DELPLAN CONSULTING
044 873 4566 | PO Box 9956 George 6530 | planning@delplan.co.za
044 873 4568 | 79 Victoria Street George 6529 | delplan.co.za
URBAN & REGIONAL PLANNERS

Our Ref.: 1521/GEO/26
Your Ref.: Erf 675, George

12 October 2026

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MR. CLINTON PETERSEN

Dear Mr. Petersen,

PROPOSED REZONING AND DEPARTURE FOR ERF 675, GEORGE MUNICIPALITY AND DIVISION

1. The above matter refers.

2. Attached hereto find the following:

   - A copy of the required documentation;

3. We hope that you will be able to process the application as soon as possible.

Yours faithfully
DELPLAN Consulting

DELAREY VILJOEN Pr. Pln
https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2026/1521-GEO-26/Korrespondensie/b1.docx

Cc: SUNSHINE FAMILIETRUST

PROPOSED REZONING AND DEPARTURE FOR ERF 675, GEORGE MUNICIPALITY AND DIVISION



FOR: SUNSHINE FAMILIETRUST

DELPLAN
CONSULTING
URBAN & REGIONAL PLANNERS

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PROPOSED REZONING AND DEPARTURE FOR ERF 675, GEORGE MUNICIPALITY AND DIVISION

1. INTRODUCTION

Erf 675, George is currently developed with a main structure containing a pre-school with an ancillary building for the same use as well as an under roof – and open play area with a jungle gym. The property owner after agreement with the tenant wishes to rezone the property to *Community Zone I* for a place of instruction as a pre-school. The property was used for doctor's consulting rooms for more than a decade. *DELPLAN Consulting* was appointed by the registered owners of Erf 675, George, referred to hereafter as the "subject property or erf", to prepare and submit the required land use application. A copy of the Power of Attorney to submit this land use application is attached as **Annexure 1,** one trustee resigned as per the attached document stating as such**,** and the accompanying Trust document is attached as **Annexure 2**.

1.1 Title deed

Erf 675, George is registered in the name of the ***Sunshine Familietrust*** according to the Title Deed T8364/2013. The title deed is hereafter attached as **Annexure 3,** and the accompanying SG Diagrams are attached as **Annexure 4** which confirms that the property measures 929m² in extent. The title deeds have been scrutinised, and it contains no restrictions that will prohibit the proposed development. This is confirmed by the conveyancer's certificate attached as **Annexure 5**. The certificate does show that a bond is registered over the property, the bondholder's consent is attached as **Annexure 6.**

1.2 Land Use Application

- **Rezoning** in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law (2023) of Erf 675, George from "*Business Zone IV*" to "*Community Zone I"* for a Place of Instruction – Creche.

- **Departure** in terms of Section 15(2) (b) of the George Municipality: Land Use Planning By-Law, 2023 for Erf 675, George, for relaxation of:
    - the northwest building line from 5m to 0m for the jungle gym
    - the southwest building line from 5m to 0.4m for the covered play area
    - the southeast building line from 5m to 1.6m for ancillary classroom
    - the required street boundary length for two access points from 30m to 24m

2. CONTEXTUAL INFORMATION

2.1 The locality of the subject property

The subject property is located in Geroge, north of CJ Langenhoven Road, at 15 Gloucester Lane and measures 929m² in extent in ward 19. Figure 1 indicates the subject properties in relation to the surrounding neighbourhood. Figure 2 provides a closer view of the subject properties with their immediate surroundings. A locality plan is attached hereto as **Annexure 7**.



Figure 1: The location of the subject property in relation to the CJ Langenhoven and the surrounding neighbourhoods.



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

The direction indicators used for the purposes of this application is also indicated on figure 2.

2.2 Existing Land Uses and Character of the Area

Erf 675, George is currently developed with a pre-school and ancillary buildings. Currently parking is in front of the structure with access off Gloucester Lane, a large backyard play area, and jungle gym is also present towards the southwest and northwest.

The erf currently gains access from Gloucester Lane, as does the parking is currently from of the existing structure directly off Gloucester Lane (figure 3).



Figure 3: Access off Gloucester Lane



Figure 4a: View southeast (towards York Street)



Figure 4b: View northwest (away from York Street)



Figure 5: Abutting business uses

As can be seen in figures 4a, 4b and 5, the surrounding area resembles a business zone, with no residential elements being present. The development across the street (Neuro Clinic) creates a completely dead street facing facade with 1 access point to the edge of the subject erf with a tall, long, solid wall being present.

2.3 Zoning

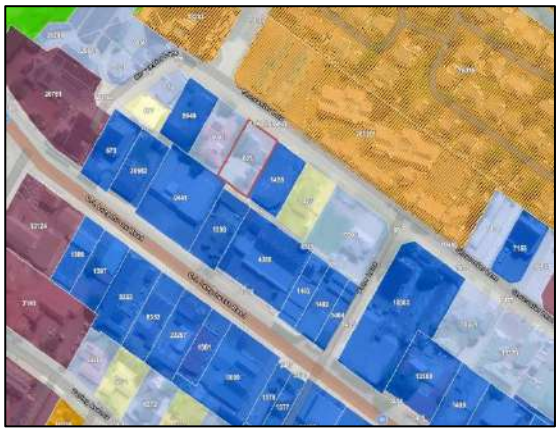


Figure 6: Zoning of Erven 675, George

The zoning of the subject property, according to the George Integrated Zoning Scheme By-Law, is currently *"Business Zone IV".* The owner intends to rezone the property to *"Community Zone I".* As can be seen, there are also other business uses in the area, ranging from *Business Zone IV to Business Zone I*. Figure 6 illustrates the zoning of the subject property and its immediate surroundings. A land use plan is attached hereto as **Annexure 8**. The current zoning is attached as **Annexure 9**, with the proposed zoning included as **Annexure 10**.

3. DEVELOPMENT PROPOSAL

3.1 Proposed Development

The owner of the subject property wishes to rezone the property to *"Community Zone I"* for the purpose of establishing a place of instruction, namely a creche. A maximum of 30 children can be accommodated on the erf, and the proposed parking supports this. A drop-and-go (drop off facility) is also proposed, therefore requiring 2 access points to the property (one being an entrance and one being an exit. A departure is required to allow the street boundary length for two access points from 30m to 24m. Figure 7 shows an extract from the Site Plan. As can be seen, two access points are required for the drop-and-go, being 12m from each other. 3 parking bays are provided on the site with the main building, ancillary building, indoor play area, jungle gym and play area of more than 200m². The development proposes three classrooms with other ancillary uses such as indoor play areas. One of the classrooms is located in the ancillary building located to the southeast corner of the property.

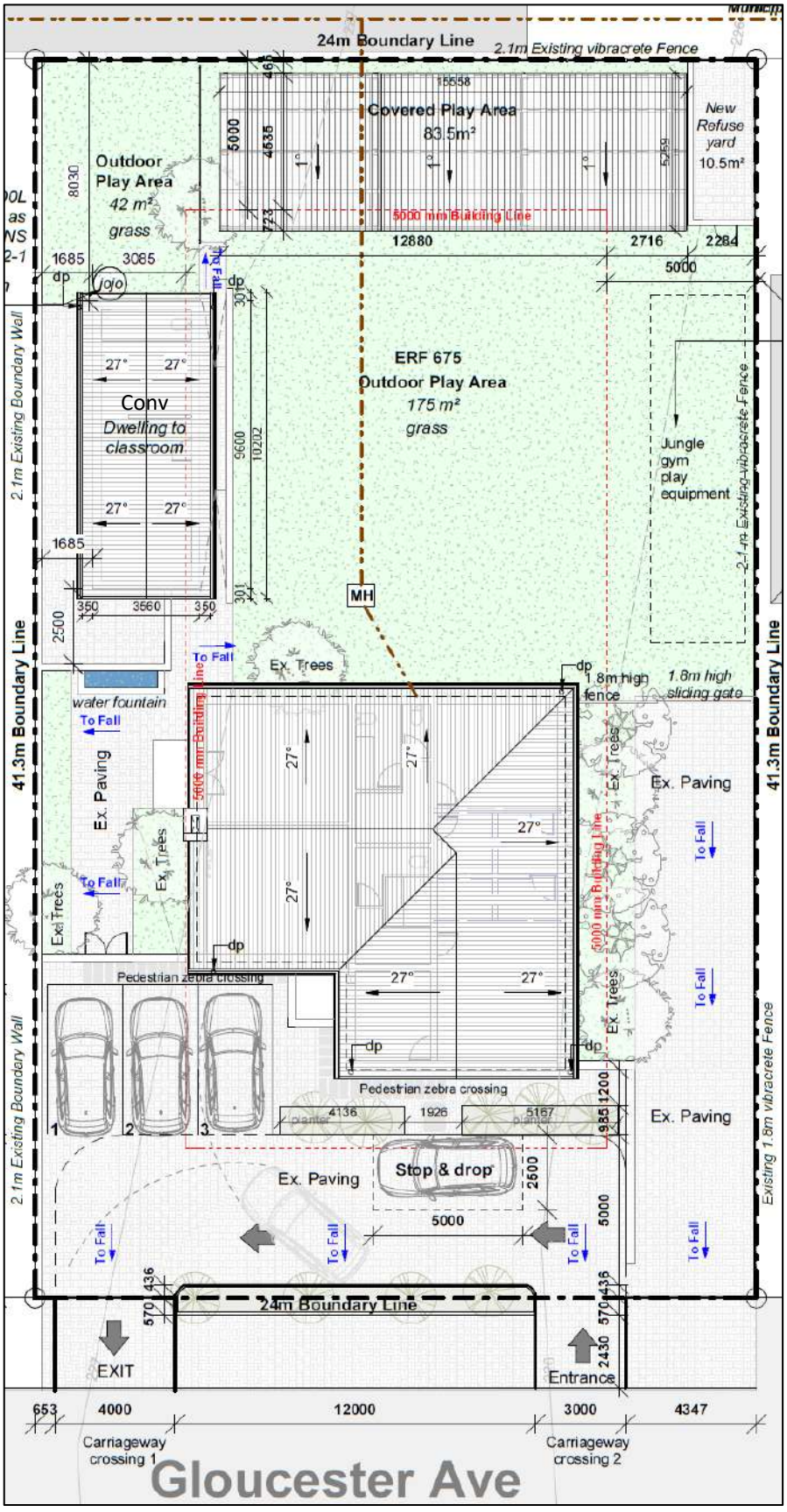


Figure 7: Site Plan Extract



Figure 8a: Undercover Play area



Figure 8b: Ancillary classrooms to main



Figure 8c: Jungle Gym



Figure 9: Water tank

The undercover play area (figure 8a) requires a relaxation to 0.4m, the ancillary classroom (figure 8b) requires relaxation to 1.6m, and the jungle gym (figure 8c) requires relaxation to 0m. As can be seen can be seen, there is ample open space available on the erf. The water tank is also over the building line (figure 9), but the height does not exceed the boundary wall of 2.1m.

The approval of this application will allow the creation of a new school within the George district. Additionally, this increases the educational opportunities in the area. The subject property is located in an area that is already serviced by municipal engineering services, and the proposed development will optimise the use of municipal engineering services. A site plan is attached herewith as **Annexure 11**.

3.2 Accessibility and Parking

The existing structures on the properties currently gain access off Gloucester Lane, and it would remain the same. The parking will, however, be altered as per the site plan to include three parking bays with a drop-and-go (which will required two access points). The existing access to the back of the property will be closed as indicated in red in figure 10. As indicated on the site plan (attached as **Annexure 11**) and seen in figure 11, sufficient parking will be provided on-site and no departure is required for the distance between the access points. The street boundary length is, however, less than 30m and therefore requires a relaxation to 24m.



Figure 10: Current access off Gloucester Lane

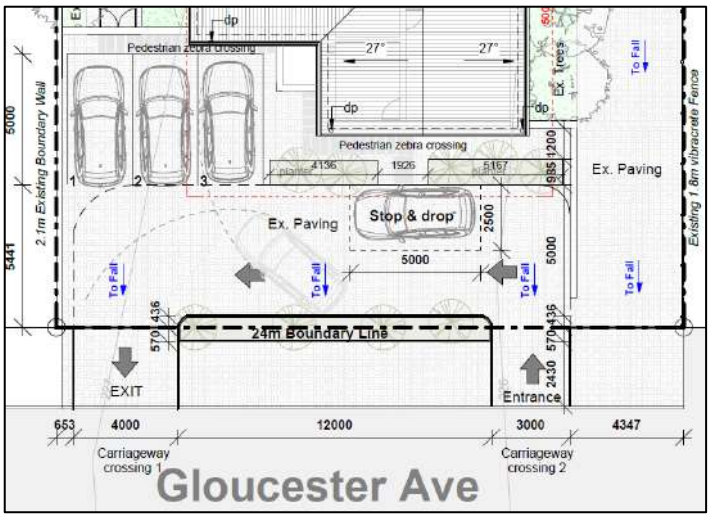


Figure 11: Proposed access off Gloucester Lane

At a ratio of 1 bay per 10 children, a total of 30 children would require 3 parking bays, as well as a drop-and-go area. As can be seen, both the parking and the drop-and-go area can be reasonably accommodated on the site without significant departures. Some of the staff members also make use of the close by *GoGeorge* bus routes along York Street and CJ Langenhoven Road. The entrance is located further to the northwest (away from York Street) with the exit closer towards York Street. This eliminates the need for vehicles to enter and exit the property whilst having to turn around to go back in the direction of York Street. Gloucester Lane itself is also not a throughway thus traffic here is limited. As previously stated, the development across the road (Neuro Clinic) also features a long, tall boundary wall only an access located towards the edge of the subject erf therefore not being located across from the proposed access points of the subject property.

Given the size on the property and the proposed number of children, the traffic impact is seen as minimal and impact on surrounding uses is therefore minimal. Pedestrian movement is minimally influenced, in fact being improved as only two access points will now be utilised, as opposed to the entire section along the roadway being utilised for direct off-street parking.

3.3 Engineering Services

The property is located in an already developed and serviced residential area. The property owner will be held financially responsible for the capital contributions. When the property was rezoned in the past contributions should have been paid as well.

3.4 Pre Application

A Pre-application meeting (**Annexure 12**) was conducted on 3 June 2026. The following comments were made:

<u>Town Planning:</u>

- Application for consent is to operate/use the property exclusively for a creche in not in line with the Scheme.
- The applicant will be required to either rezone the property to Community Zone I or obtain a temporary departure approval. Note a Temporary departure is only valid for a maximum period of five years.

The client has opted to rezone the property to Community Zone I

- All parking must be provided in accordance with the GIZS 2023.
- All dimensions and measure must be shown on site and to scale.
- Application to be motivated in terms of SPLUMA, Zoning Scheme, MSDF and LSDF.

Noted, and indicated in plan and motivational report.

CES:

Access:

- Access restricted to Gloucester Ave.

Noted and included in proposal

Parking:

- All parking must be provided in accordance with the GIZS 2023.
- A functional drop and Go facility will be required.
- No parking is allowed within the road reserve, and the owner/developer shall be responsible, at their own cost, for implementing and maintaining all necessary measures to prevent any unapproved parking within the road reserve.
- The development may require a possible TIA, subject to comments from the Traffic Engineer, which should address, but not limited to pedestrian and NMT.
- PT1 would be supported.

Noted and all requirements are currently abided by.

Water & Sewer

- Water & sewer services are available, subject to capacity confirmation

Noted.

Development Charges

- Development charge will be applicable.

Noted.

Stormwater

- The developer must adhere to National Building Regulation R1 and applicable Municipal stormwater by law and policies.
- The developer is also requested to implement SUDS principals when address stormwater. The use of stormwater pipes should be limited.

Noted.

4. RELEVANT SPATIAL PLANNING POLICIES

4.1 Exiting Policy Frameworks

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

4.1.1 George Municipal Spatial Development Framework (2023)

The spatial document does not specifically reference Erf 675, George, nor does it address any rezoning related to this application. The larger CBD area includes a range of different uses ranging between business and community zoned uses. Given the location, close to the previous Mediclinic site, it is unsurprising that several community (healthcare) orientated uses are located within the area. Additionally, as shown in Figure 12, the site is located within the Densification Zone, Medium-Term Business Development Edge and the Restructuring Zone. The figure also indicates that that the erf is located in close proximity to *GoGeorge* Bus routes in York Street and CJ Langenhoven Road.

The George Municipal Spatial Development Framework (GMSDF) encourages the use of public transport in line with the MSDF's goal of limiting urban sprawl, and as seen in figure 13, the erf is located within close proximity to the bus route in CJ Langenhoven Road. Furthermore, as illustrated in Figure 12, the properties fall within a designated densification zone, and no alternative spatial designation was identified.



Figure 12: SDF extraction



Figure 13: Location of the subject in relation to public transport opportunities

As the subject property is located within all the applicable zones, and the CBD area close to the previous Mediclinic site has seen some degree of dilapidation after the hospital closed, it is argued that the addition of new developments in the area could help to curb the current CBD decline. Spatially, any development could help to promote increased rejuvenation in the area and development opportunities along Gloucester Lane should therefore be promoted as much as possible.

5. STATUTORY FRAMEWORKS

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

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

The nature of this land use application does not directly affect the five development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA). Therefore, these principles are not discussed in detail in this motivational report. Only relevant aspects are addressed below.

5.1.1 Development principles

1) Spatial Justice

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

- *No reference is made to the property in the SDF or relevant planning policies. This development principle does not apply to this application.*

2) Spatial Sustainability

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

- *This land-use application does not affect prime - or unique agricultural land, nor does it influence any environmental management mechanisms. The property is situated in a developed area and will not negatively affect the efficient and equitable functioning of land markets. In fact, as the subject property is located within all the applicable zones, and the CBD area close to the previous Mediclinic site has seen some degree of dilapidation, it is argued that the addition of new developments in the area could help to curb the current CBD decline. It can be seen as recycling a building that would have been standing vacant. Spatially, any development could help to promote increased rejuvenation in the area and development opportunities along Gloucester Lane should therefore be promoted as much as possible as this will help promote spatial sustainability.*

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 and, as already motivated, will have an extremely limited impact on the surrounding area.

4) Spatial Resilience

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

- *The development proposal does not undermine the aim of any relevant spatial plan. The aspects of spatial resilience are, however, not considered relevant to this application.*

5) Good Administration

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

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

5.1.2 Public Interest

The neighbour to the north is not influenced by the development and will not experience an additional impact from the current proposal. As can be seen in figures 14 & 15 the neighbour to the north is across the street thus being located at a significant distance, only having a parking lot area where the subject erf is and has a dead street facade towards the subject erf.

There is an access point (encircled in figure 15) towards the subject erf which would coincide with only the eastern / southeast boundary if the subject erf, thus the proposed exit from the subject erf is not overlapping with the existing access of the neighbouring erf. The development in terms of noise pollution as well as the proposed access points and traffic will therefore have no influence on the northern neighbour.



Figure 14: Subject erf in relation to surrounding neighbours



Figure 15: Street facade to the north



Figure 16: View towards the eastern neighbour

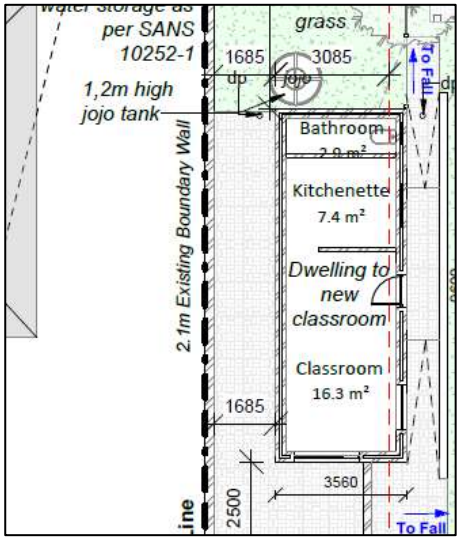


Figure 17: Site Plan extract

The neighbour to the east/southeast is a business (unlikely to care significantly about noise compared to residential areas) and has a parking lot area adjacent to the subject erf. The view towards this neighbour can be seen in figure 16 and the development adjacent to this neighbour can be seen in the SDP extract in figure 17. As can be seen the classroom in this structure has no windows facing the neighbouring erf and sound pollution with fire safety concerns are therefore absolutely limited.



Figure 18: View to the south/southwest

The view south/southwest can be seen in figure 18. No windows to the neighbouring erven can be seen as the adjacent developments feature solid walls facing the subject erf. Even with the structure on Erf 1398, George being close to the boundary of the subject erf, the fact that there are clearly no windows along this side will limit fire safety concerns as well as noise pollution. The effects of noise pollution to these neighbours will therefore be extremely limited.



Figure 19: View to the west

The western neighbour also has a dead facade facing the subject erf as can be seen in figure 19. As can also be seen, there are no windows facing onto the subject erf which will limit noise transmission.

As per the SDP, the main structure on the erf abides by all the building lines therefore strengthening the argument that the development can be accommodated within reasonable means on the erf. As can also be seen in several pictures in the motivational report, a high vibracrete wall is also present to limit both privacy and noise concerns. The SDP proposes a 2.1 high wall all-around in order to further strengthen this argument. As is motivated herein, the abutting uses are all business orientated (unlikely to care about the noise as much as in residential areas) and by far the majority have a windowless, dead facade facing onto the subject erf.

It is therefore argued that the Impact on the neighbours is absolutely limited, the development and parking can be accommodated reasonably well without requiring too many departures and with minimal effects on the neighbours based on the current layout and features of the neighbouring erven.

5.1.3 Environmental Legislation

No listed activities as contemplated by the National Environmental Management Act, 1998 (as amended) (NEMA), are triggered by this application.

5.2 Land Use Planning Act (LUPA)

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

- Applicable spatial development frameworks;

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

The land-use planning principles of LUPA (Section 59) are, in essence, the expansion of the five development principles of SPLUMA listed above. Again, only the relevant aspects are addressed in this report.

5.3 Compliance/Consistency with Spatial Policy Directives

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

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

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

Given the nature of this land use application and its location within George, this proposal is *consistent* with LUPA.

5.4 George Integrated Zoning Scheme By-Law (2023)

According to the George Zoning Regulations, the subject property is zoned as "*Business Zone IV*". The approval of this application will create a new educational opportunity within the area. Several departures are required for the approved structures stemming from the change in development parameters as a result of the proposed rezoning, however, the development can be accommodated on the site within reasonable expectations.

6. DESIRABILITY / NEED

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

The proposed application is not expected to negatively affect neighbouring properties or completely alter the character of the surrounding area especially since the area is business orientated. Its approval is unlikely to impact the property's visual appearance from the street, as the development already exists in its current extent. The changes seen from the street will also not contribute towards a negative streetscape, as was already motivated in the report, the current streetscape indicates a hard, business-oriented landscape with a mostly dead street facade across the road. The development will contribute towards enhancing educational opportunities in the area, which is also considered beneficial, particularly given that the neighbourhood is business orientated. There is a clear demand for additional space and educational facilities in the George area. It is desirable to utilise existing properties within the urban fabric of the George area as it promotes densification rather than urban sprawl.

The development is not needed to realise the spatial goal of the SDF, but as stated in the previous paragraph, the development is needed to cater to the current demand for schooling and childcare opportunities and will contribute to alleviating the urban decay close to the previous Mediclinic site.

Approval of the application will enable the establishment of a much-needed community service thereby enhancing educational opportunities in the area. The property is located within the urban edge and is already serviced by municipal engineering infrastructure. The proposed rezoning will make more efficient use of these existing services.

Additionally, the site is well located to major bus routes in CJ Langenhoven Road, offering accessible transportation options for parents and students who do not have private vehicles.

7. CONCLUSION

It is believed that the abovementioned principles, considerations, and guidelines for this land use application for the rezoning of Erf 675, George, satisfy the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



DELAREY VILJOEN Pr. Pln **OCTOBER 2026**

ANNEXURE 1

POWER OF ATTORNEY

We, **Ansie Sunshine, Trevor William Sunshine, Michael Ray Sunshine & Gideon Stefanus van Heerden,** the undersigned and authorised trustees of **Sunshine Familietrust**, the registered owner of Erf 675, George Municipality and Division hereby instruct Delarey Viljoen of *DELPLAN Consulting* to submit the required land use application with the local authority.

Sunshine
A Sunshine Date: 9/10/26.

TW Sunshine Date: 9/10/26

MR Sunshine Date: 9·10·26.

Resignation (see att)
GS van Heerden Date: /

Witnesses:

1. _____

2. _____

Financial Management Consultants

29 August 2023

SUNSHINE FAMILIE TRUST
REG. NO: IT6113/96

TO WHOM IT MAY CONCERN

RESIGNATION AS TRUSTEE

I, Gideon Stefanus Van Heerden (ID: 630603 5020 085), herewith resign as independent trustee of the above mentioned Trust with immediate effect.

Yours sincerely,

.....

GS VAN HEERDEN
PROFESSIONAL ACCOUNTANT (SA)
Member number: 2625

FMC
P.O. BOX 2150 • GEORGE 6530
TEL: +27 - 44 - 873 4887
FAX: +27 - 44 - 874 4887
PER:

SAIPA
YOUR WEALTH

ANNEXURE 2

REPUBLIC OF SOUTH AFRICA

MAGTIGINGSBRIEF
LETTERS OF AUTHORITY

Ingevolge Artikel 6(1) van die Wet op Beheer oor Trustgoed, 1988 (Wet 57 van 1988)
In terms of Section 6(1) of the Trust Property Control Act, 1988 (Act 57 of 1988)

No: IT 6113/96

Hiermee word gesertifiseer dat /

This is to certify that

ANSIE SUNSHINE
(Identiteitsnommer / Identity Number: 690902 0029 08 4)

TREVOR WILLIAM SUNSHINE
(Identiteitsnommer / Identity Number: 601208 5139 08 6)

MICHAEL RAY SUNSHINE
(Identiteitsnommer / Identity Number: 550310 5110 08 2)

GIDEON STEFANUS VAN HEERDEN
(Identiteisnomer /Identity number :630603 5020 08 5)

gemagtig word om op te tree as trustees van /
are hereby authorized to act as trustees of

SUNSHINE FAMILIETRUST

GEGEE onder my hand te KAAPSTAD op hede die 18 dag van
GIVEN under my hand at CAPE TOWN this day of June 2021

Signature

ASSISTENT MEESTER
ASSISTANT MASTER

/template

DEPARTMENT OF JUSTICE AND CONSTITUTIONAL DEVELOPMENT

MASTER OF THE WESTERN CAPE HIGH COURT
CAPE TOWN
2021 -06- 18
A/M: TRUSTS 2
MEESTER VAN DIE WES KAAP HOË HOF

ANNEXURE 3

TITD.

10025351 12
30149821

11

CHRIS FICK & ASSOCIATES
236
M24360/TS/EG

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

Prepared by me,

Conveyancer
SEYFFERT MAJ

Fee endorsement		
	Amount	Office fee
Purchase price/Value	R 1 000 000-00	R 750-00
Mortgage capital Amount	R	R
Reason for exemption	Cat	Exempt i.t. o section Act

8601 9799 6760 1

VERBIND **MORTGAGED**

VIR
FOR R 600 000-00

B 0000 4539 / 2013

2013 -02- 21

REGISTRATEUR/REGISTRAR

T 00008364 / 2013

DEED OF TRANSFER

Be it hereby made known that

MARTHINUS CHRISTOFFEL COETZER

appeared before me, Registrar of Deeds, at Cape Town, he, the said appearer, being duly authorised thereto by a power of attorney dated at **GEORGE** on **21st NOVEMBER 2012** and granted to him by

VERONICA ROUX, Identity Number 541130 0122 08 6 duly authorised thereto by a Special Power of Attorney signed at Despatch on 14th September 2012 by

1. **BEATRICE CATHARINA SWANEPOEL**
   Identity Number 230303 0026 08 8
   Unmarried
   - One half (½) share -

DATA / VERIFY
18 FEB 2013
BELINDA GONCALVES

DATA/CAPTURED
04 MAR 2013

TR235

5

VERBIND MORTGAGED

VIR
FOR R 650 000,00

B 000037012 / 2014

15 DEC 2014

REGISTRATEUR/REGISTRAR

2. **JOHANNES CHRISTOFFEL SWANEPOEL**

Identity Number 430206 5028 08 1

And

CAROL ANN SWANEPOEL

Identity Number 520410 0086 08 4

Married in community of property to each other

- One tenth (1/10) share -

3. **BRIAN SWANEPOEL**

Identity Number 581110 5096 08 0

And

CHARMAINE SWANEPOEL

Identity Number 640421 0091 08 6

Married in community of property to each other

- One tenth (1/10) share -

4. **NORMAN SWANEPOEL**

Identity Number 490104 5152 08 4

Unmarried

- One tenth (1/10) share -

5. **DAVID SWANEPOEL**

Identity Number 460317 5027 08 2

Unmarried

- One tenth (1/10) share -

6. **VERONICA ROUX**

Identity Number 541130 0122 08 6

Married in community of property to

JOHANNES PHILLIPUS ROUX

Identity number 491022 5014 08 9

which community of property is excluded in terms of a testamentary condition

- One tenth (1/10) share -

and the appearer declared that the said principal/s had on **21st September 2012**, truly and legally sold and that he, the said appearer, in his capacity as attorney aforesaid, did by these presents cede and transfer to and on behalf of

The trustees for the time being of SUNSHINE FAMILIETRUST
Registration Number IT 6113/1996

Or its successors-in-title or assigns,
in full and free property

REMAINDER ERF 675 GEORGE
In the Municipality and Division of George
Western Cape Province

IN EXTENT: 929 (Nine Hundred and Twenty Nine) square metres

FIRST TRANSFERRED by Deed of Transfer No T9208/1928 with Diagram relating thereto and held by Deed of Transfer No T44327/1988.

SUBJECT to the conditions referred to in Deed of Transfer No T9208/1928.

Wherefore the appearer, renouncing all the right and title the said

1. **BEATRICE CATHARINA SWANEPOEL**
2. **JOHANNES CHRISTOFFEL SWANEPOEL en CAROL ANN SWANEPOEL**
3. **BRIAN SWANEPOEL en CHARMAINE SWANEPOEL**
4. **NORMAN SWANEPOEL**
5. **DAVID SWANEPOEL**
6. **VERONICA ROUX en JOHANNES PHILLIPUS ROUX**

heretofore had to the premises, on behalf as aforesaid, did, in consequence, also acknowledge the they to be entirely dispossessed of and disentitled to the same; and that, by virtue of these presents, the said

SUNSHINE FAMILIETRUST

or its successors-in-title or assigns now is/are and henceforth shall be entitled thereto, conformably to local custom; the State, however, reserving its rights; and the appearer finally acknowledged that the purchase price amounts to **R1 000 000,00 (ONE MILLION RAND)**.

In witness whereof, I, the said registrar, together with the appearer, q.q., 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, in Cape Town,
on 21 February 2013.

q.q.

In my presence,

Registrar of Deeds

ANNEXURE 4

Docket No. A3034

Approved No.

Ex. No.

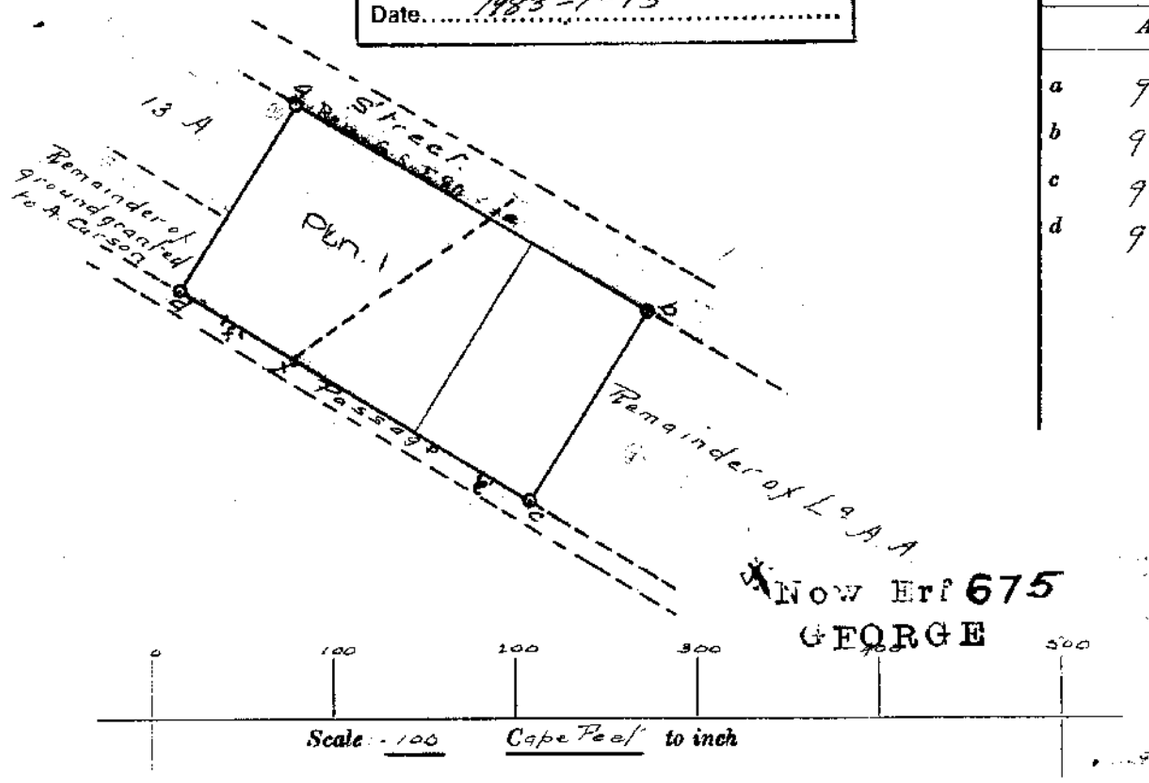
J.P.B. Simons
for Surveyor-General.

Sides	
ab	225'
bc	125'
cd	225'
da	125'

Angles	
a	90°
b	90°
c	90°
d	90°

Road ~~lettered~~/along Bdy. ~~AC~~ f'
closed. Vide T/C's Notice d.d. 82/1203
File S. 8775/62 p. 511

J.P.B. Simons
SURVEYOR GENERAL
Date 1983-1-13



The above Figure, lettered a b c d represents Morgen, 195 Square Roods, 45 Square feet of Ground, situated in Town of George George Division, being Lot R, comprising:- (1) Fig. a e f d in extent 85 sq rds. 75 sq ft. portion of ground granted to Andrew Carson on the 1st October 1851; (2) Fig. e b c f. in extent 110 sq. rds. 38 sq ft, portion of La AA granted to F. Trench on 2nd January 1818.
Bounded:- As indicated above.

This Diagram belongs to the Transfer No.
No. ..... day of .....
in favour of W.G. Radmore 11.9.1928.9208

CHIEF CLERK.

Surveyed and beaconed by me according to regulations.

T. Dunbar Moodie
Government Surveyor.

May 1923

Pattern B.

S
C

B

RTG. BL-7DD
W.41

N.W. [illegible]
942/1941 Pbn. 1

18750 4293-1941

APPROVED.
No. [illegible]
By TOWN CLERK.
GEORGE.
25 July 1941.

ANNEXURE 5

CONVEYANCER'S CERTIFICATE

in terms of Section 38(1)(n) of the George Municipality: Land Use Planning By-law for George Municipality, 2023

I, the undersigned, ANN MARJORY COETZEE, a duly qualified and admitted conveyancer, practicing at Raubenheimers Inc., 60 Cathedral Street, George, Western Cape Province:

1. do hereby certify that I have perused the conditions of title in respect of:

   REMAINDER ERF 675 GEORGE
   IN THE MUNICIPALITY AND DIVISION OF GEORGE
   WESTERN CAPE PROVINCE

   IN EXTENT: 929 (NINE HUNDRED AND TWENTY NINE) SQUARE METRES

   HELD BY DEED OF TRANSFER NUMBER T8364/2013

   registered in the name of

   THE TRUSTEES FOR THE TIME BEING OF
   SUNSHINE FAMILIETRUST
   REGISTRATION NUMBER IT 6113/1996

2. have been advised that the following applications will be made in respect of the property:

   a) Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 of the erf to Community Zone 1;

   b) Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 to:

      - relax several building lines including two lines from 5m to 1.6m as well as 4.6m;
      - depart from requirements for refuse and loading area requirements.

3. do hereby confirm that there are no conditions contained in the abovementioned title deed which may restrict the contemplated land uses in terms of the proposed application.

4. hereby confirm that there are three mortgage bond in favour of Nedbank Limited registered over the property.

Signed and dated at George on 13 October 2026.

A M COETZEE
CONVEYANCER - LPC no. 83392

ANNEXURE 6

Our Ref: Facility No. 20094597 / Esteen Mulder

NEDBANK
PRIVATE WEALTH

18 September 2026

Attention: Dehan du Plessis / Lizzie Mcimbi
Raubenheimers Attorneys

Dear Dehan and Lizzie

re: **NEDBANK LIMITED (the "Bank")**
LOAN IN FAVOUR OF: SUNSHINE FAMILY TRUST – ACCOUNT NO. 30179358
CONSENT TO REZONING

The Bank, as mortgagee in respect of Remainder Erf 675 George (the "**Property**") has been requested to consent to the rezoning thereof to the use of a school for which it has given its consent and we therefore request that you oversee same on behalf of the Bank.

Enclosed herewith please find the following documentation for your attention:

- Deed of Transfer No T.8364/2013;
- Mortgage Bond No. B.4539/2013;
- Mortgage Bond No. B.37012/2014; and
- Mortgage Bond No. B.2423/2022.

(the "**Security Documentation**')

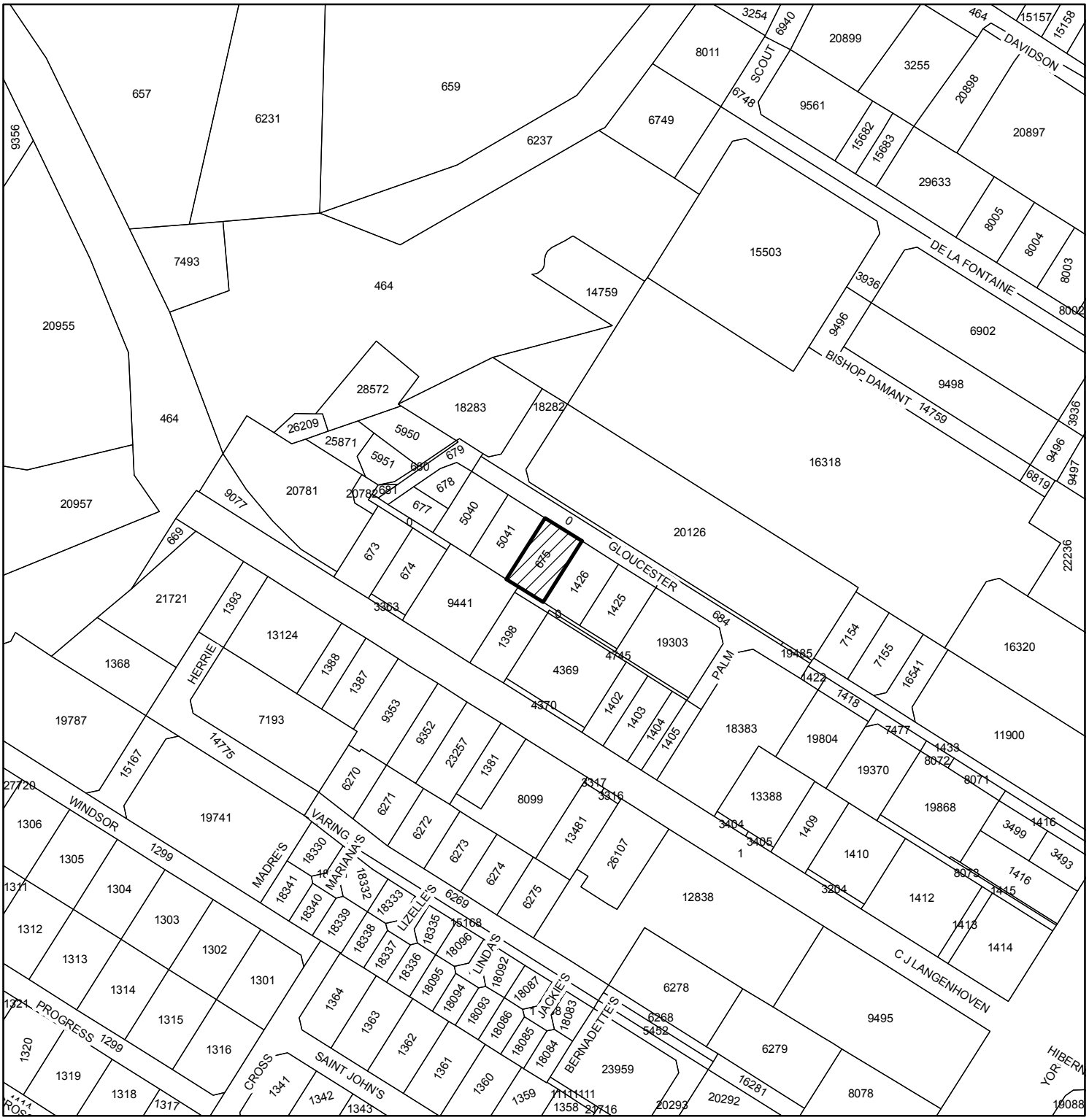
The Bank's consent is given subject to the following:

1. Should you require a consent from the Bank in a specific format, we require that you prepare same and submit to the Bank for signature.
2. You are required to return the Security Documentation to the Bank's offices immediately upon delivery thereof from the deeds office. We will hold your firm responsible for the cost of obtaining lost copies should the Security Documentation be misplaced.
3. Please keep the writer updated every alternate Tuesday of the progress of the matter.
4. **Delarey Viljoen of Delplan Consulting Townplanners (Tel No. 082 808 9624 / email: delarey@delplan.co.za) is attending to this matter on behalf of our client and you are requested to liaise directly with them in this regard.**

Yours sincerely

Rejane Gerstner
Drafter and Implementer
Telephone No. 010 221 5052
e-mail address: rejaneg@nedbank.co.za

ANNEXURE 7



LEGEND:

N

A4 Scale:
1:3,000

PROJECT: **PROJEK:**

Proposed rezoning & departure
for Sunshine Family Trust

DESCRIPTION: **BESKRYWING:**

Erf 675, George

TITLE: **TITEL:**

Locality plan

1521/GEO/26/GIS/Ligging

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: OCT 2026
DATUM:

PLAN NO: ANNEXURE
PLAN NR:

Tel: 044 873 4566, Email: planning@delplan.co.za
www.delplan.co.za

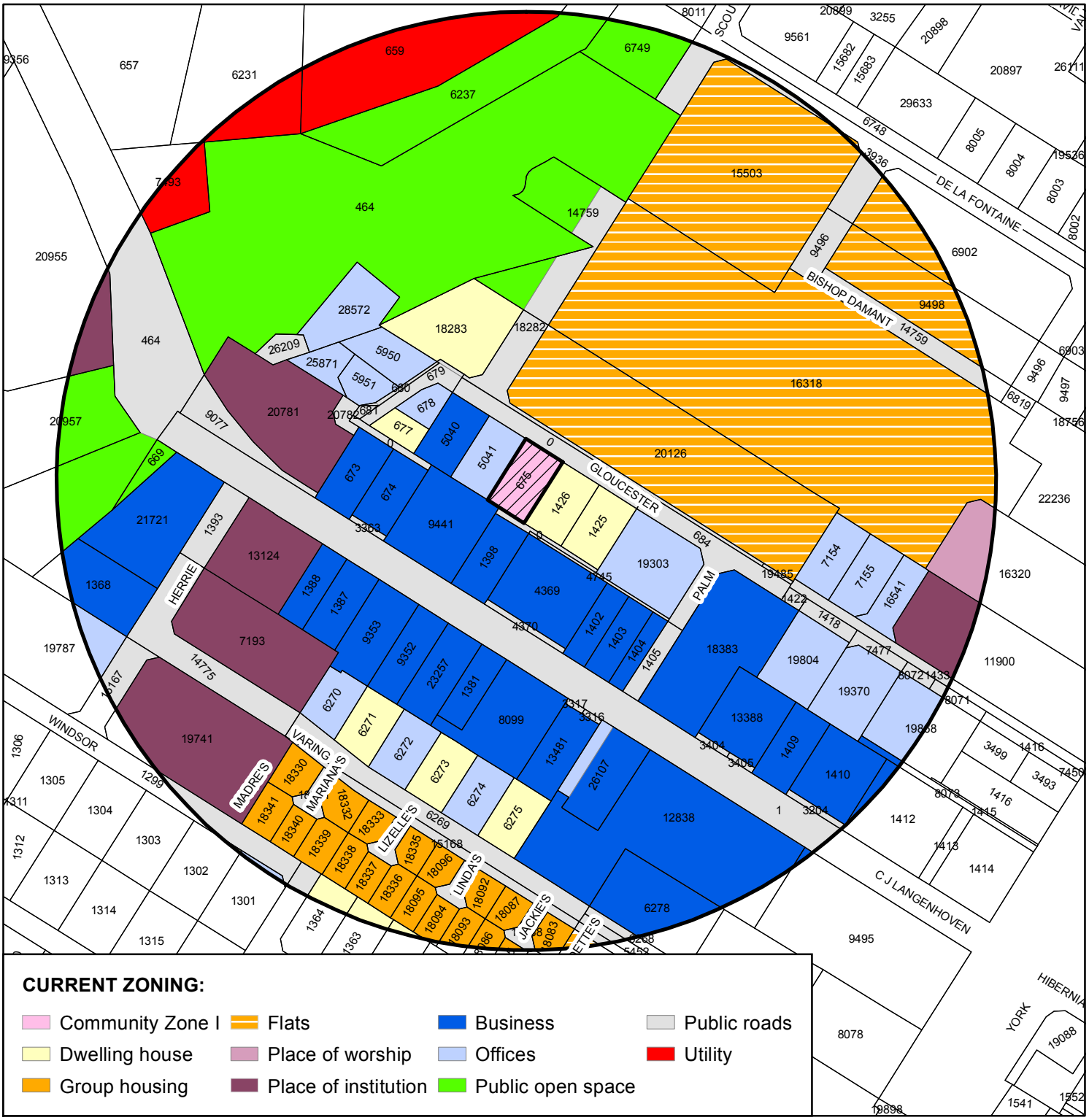
DELPLAN
CONSULTING
URBAN & REGIONAL PLANNERS

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Die kopiereg van hierdie tekening behoort aan DELplan Consulting. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELplan rapporteer word.

ANNEXURE 8



CURRENT ZONING:

Community Zone I	Flats	Business	Public roads
Dwelling house	Place of worship	Offices	Utility
Group housing	Place of institution	Public open space	

LEGEND:

A4 Scale:
1:3,000

PROJECT: **PROJEK:**

Proposed rezoning & departure
for Sunshine Family Trust

DESCRIPTION: **BESKRYWING:**

Erf 675, George

TITLE: **TITEL:**

Land use plan

1521/GEO/26/GIS/LandUse

DESIGNED: / **ONTWERP:** SG

DRAWN: / **GETEKEN:** MV

DATE: / **DATUM:** OCT 2026

PLAN NO: / **PLAN NR:** ANNEXURE

Tel: 044 873 4566, Email: planning@delplan.co.za
www.delplan.co.za

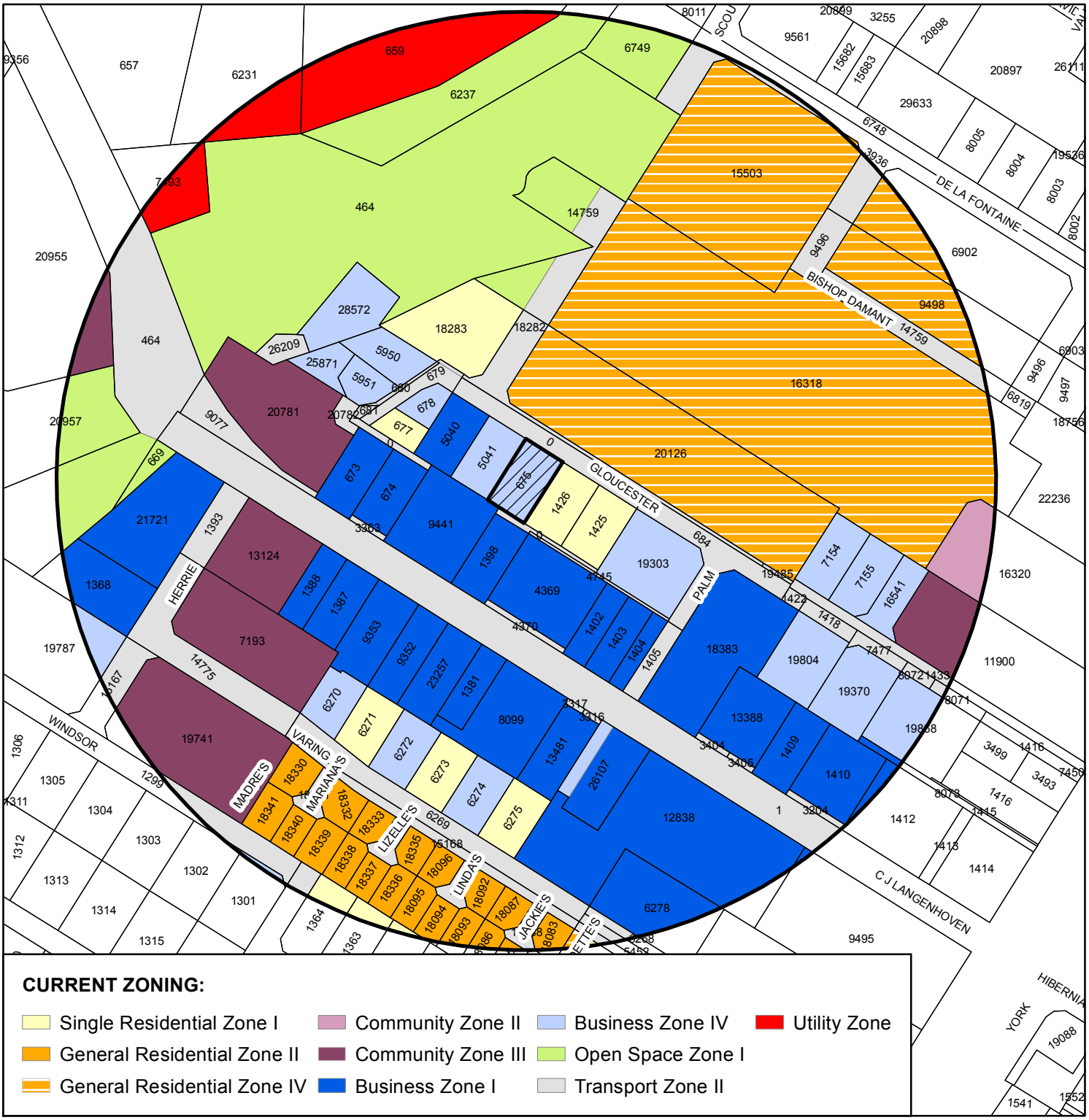
DELPLAN
CONSULTING
URBAN & REGIONAL PLANNERS

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ANNEXURE 9



CURRENT ZONING:

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

LEGEND:

A4 Scale: 1:3,000

PROJECT: / **PROJEK:**

Proposed rezoning & departure for Sunshine Family Trust

DESCRIPTION: / **BESKRYWING:**

Erf 675, George

TITLE: / **TITEL:**

Current zoning plan

1521/GEO/26/GIS/CurZon

DESIGNED: / **ONTWERP:** SG	**DRAWN:** / **GETEKEN:** MV
DATE: / **DATUM:** OCT 2026	**PLAN NO:** / **PLAN NR:** ANNEXURE

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www.delplan.co.za

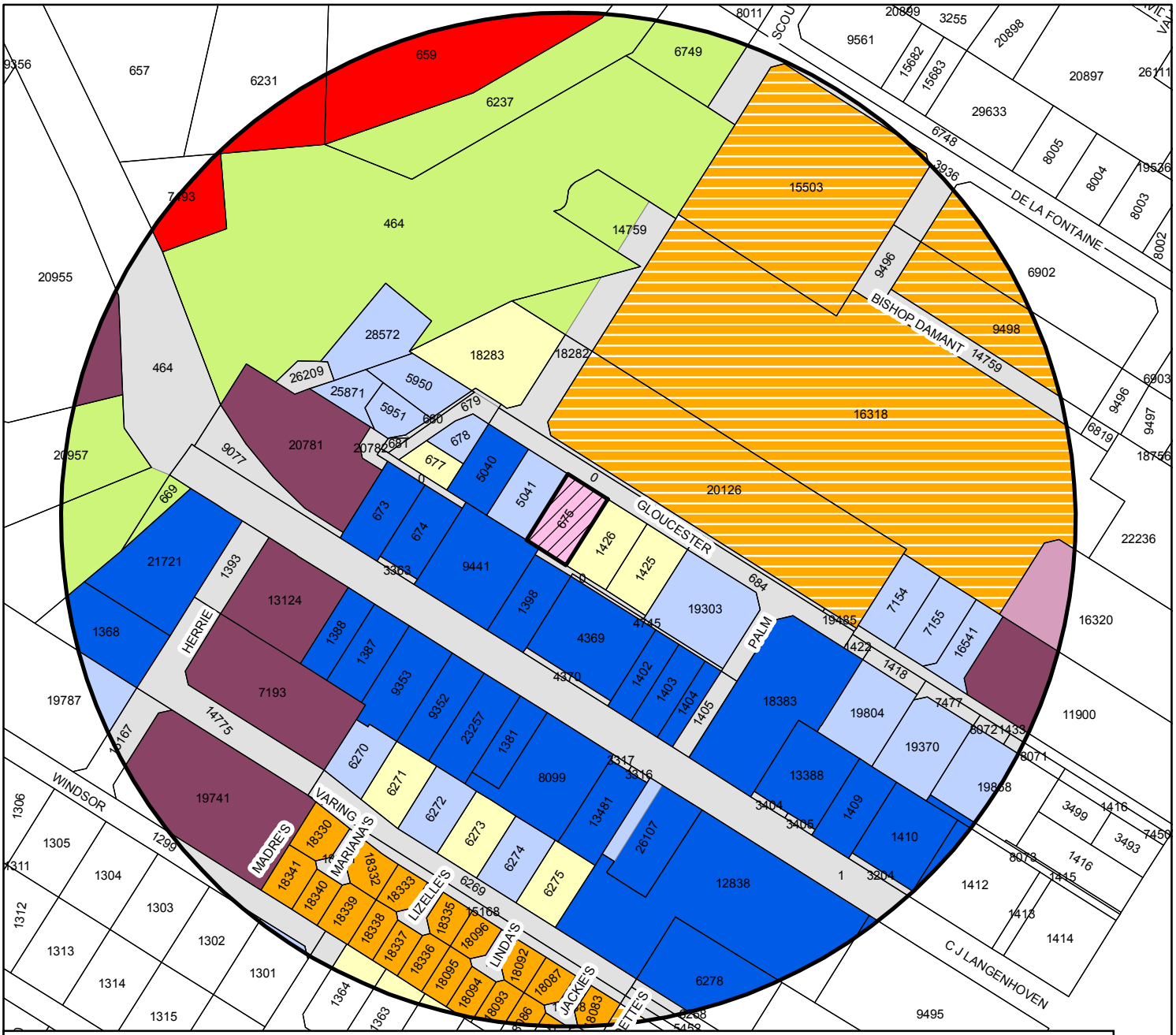
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URBAN & REGIONAL PLANNERS

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ANNEXURE 10



CURRENT ZONING:

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

LEGEND:

A4 Scale:
1:3,000

PROJECT: / **PROJEK:**

Proposed rezoning & departure
for Sunshine Family Trust

DESCRIPTION: / **BESKRYWING:**

Erf 675, George

TITLE: / **TITEL:**

Proposed zoning plan

1521/GEO/26/GIS/PropZon

DESIGNED: / **ONTWERP:** SG

DRAWN: / **GETEKEN:** MV

DATE: / **DATUM:** OCT 2026

PLAN NO: / **PLAN NR:** ANNEXURE

Tel: 044 873 4566, Email: planning@delplan.co.za
www.delplan.co.za

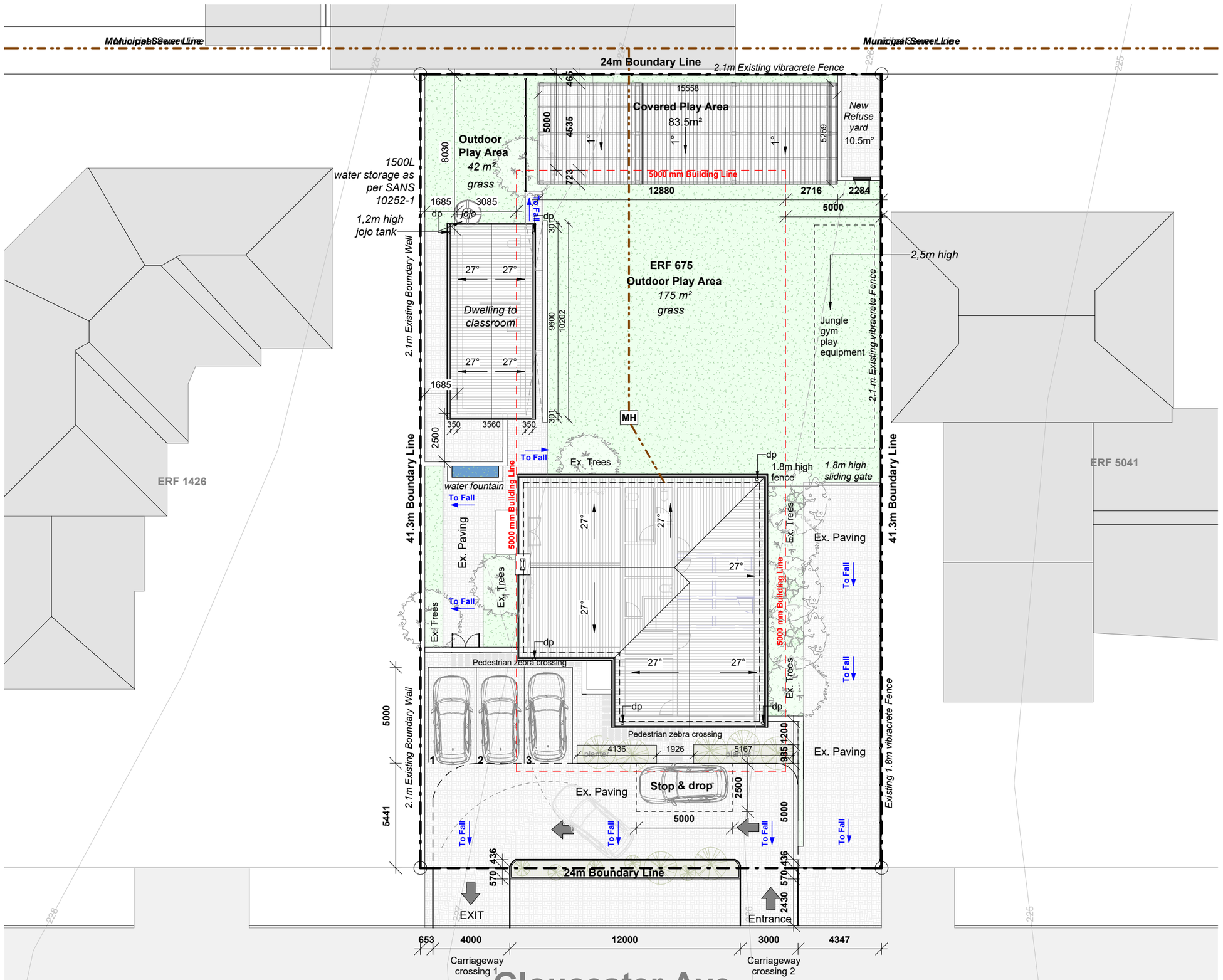
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ANNEXURE 11



REVISIONS

No	Date	Description	IB	IT

ARCHITECT'S SIGNATURE

Footprint for buildings: 267.7m²
School size: 173.7m²
Coverage: 29%
Open Space: 217m²
Building lines: 5m

ARCHITECTS

wedraw plans

Catharina Malan
SACAP No: **PrArch38979634**
cell: Nina +27 82 922 8758
email: info@wedrawplans.com
George, Western Cape 6530

CLIENT:

Montessori school

PROJECT TITLE:

Montessori school SDP

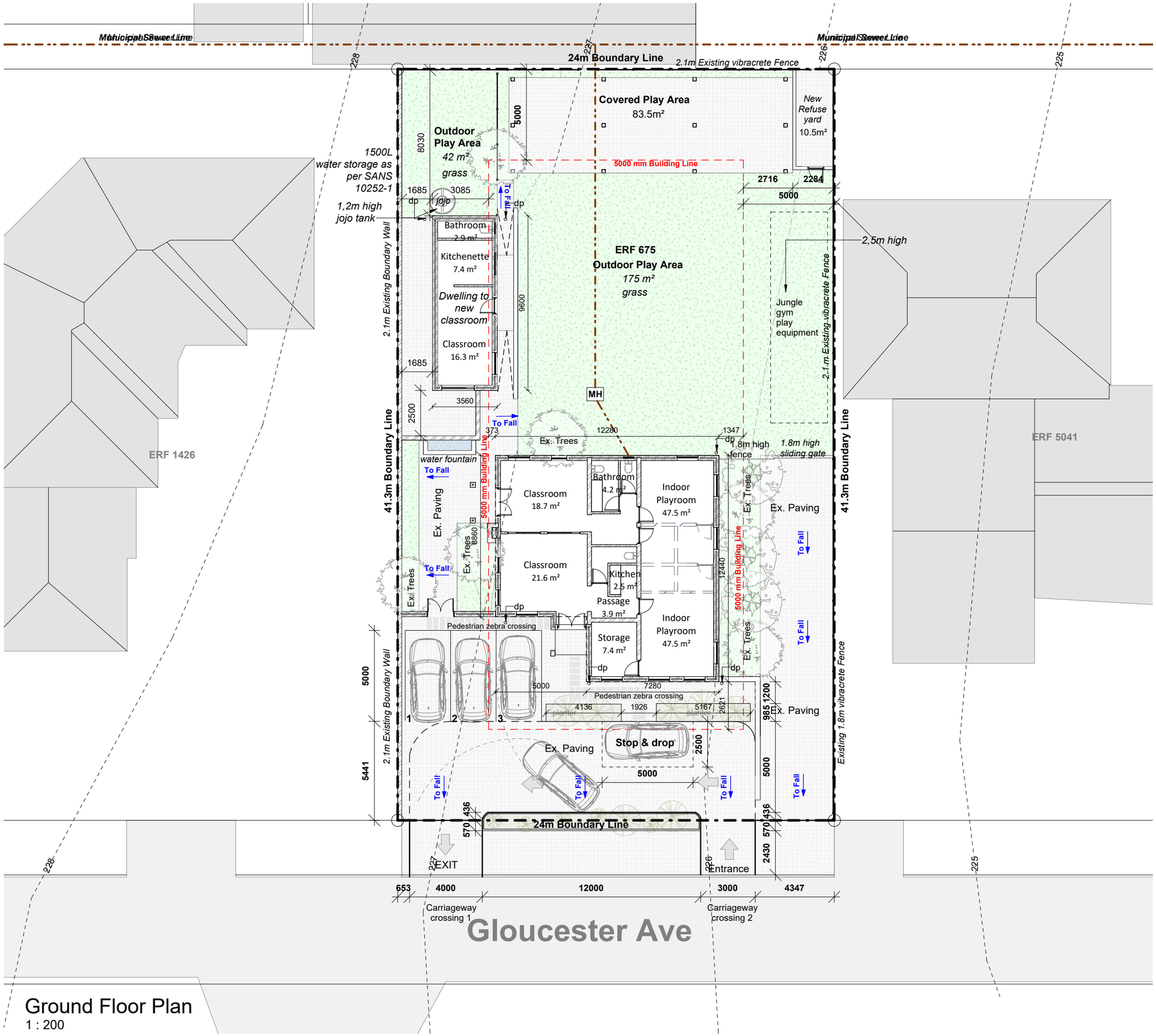
ERF NO:	ADDRESS:
675	13 Gloucester Ave, George

DRAWING TITLE:

Site Development Plan

SCALE:	DRAWN BY:	CHECKED BY:	DATE:
AS SHOWN	SRJ	CM	10/09/2026

PROJECT No:	DRAWING No:	SHEET	
00	**101-01**	REVISION	**A**



Ground Floor Plan
1 : 200

REVISIONS

No	Date	Description	IB	IT

ARCHITECT'S SIGNATURE

ARCHITECTS

wedraw plans

Catharina Malan
SACAP No: **PrArch38979634**
cell: Nina +27 82 922 8758
email: info@wedrawplans.com
George, Western Cape 6530

CLIENT:

Montessori school

PROJECT TITLE:

Montessori school SDP

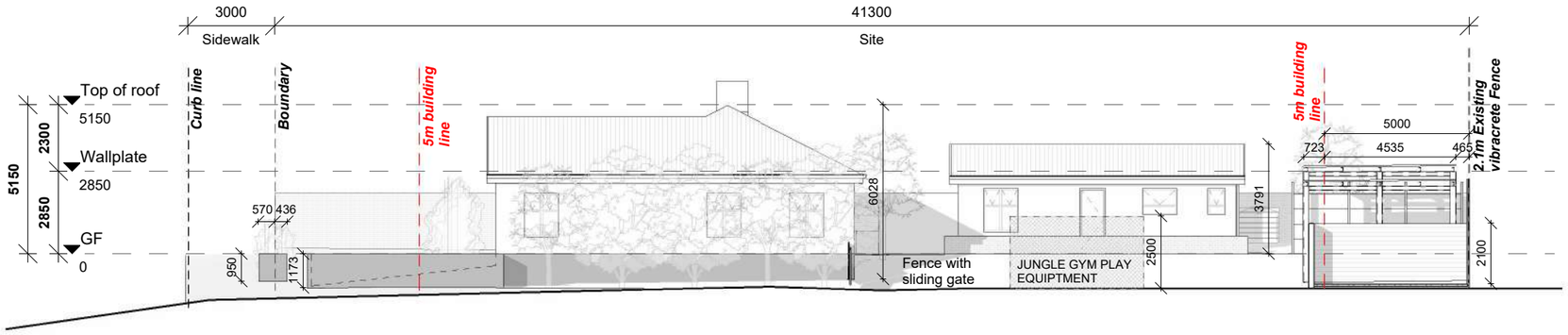
ERF NO:	ADDRESS:
675	13 Gloucester Ave, George

DRAWING TITLE:

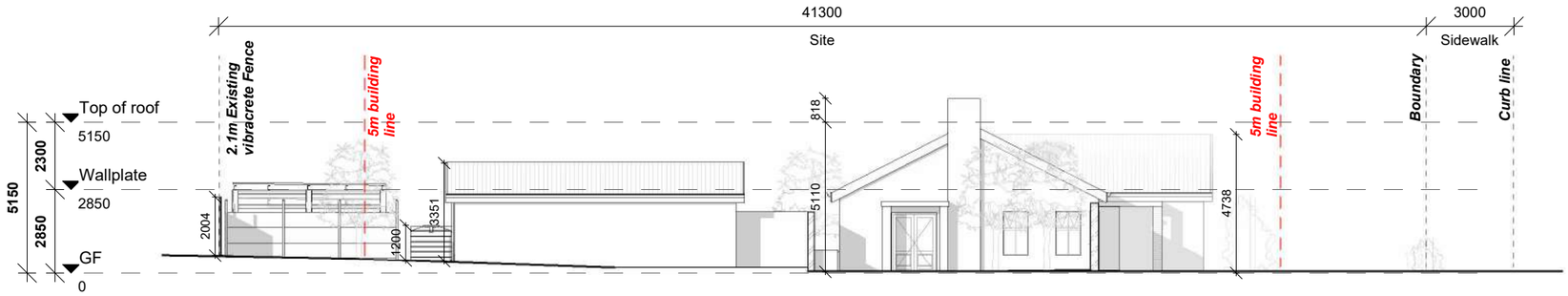
FLOOR PLAN

SCALE:	DRAWN BY:	CHECKED BY:	DATE:
AS SHOWN	Author	Checker	10/09/2026

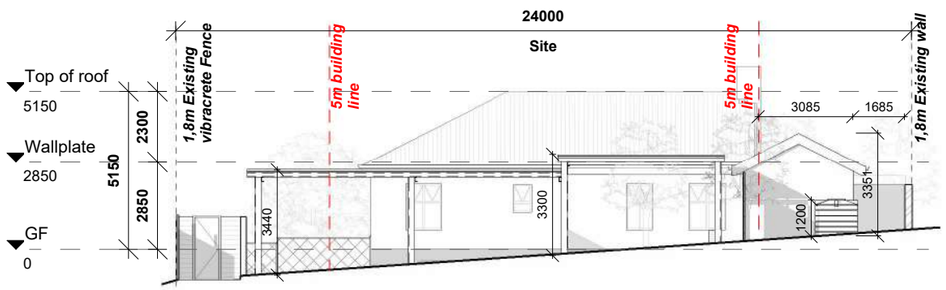
PROJECT No:	DRAWING No:	SHEET	
00	**101-02**	REVISION	**A**



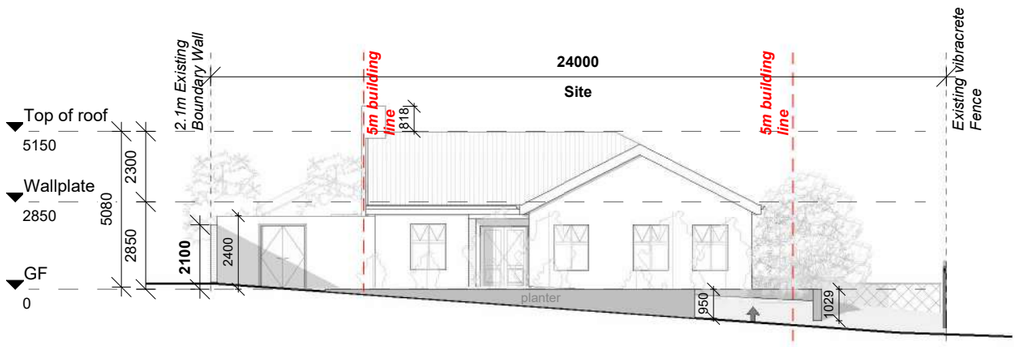
EAST ELEVATION
1 : 200



WEST ELEVATION
1 : 200



NORTH ELEVATION
1 : 200



SOUTH ELEVATION
1 : 200

REVISIONS

No	Date	Description	IB	IT

ARCHITECT'S SIGNATURE

ARCHITECTS

wedraw plans

Catharina Malan
SACAP No: **PrArch38979634**
cell: Nina +27 82 922 8758
email: info@wedrawplans.com
George, Western Cape 6530

CLIENT:

Montessori school

PROJECT TITLE:

Montessori school SDP

ERF NO:	ADDRESS:
675	13 Gloucester Ave, George

DRAWING TITLE:

Elevations

SCALE:	DRAWN BY:	CHECKED BY:	DATE:
AS SHOWN	Author	Checker	10/09/2026

PROJECT No:	DRAWING No:	SHEET	
00	**102-01**	REVISION	**A**

ANNEXURE 12

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

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

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

PART A: PARTICULARS

Reference number: 4308017

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

Brief proposal: **Application for Consent Use & Departure**

Property description: **Erf 675 George.**

Date: **1 June 2026**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	**Lindokuhle Mahlaba**	**George Municipality**	**044 801 9477**	**lmahlaba@george.gov.za**
	Ilané Huyser	**George Municipality**	**044 801 9477**	**ihuyser@george.gov.za**
Pre-applicant	**Delarey Viljoen**	**DELPLAN Consulting**	**044 873 4566**	**delarey@delplan.co.za**

Documentation provided for discussion:

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

Locality (in text)

Title Deed

SG Diagram

Proposed Plan

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

(If so, please provide a copy of the minutes)

~~YES~~	**NO**

Comprehensive overview of proposal:

The subject property is located in Geroge, north of CJ Langenhoven, along Gloucester Lane and measures 929m² in extent.

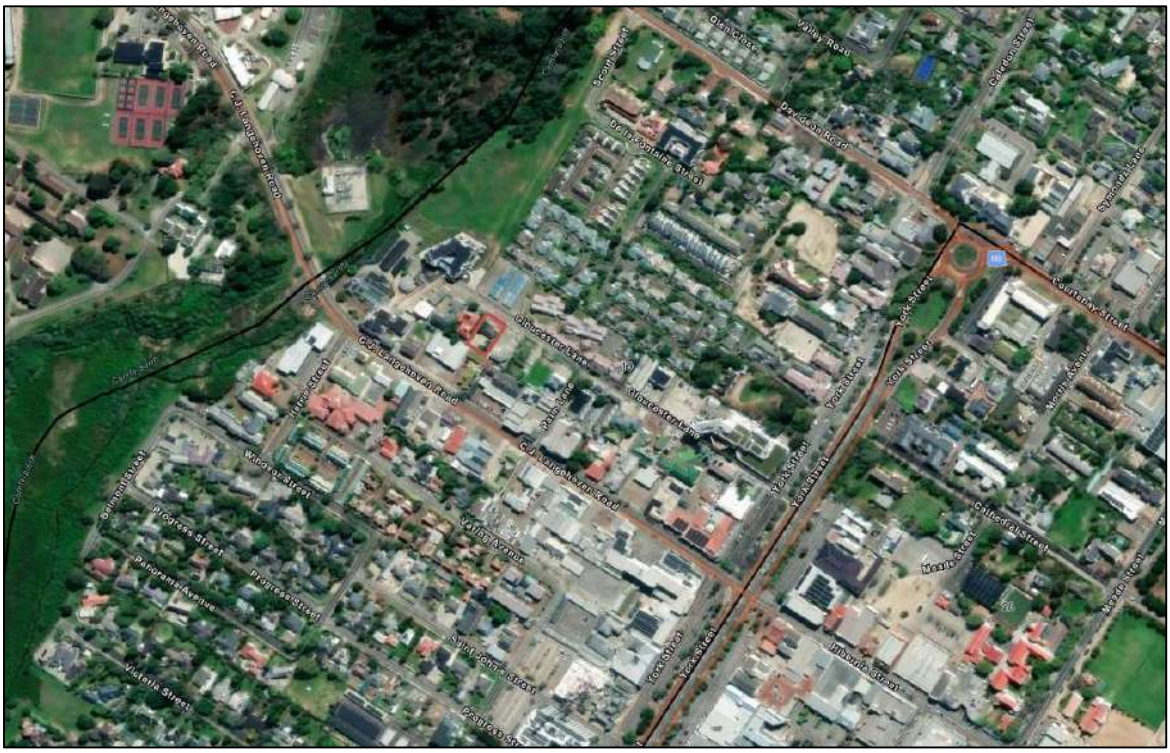


Figure 1: Locality (zoomed out)



Figure 2: Locality (enlarged)



The current zoning, as seen in figure 3, is *Business Zone IV* and was used as offices and a medical practice. As can be seen there are other similar uses in the surrounding area.

Figure 3: Zoning

As seen in figure 4, the subject erf falls within the Densification Zone, Medium-Term Business Development Edge and the Restructuring Zone. Figure 5 indicates that the erf is located in close proximity to GoGeorge Bus routes in CJ Langenhoven.

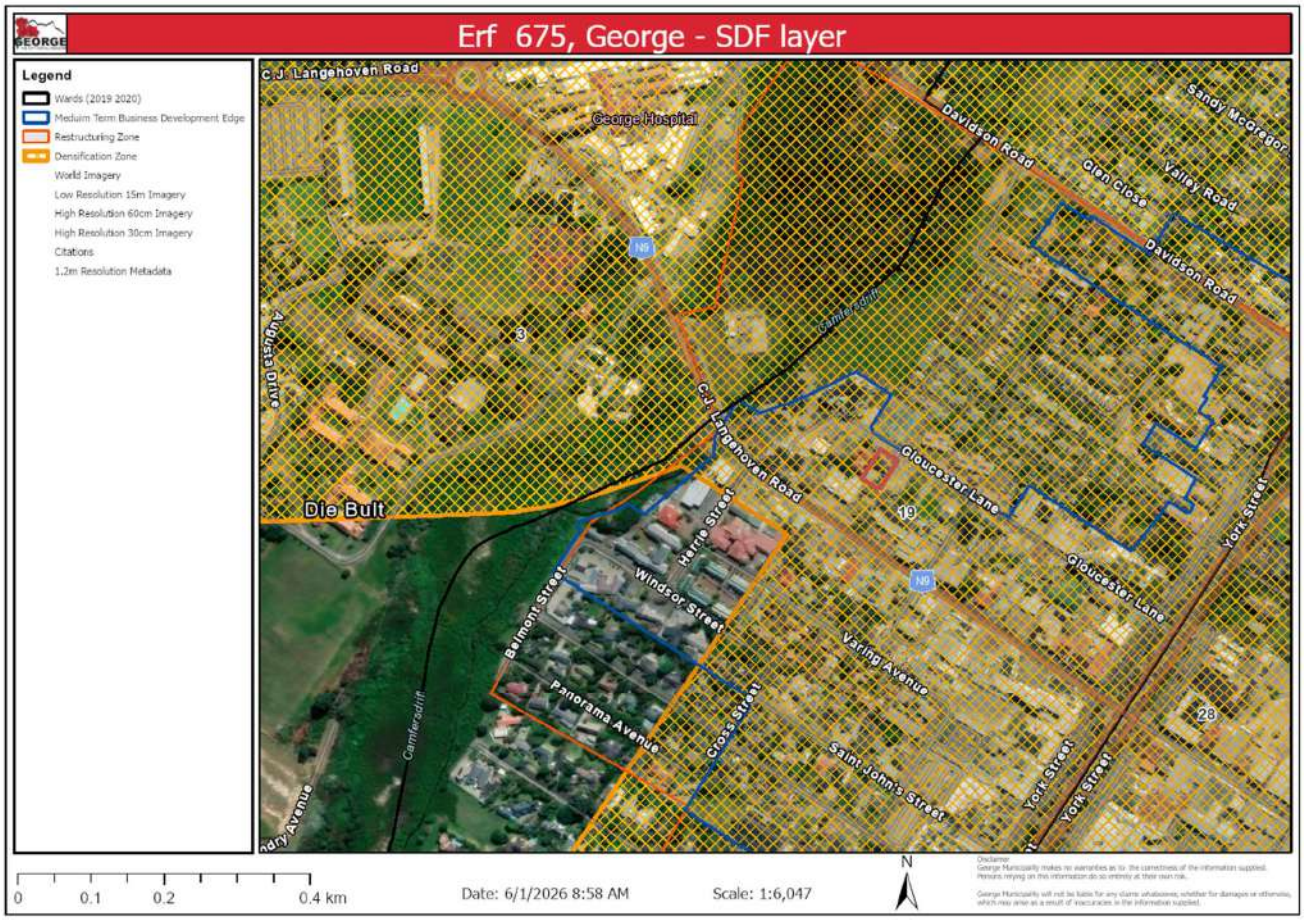


Figure 4: SDF layer extract



Figure 5: GoGeorge bus routes

The client aims to apply for a consent use for a place of instruction under the current zoning in order to operate a pre-school. The school caters for children from the age of 18 months to 6 years old. 27 children enrolled in the school, and there are 6 staff members, only 3 of whom have their own vehicles (and 1 of which does the admin and mostly works from home), the other 3 staff travel with the Go George busses.

The proposal can be seen in figure 6. The development entails only the conversion of the existing structure, with minor access changes (such as a drop and go), the existing access to the back of the building will remain. Parking as well as a large pay area is also provided.

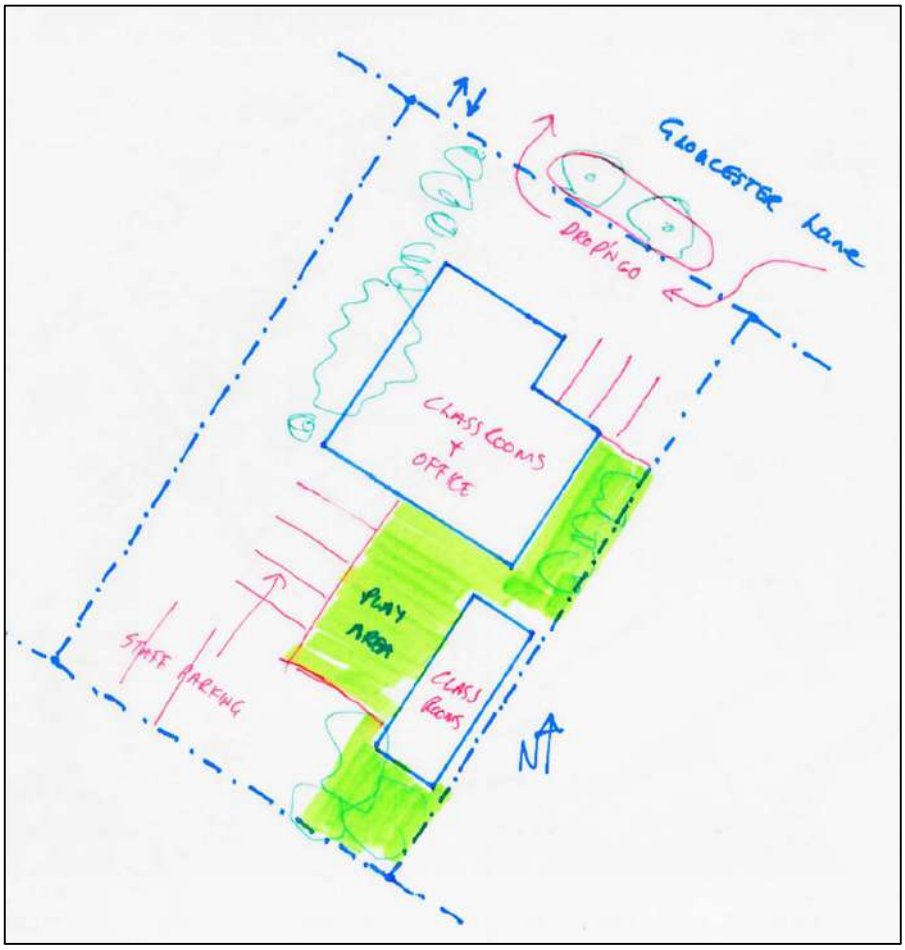


Figure 6: Proposed Plan

The application will thus entail the following:

- **Consent Use** in terms of Section 15(2) (o) of the George Municipality: Land Use Planning By-Law, 2023 to allow a place of instruction on the property.
- **Departure** in terms of Section 15(2) (b) of the George Municipality: Land Use Planning By-Law, 2023 to relax building lines as well as the distance between access points.

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;	R
√	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;	R
	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g)	a permission required in terms of the zoning scheme;	R
	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
√	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a home owner's association;	R
	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		**What prescribed notice and advertisement procedures will be required?**	**Advertising fees payable**
Y	N	Serving of notices (i.e. registered letters etc.)	R

Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
		TOTAL APPLICATION FEE* (VAT excluded):	To be confirmed

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

SECTION B:

PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	**X**			
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			**X**	**Conveyance Attorney to confirm**
Any other Municipal by-law that may be relevant to application? (If yes, specify)		**X**		
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? **George Integrated Zoning Scheme** What is the current zoning of the property? **Agriculture Zone I** What is the proposed zoning of the property? **Agriculture Zone I** 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

OUESTIONS 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)

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

SECTION D:

SERVICE REQUIREMENTS

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

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

COMPULSORY INFORMATION REQUIRED:						
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)		**Y**	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter		**Y**	N	Full copy of the Title Deed
Y	N	Locality Plan		**Y**	N	Site Layout Plan
Y	N	Proof of payment of fees		Y	**N**	Bondholder's consent (Conveyancer to confirm)
MINIMUM AND ADDITIONAL REQUIREMENTS:						
Y	N	Site Development Plan		**Y**	N	Conveyancer's Certificate
	N	Land Use Plan			**N**	Proposed Zoning plan
Y	**N**	Phasing Plan		Y	**N**	Consolidation Plan
Y	**N**	Abutting owner's consent		Y	**N**	Landscaping / Tree Plan
	N	Proposed Subdivision Plan (including street names and numbers)		Y	**N**	Copy of original approval letter
	N	Services Report or indication of all municipal services / registered servitudes		Y	**N**	Home Owners' Association consent
	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)		Y	**N**	1 : 50 / 1:100 Flood line determination (plan / report)

		(strikethrough irrelevant)				
Y	N	Other (specify)		Y	**N**	Required number of documentation copies

PART E: DISCUSSION

A pre-application meeting was held on 3 June 2026 to discuss a consent use application for a place of instruction in order to operate a preschool, as well as permanent departures.



Town Planning:

- Application for consent is to operate/use the property exclusively for a creche in not in line with the Scheme.
- The applicant will be required to either rezone the property to Community Zone I or obtain a temporary departure approval. Note a Temporary departure is only valid for a maximum period of five years.
- All parking must be provided in accordance with the GIZS 2023.
- All dimensions and measure must must be shown on site and to scale.
- Application to be motivated in terms of SPLUMA, Zoning Scheme, MSDF and LSDF.

CES:

Access:

- Access restricted to Gloucester Ave.

Parking:

- All parking must be provided in accordance with the GIZS 2023.
- A functional drop and Go facility will be required.
- No parking is allowed within the road reserve, and the owner/developer shall be responsible, at their own cost, for implementing and maintaining all necessary measures to prevent any unapproved parking within the road reserve.
- The development may require a possible TIA, subject to comments from the Traffic Engineer, which should address, but not limited to pedestrian and NMT.
- PT1 would be supported.

Water & Sewer

- Water & sewer services are available, subject to capacity confirmation

Development Charges

- Development charge will be applicable.

Stormwater

- The developer must adhere to National Building Regulation R1 and applicable Municipal stormwater by law and policies.
- The developer is also requested to implement SUDS principals when address stormwater. The use of stormwater pipes should be limited.

PART F: SUMMARY / WAY FORWARD

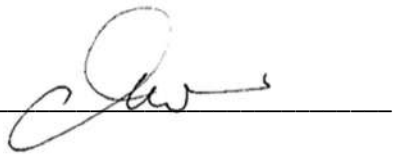
- *Refer to comments above.*
- *Furthermore, this pre-application comments are not exhaustive and should not be relied upon as a definitive assessment or preliminary approval of the proposal. It remains the applicant's responsibility to ensure the accuracy and completeness of the application and to ensure that it is prepared and submitted in accordance with all relevant requirements and legislation.*

OFFICIAL: Lindokuhle Mahlaba
(FULL NAME)

SIGNED: 

DATE: 05 June 2026

PRE-APPLICANT: **Delarey Viljoen Pr. Pln**
(FULL NAME)

SIGNED: 

DATE: **01 June 2026**



OFFICIAL: Ilane Huyser

DATE: 12 June 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.*