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CELEBRATING 20 YEARS

Our Ref.: 1376/GEO/24
Your Ref.: Erven 464 & 13448, George

09 March 2026

Proposed application on Erven 464, 9057, 13448 & 20674, George

1. **DELPLAN is applying for the following:**

- **Cancellation of SG Plan nr 1740/87** in terms of Section 15(2)(k) of the George Municipality: Land Use Planning By-Law, 2023.
- **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023, of:
  - Portion A (measuring 8,96ha) from commonage Erf 464, George
  - Erf 9057, George into proposed portion B (175m²) and the remainder of Erf 9057, George (RE/9057) measuring 1905m²
- **Consolidation** in terms of Section 15(2)(e) of the George Municipality: Land Use Planning By-Law, 2023, of:
  - Remainder of Erf 13448, George (2,01ha)
  - Portion A of Erf 464, George (8,96ha)
  - Portion B (175m²)
  - Erf 20674, George (867m²)
- **Rezoning** in terms of Section 15(2)(a) of the George Municipality: Land Use Planning By-Law, 2023 of the consolidated erf to "Utility Zone"

2. **Herewith are the associated plans indicating the relevant development.**

Member: Delarey Viljoen Pr. Pln – A/1021/1998 M.URP Delarey Viljoen CC t/a DELplan Consulting Reg. No. CK 1998 / 055850 / 23

The SG diagram extract in figure 1 indicates erven that were laid out but never registered, thus currently, development has taken place over the boundaries of these erven and reflects as such in the current zoning plan found in figure 2. The developments over these boundaries can be seen in figure 3, which shows the Site Plan of the entire development and existing surroundings.

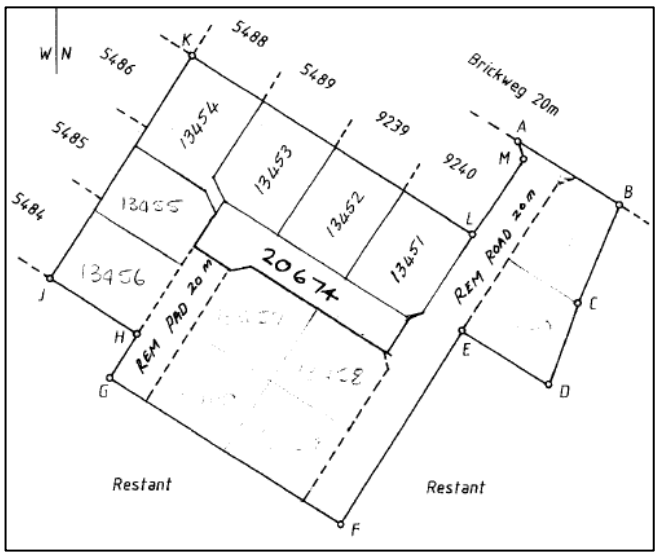

Figure 1: Current SG plan to be cancelled

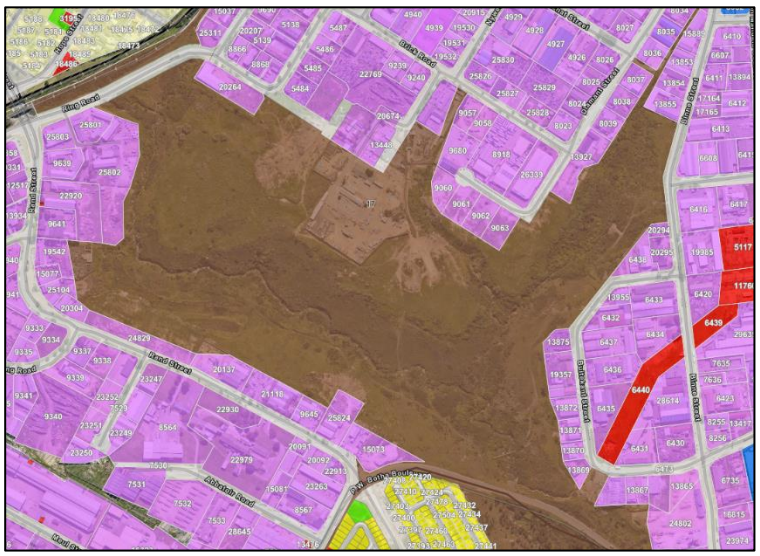

Figure 2: Current zonings

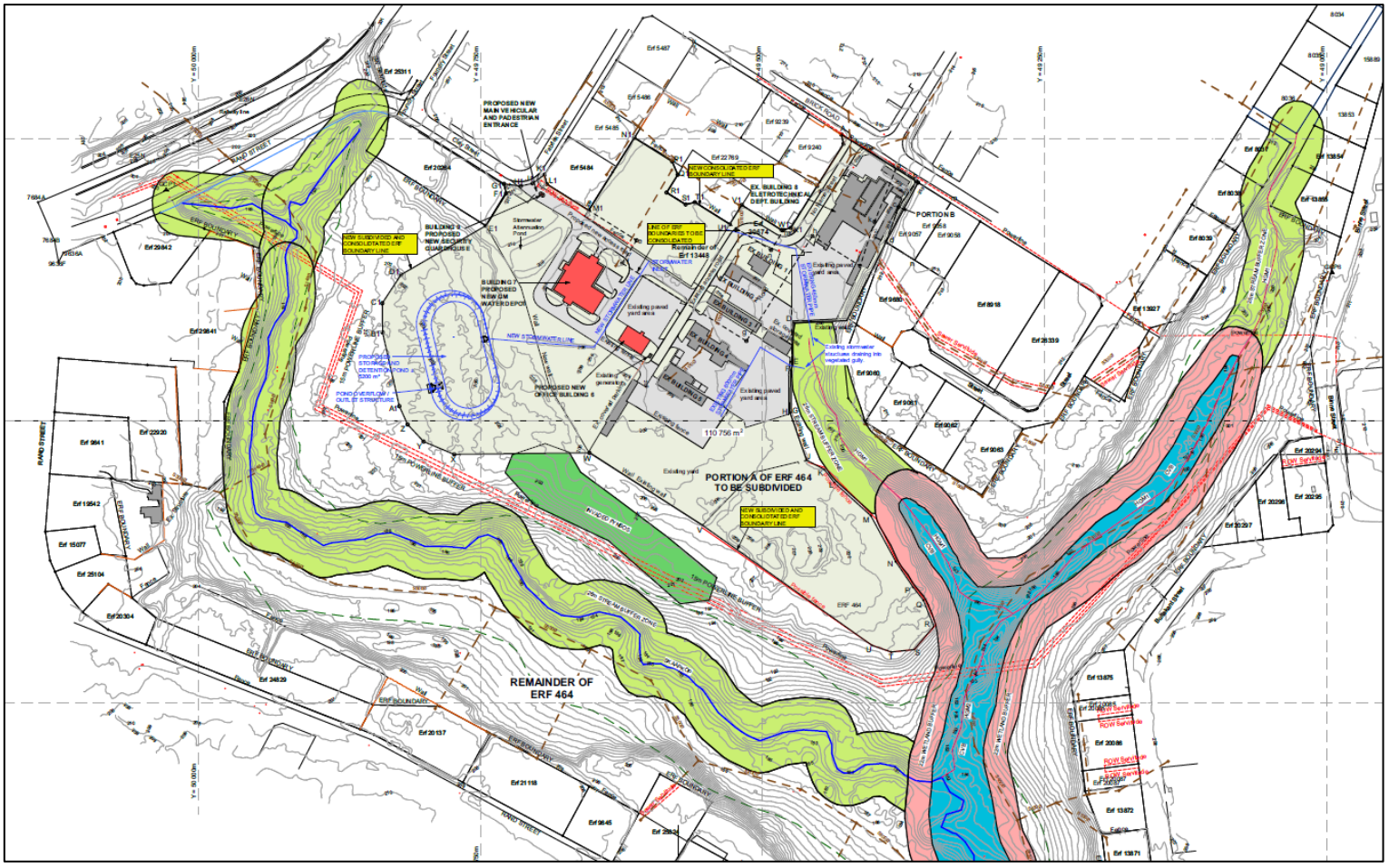

Figure 3: Overview Site Plan

The current SG diagram will have to be cancelled so that the respective erven can be properly **used for utility purposes** as this will be in line with the current proposal for rezoning to "Utility Zone". The current subdivision is proposed as shown in figure 4 as well as the enlarged Site Plan in figure 5.

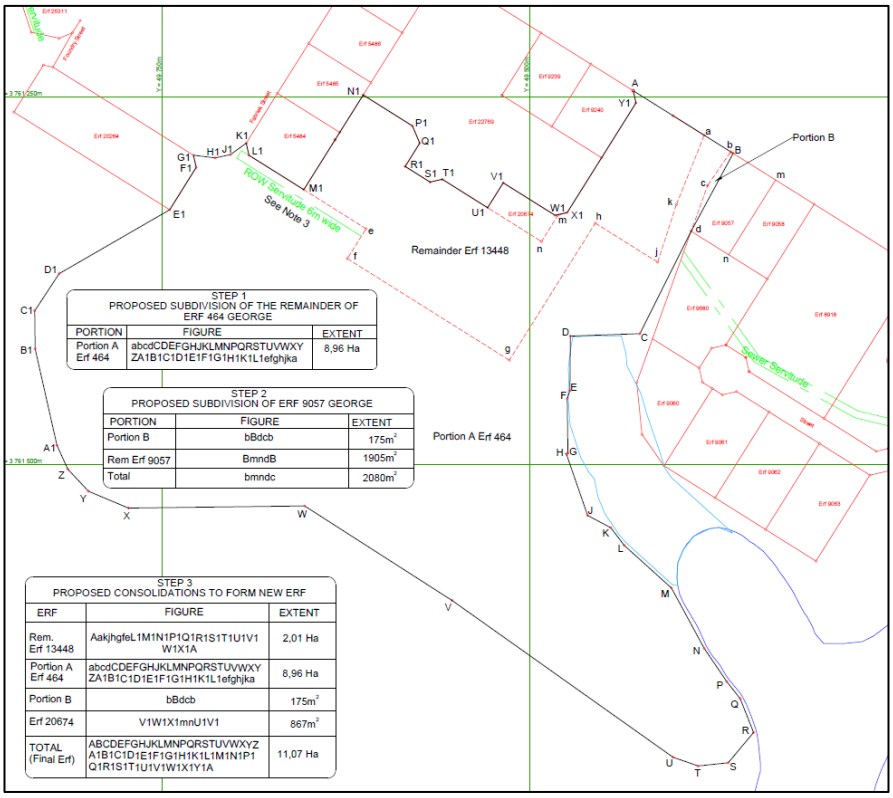

Figure 4: Proposed subdivision and consolidation plan

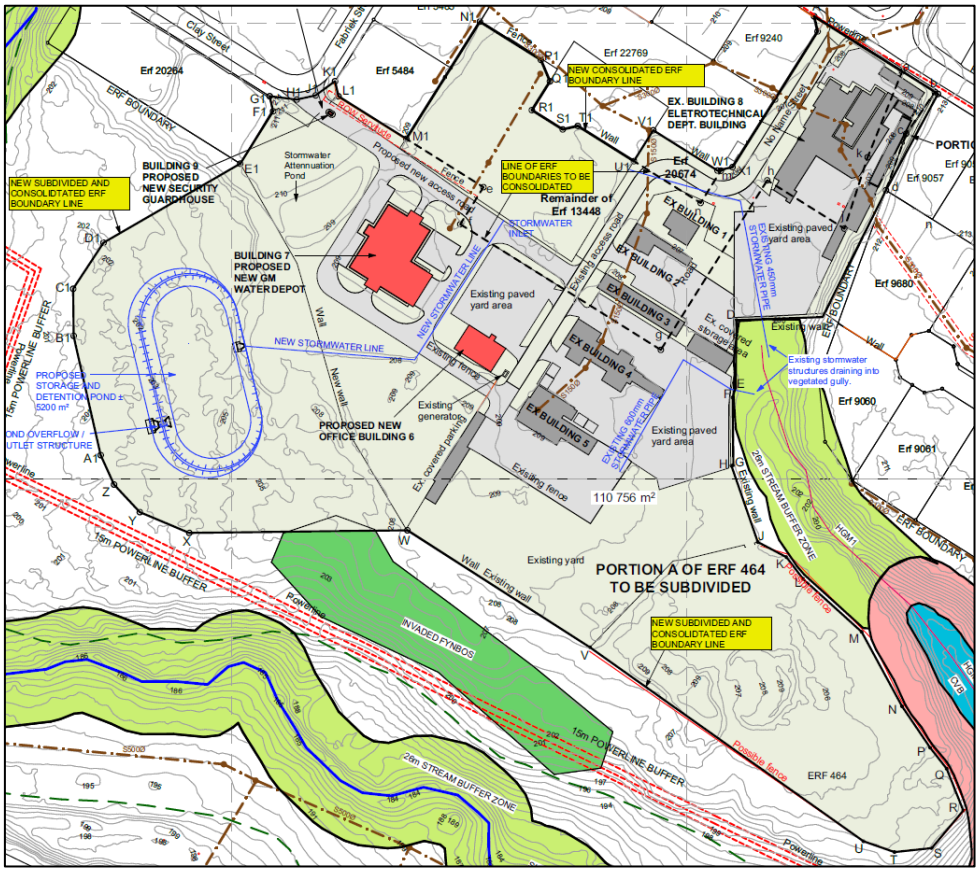

Figure 5: Enlarged Site Plan indicating proposed Utility Zone outlined in red

Several subdivisions are required as can be seen in figure 4. Proposed portion A (8,96ha) will be subdivided off commonage Erf 464, George and proposed portion B (175m²) will be subdivided off Erf 9057, George. These portions will then be consolidated with Remainder of Erf 13448, George (2,01ha) and Erf 20674, George (867m²), to form a single erf measuring 11,07ha in total. This erf will then be rezoned to "Utility Zone" in order to accommodate utility services.

The remainder of Erf 464, George will retain an "undetermined" zoning, the southwest portion of Erf 464 is also close to a watercourse, and an Environmental Impact Study is being completed.

The property will be utilised by the Civil Engineering and Electrotechnical Services Departments for their offices, depots and service yards. All of the development is situated inside the urban edge, and it being located in the industrial area is more suitable for the use than, for instance, the CBD as these operations need a large space.

3. Relevant Spatial Planning Policies

3.1 Existing 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:

3.1.1 George Municipal Spatial Development Framework (2023)

The spatial document does not address the subject property specifically or subdivision and rezoning relating to this application. The GMSDF, however, states that a balance between spatial and practical implementation step to secure long-term environmental sustainability. The following is stated in the above-mentioned document:

"Spatial strategies and policies should be supported by non-spatial implementation steps and actions to develop resource efficiency strategies for all municipal services (for example compulsory green energy installations, grey water reticulation) to enhance resource security."

It is argued that the proposed development is not considered to be in conflict with the SDF. Densification, as well as infill developments, place more emphasis on the retention of areas for urban supportive uses and economic development. Furthermore, the SDF states that the infill development relates to a more effective use of land and to creating a more vibrant urban fabric. The SDF further elaborates on urban infill by stating:

"Infill development relates to more effective use of land and infrastructure and a more vibrant urban fabric. Principles such as mixed- typologies, use and income should be applied. Land use intensification should be supported in terms of land use management tools such as parking reduction, access planning etc."

The proposal supports the SDF as it is considered an infill development, which will optimise the use of an underutilised erf whilst expanding on service provision.

The MSDF (2023) itself (figure 6) does not provide a specific spatial designation relating to the proposed development; however, it does emphasise several other factors, such as upgrading and expansion of services as well as infill development. These factors are further elaborated on in the following pages.

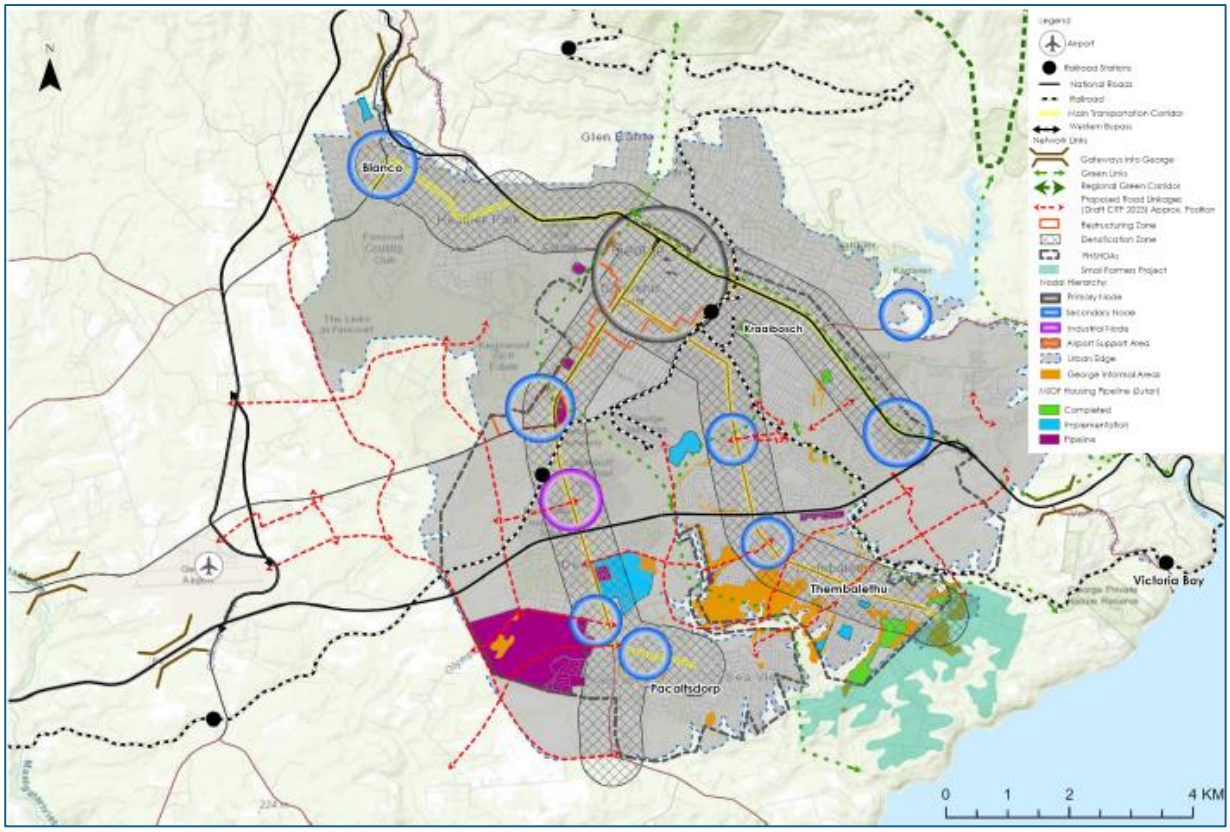

Figure 6: SDF extract indicating spatial designations

The SDF further elaborates on infill and urban densification below:

"This urban edge should be implemented as a planning tool in order to promote the principles of densification, infill development, compact city, and to establish limits beyond which urban development should not be permitted. Considering the urban densification intent emphasis should be placed on the retention and more effective use of functional open spaces."

The document also expands further on the specific provision of services in stating that:

"Engineering services planning to support urban form (enable investment in appropriate areas). Developing within the existing services footprint and existing urban fabric is the preferred strategy because of the many environmental, economic and benefits it provides. The value added (urban vibrancy, socio-economic, etc) through investment in infrastructure to support infill and brownfields development exceeds the short-term savings on expenditure associated with Greenfield's development with occurs on the edge of the development footprint."

The proposed development supports the latter statements as set out in the SDF and is considered an appropriate spatial development in the area where it is proposed. Given that this is an expansion of services, it will ensure sustainable future use of resources and enable efficient service delivery.

The infrastructure section of the SDF sets out the following information:

"Spatial strategies and policies should be supported by non-spatial Implementation steps and actions to develop resource efficiency strategies for all municipal services (for example compulsory green energy installations, grey water reticulation) to enhance resource security. Constructing new greener infrastructure, retrofitting existing systems / newer technologies, extending capacity during maintenance will support infill and densification, will reduce environmental impacts, mitigate disaster risk, and provide resilience in using natural resources."

The proposed development, therefore, perfectly aligns with the prospect of the SDF regarding infill developments and infrastructure provision as it will implement newer technologies and enhance resource security, among other things.

4. Statutory Frameworks

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

4.1.1 Development Principles

1) <u>Spatial Justice</u>

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.

- *No reference is made to the property specifically in the MSDF. The MSDF does make reference to the upgrading/expansion of existing infrastructure to enable the efficient operations of existing infrastructure as well as the continues sustainable provision of services. The addition/expansion of municipal services could make it easier to distribute services to different areas which would include previously disadvantaged areas. It could also mean delivering better quality service, not only in the short run, but also in the long run. The SDF and other relevant spatial policies in this sense, try to encapsulate the same as it sets out the spatial direction for the city in both its current state, as well as the proposed spatial layout which is focussed on long term sustainability.*

2) <u>Spatial Sustainability</u>

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, but due to the proximity of the proposal to a nearby watercourse, an environmental impact assessment is necessary. Only a portion of the proposed development is located on the currently underutilised land containing the watercourse. A large part of the development is situated in an already developed area and will not negatively affect the efficient and equitable functioning of land markets.*
- *The proposed development will increase the provision of infrastructure and will not require any additional social services outside the development itself. Relevant engineering services will be accounted for.*
- *The subject property is situated within the urban edge and will allow for the optimal utilisation of the subject property, given that a large portion of the property is vacant.*

3) <u>Spatial Efficiency</u>

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 partially situated in an already developed area with a portion being vacant. The proposed development will expand upon the existing resources and infrastructure available and will promote the optimal use of an underutilised site within the urban edge, rather than expanding upon services on the outskirts of the city, thereby promoting urban densification, rather than urban sprawl.*
- *The decision to expand on service provision infrastructure will bring about positive social and economic impacts and will also create job opportunities. As an EIA is proposed, it is not foreseen that any negative environmental effects are currently relevant.*

4) <u>Spatial Resilience</u>

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. Spatially, the proposed development will utilise both developed land and vacant land. Service expansion/upgrading could bring about more efficient and sustainable service delivery which could positively influence the sustainability of livelihoods in the community at which the development is aimed. Other 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 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.*

4.1.2 Public Interest

The approval of this application will allow the optimal utilisation of the new erf, with appropriate uses which are not indicated to have negative social or environmental impacts, being mindful of the EIA. Enabling the use of an underutilised site holds no specific public interest, except that the formalisation of use could hold additional security for the area, as the possibility of landgrabs are lessened, as well as the possible malicious uses of the site. The expansion of service delivery through the addition of new infrastructure could be of significant public interest, as well as the rezoning of the properties to appropriate zonings which will enable appropriate uses. As far as public interest regarding the protection of the natural environment, the effects (if any) and appropriate management /mitigation of the site-specific conditions will be set out in the EIA.

4.1.3 Environmental Legislation

As a portion of the proposed site contains a watercourse, an EIA is required to ensure that no environmental mechanisms are negatively influenced by the proposed development.

4.2 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.

4.3 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 as it does not contradict it.

4.4 George Integrated Zoning Scheme By-Law (2023)

According to the George Zoning Regulations, the current site circumstances dictate that the previous SG plans be cancelled and that a piece of commonage Erf 464, George, be subdivided, after which the erven will all be consolidated and rezoned for utility use (*Utility Zone*). This will ensure that the erven are utilised to their fullest extent under an appropriate zoning.

5. **Desirability**

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. This section expresses the desirability of the proposed land use application 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.

It is not foreseen that the proposed application will have a negative impact on the surrounding neighbours. As previously stated, the formalisation of the underutilised portion of land (subdivided from Erf 464) will increase security in the area as it will lessen the possibility of malicious uses. It is desirable to incorporate vacant land portions within the urban edge for development, as densification is highly supported in the SDF. The development is also proposed on the edge of the industrial area, thus having little impact on surrounding neighbours, as opposed to being located on the edge or within a residential area. Furthermore, it is not anticipated that the approval of the application will have any negative impact on the aesthetic appearance of the area. The development is not needed in order to realise a specific spatial goal of the SDF, as the area in which the development is proposed does not indicate a specific spatial designation, but the SDF does promote densification and given that a portion of the proposed development is located on vacant /underutilised space, it will promote densification rather than urban sprawl.

On the other hand, the proposed development, as a service expansion, is indeed needed to ensure sustainable and efficient service delivery, which is generally promoted and supported by the SDF, subject to site-specific circumstances. The motivation for the expansion of service delivery is motivated by several factors, including population growth, which causes increased strain on service delivery systems and capacities. The acquisition of this property and subsequent development will optimise the use of the municipal services in the area.

6. We trust that the information provided will be sufficient to constitute the relevant land use application and enable the appropriate use of the site.

Yours faithfully
DELPLAN Consulting

DELAREY VILJOEN Pr. Pln

SKETCH PLAN

of proposed Subdivision & consolidation of erven of Remainder of erven 464, 13448 & Erf 9057

GEORGE

NOTES:

1. Survey based on WGS 84 Lo 23 system.
2. Areas and dimensions are subject to final survey.
3. The status of Right of Way servitude to be confirmed. Diagram to be withdrawn if not registered.

Surveyor:	Corne de Jager
Draftsman:	Corne de Jager
Date:	02 March 2026
Client:	Urban Engineering
File:	GF497 Subdivision Sketch R1

SCALE 1 : 2 000 (A3)

STEP 1
PROPOSED SUBDIVISION OF THE REMAINDER OF ERF 464 GEORGE

PORTION	FIGURE	EXTENT
Portion A Erf 464	abcdCDEFGHJKLMNPQRSTUVWXY ZA1B1C1D1E1F1G1H1K1L1efghjka	8,96 Ha

STEP 2
PROPOSED SUBDIVISION OF ERF 9057 GEORGE

PORTION	FIGURE	EXTENT
Portion B	bBdcb	175m^2
Rem Erf 9057	BmndB	1905m^2
Total	bmndc	2080m^2

STEP 3
PROPOSED CONSOLIDATIONS TO FORM NEW ERF

ERF	FIGURE	EXTENT
Rem. Erf 13448	AakjhgfeL1M1N1P1Q1R1S1T1U1V1 W1X1A	2,01 Ha
Portion A Erf 464	abcdCDEFGHJKLMNPQRSTUVWXY ZA1B1C1D1E1F1G1H1K1L1efghjka	8,96 Ha
Portion B	bBdcb	175m^2
Erf 20674	V1W1X1mnU1V1	867m^2
TOTAL (Final Erf)	ABCDEFGHJKLMNPQRSTUVWXYZ A1B1C1D1E1F1G1H1K1L1M1N1P1 Q1R1S1T1U1V1W1X1Y1A	11,07 Ha

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