER / RISER PIPE IN PLAN VIEW |  | HEAT PUMP                       |
|  | STOP COCK                         |  | STORAGE WATER HEATER            |
|  | WATER METER                       |                                                                                     |                                 |
|                                                                                     |                                   |                                                                                     |                                 |
|                                                                                     |                                   |                                                                                     |                                 |
|                                                                                     |                                   |                                                                                     |                                 |
|                                                                                     |                                   |                                                                                     |                                 |

| AREA LEGEND                          |                   |
|--------------------------------------|-------------------|
| SHIPPING CONTAINER (ABLUTION)        | 14.77 sq.m        |
| SHIPPING CONTAINER (OPERATIONS ROOM) | 14.77 sq.m        |
| CANOPY                               | 52.8 sq.m         |
| <b>TOTAL</b>                         | <b>82.34 vk.m</b> |
| ERF AREA                             | 530.13 sq.m       |
| FAR                                  | 0.15              |
| COVERAGE                             | 15.53 %           |



**Rudman & Visagie**  
Reality from Vision... since 1989  
BUILDING CONSULTANTS

Tel: 044 681 1503 14 Queen str  
Email: info@rudmanvisagie.co.za Mossel Bay (C. B. D)  
Website: www.rudmanvisagie.co.za P.O. Box 2420 - 6500

|                    |                          |
|--------------------|--------------------------|
| DRAWING TITLE:     | SITE DEVELOPMENT         |
| PROJECT TITLE:     | PROPOSED BUY BACK CENTER |
| STAND No:          | 1807 & 1808              |
| TOWNSHIP:          | THEMBALETHU              |
| MUNICIPALITY:      | GEORGE                   |
| REGISTERED OWNER:  | GEORGE MUNICIPALITY      |
| OWNER SIGNATURE:   |                          |
| CREATOR SIGNATURE: | <i>Maria Visagie</i>     |
| DRAWING CREATOR:   | ABRI OOSTHUIZEN          |
| DRAWING DATE:      | JUNE 2026                |

PROFESSIONAL ARCHITECTURAL TECHNOLOGIST  
**MARAI VISAGIE**  
08:14 AM (Africa/Johannesburg) on 07 Jan 2026

PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON  
**HENDRIK ABRAM OOSTHUIZEN**  
08:01 AM (Africa/Johannesburg) on 15 Jan 2026

|                                                                                                                                        |                                       |
|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION<br>DESIGN DONE BY H A OOSTHUIZEN - PAD24741352<br>MENTORED BY M VISAGIE - T0027 |                                       |
| PROJECT No: <b>**/26</b>                                                                                                               | DRAWING No: <b>01 / 01</b>            |
| © COPYRIGHT RESERVED<br>DRAWING REVISION NUMBER<br>DESTROY ALL PREVIOUS PRINTS                                                         | OCCUPANCY CLASSIFICATION<br><b>J2</b> |







# ANNEXURE 5



EXTRACT DRAFT MINUTES: SPECIAL COUNCIL MEETING HELD ON 04 DECEMBER 2025

## 4.2 ESTABLISHMENT OF A BUY BACK CENTER AT ERF 1807 AND 1808 IN THEMBALETHU [9.5]

Proposed by Councillor Brown and seconded by Councillor Qatana, it was

### RESOLVED

- (a) That Council notes that Erven 1807 and 1808 are required for the establishment of a recycling buy back center;
- (b) That the Director: Community Services is mandated to champion the establishment of this process;
- (c) That the Directorate: Community Services ensures that there is funding for the consent use of Erven 1807 and 1808.
- (d) That Council will only be responsible for the Town Planning fees, however if a shortfall occurs on the Capital Budget, Council will fund it;
- (e) That all legal requirements be adhered to.

  
\_\_\_\_\_ Date: 4/12/2025

**Manager: Committee Support (Miss R Bredenkamp)**

  
\_\_\_\_\_ Date: 4/12/2025

**Acting Director: Corporate Services (Mr E Ganza)**