

**T/ING/010/2020 PROJECT 7 WP5 EXTENSION OF RAND STREET:
TOWN PLANNING STATEMENT:
STOCKPILE AREAS**

Submitted by:

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Submitted to:

SMEC

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Attention: **Ceciel Geldenhuys**

Submitted via email to: ceciel.geldenhuys@smec.com

Cc: Hilland : environmental@hilland.co.za

Date: 04 September 2026



EXECUTIVE SUMMARY

Parts of Erf 325 Pacaltsdorp have been identified as stockpile areas for municipal infrastructure projects, including the Rand Street Extension project.

Erf 325 Pacaltsdorp measures 579.3496 ha and is registered in the name of George Local Municipality. The proposed stockpile area, approximately 9.9 ha in extent, is zoned “Undetermined” in terms of the George Integrated Zoning Scheme Bylaw, 2023.

From a land-use rights perspective, an application will be submitted to George Municipality for a temporary departure to permit a “Builders Yard”, as defined in the relevant Zoning Scheme Bylaw. The application will be made in terms of Clause 15(2)(c), read with Clause 18(1)(b), of the George Municipality Land Use Planning Bylaw, 2023, to enable the use of the identified stockpile areas.

The required public consultation process will be undertaken as part of the Environmental Basic Assessment Public Participation Process.



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1. INTRODUCTION

SMEC South Africa (Pty) Ltd has been appointed by the George Municipality for the design of two strategic road extensions: the Rand Street Extension and the Rosedale Main Extension. (T/ING/010/2020 PROJECT 7 WP5). These new routes are intended to provide a second access point into Pacaltsdorp and Thembaletu, thereby improving regional mobility and access.

The two road extensions are defined as follows:

- Rand Street Extension: From P.W. Botha Boulevard (George Industrial Area) to Rosedale Main (Pacaltsdorp),
- Rosedale Main Extension: From Genesis Road (Pacaltsdorp) to Tabata Street (Thembaletu) In conjunction with the road construction, various civil engineering services in the area will be relocated and/or upgraded.

The team of consultants appointed by SMEC to support the project process included planners and land surveyors.

Stockpile areas were identified to serve the needs of the project and of the George Local Municipality (infrastructure upgrading). The Notice of Intent to Develop, as submitted to the Department Environmental affairs and Development Planning, (Hilland, 2025) states that: "In order for the George Municipality to undertake various projects in an around George, stockpile sites are required to store material on a temporary basis for reuse in other municipal infrastructure projects. Excess cut from municipal infrastructure projects is required for future projects that require fill material. This is a major socio-economic factor for the municipality as disposal of excess material costs each project significant amounts of money and the import of commercial fill material for other projects costs each project significant amounts of money. This saving will make the service delivery of the George Municipality more sustainable and cost effective. Four suitable stockpile sites have been identified that do not encroach on current future housing project areas or on existing or future services required. These areas will allow for the stockpiling of approximately 200 000m³ of material at any time and are all located on Erf 325 George. This will result in the disturbance of the existing vegetation and topsoil for the duration of the stockpile requirements". A Basic Assessment process is underway.

This report deals specifically with the zoning aspects of stockpile area, as an input to the Environmental Authorization process, and relate to the current zoning and land use, and the rights required to accommodate the proposed stockpiles on the identified site. The stockpile areas will be described (locality), site description, ownership- and current zoning details will be confirmed and the process of obtaining the required land use rights will be noted.

Subdivision, consolidation and rezoning applications to create the Rand Street Road reserve area will follow in due course.

2. STOCKPILE AREAS: DELINEATION

Figure 1 shows the position of temporary stockpile- and site camp areas, and related haul/access, to support the proposed construction of an extension of Rand- and Rosedale Main Streets.

LEGEND	
NAME	EXISTING
LV ELECTRICAL CABLES	—
HV ELECTRICAL CABLES	—
HV ELECTRICAL CABLES	—
MV ELECTRICAL CABLES	—
STREET LIGHTS	—

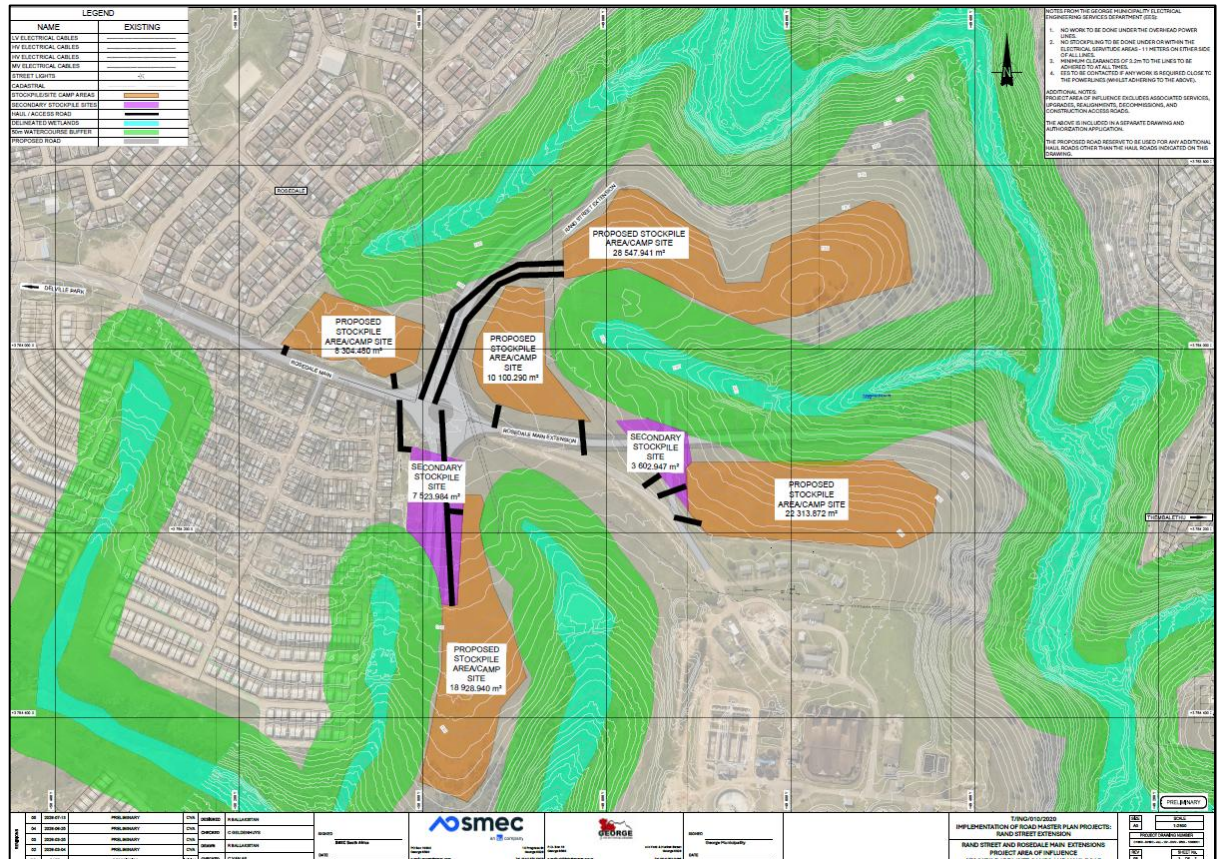


Figure 1: C1990 - SMEC - ALL - CV - ENV - DRG - 1000001 STOCKPILE AREAS AND HAUL ROADS_REV05 (July 2026)

3. PROPERTY DESCRIPTION

The proposed stockpile- and site camp areas, with related access, as indicated in the extract of Plan C1990 - SMEC - ALL - CV - ENV - DRG - 1000001 STOCKPILE AREAS AND HAUL ROADS_REV05 (July 2026) (See Figure 1) are located on the **remaining extent of Erf 325 Pacaltsdorp**. The boundary of Erf 325 Pacaltsdorp, in the site vicinity, is shown in Figure 2.

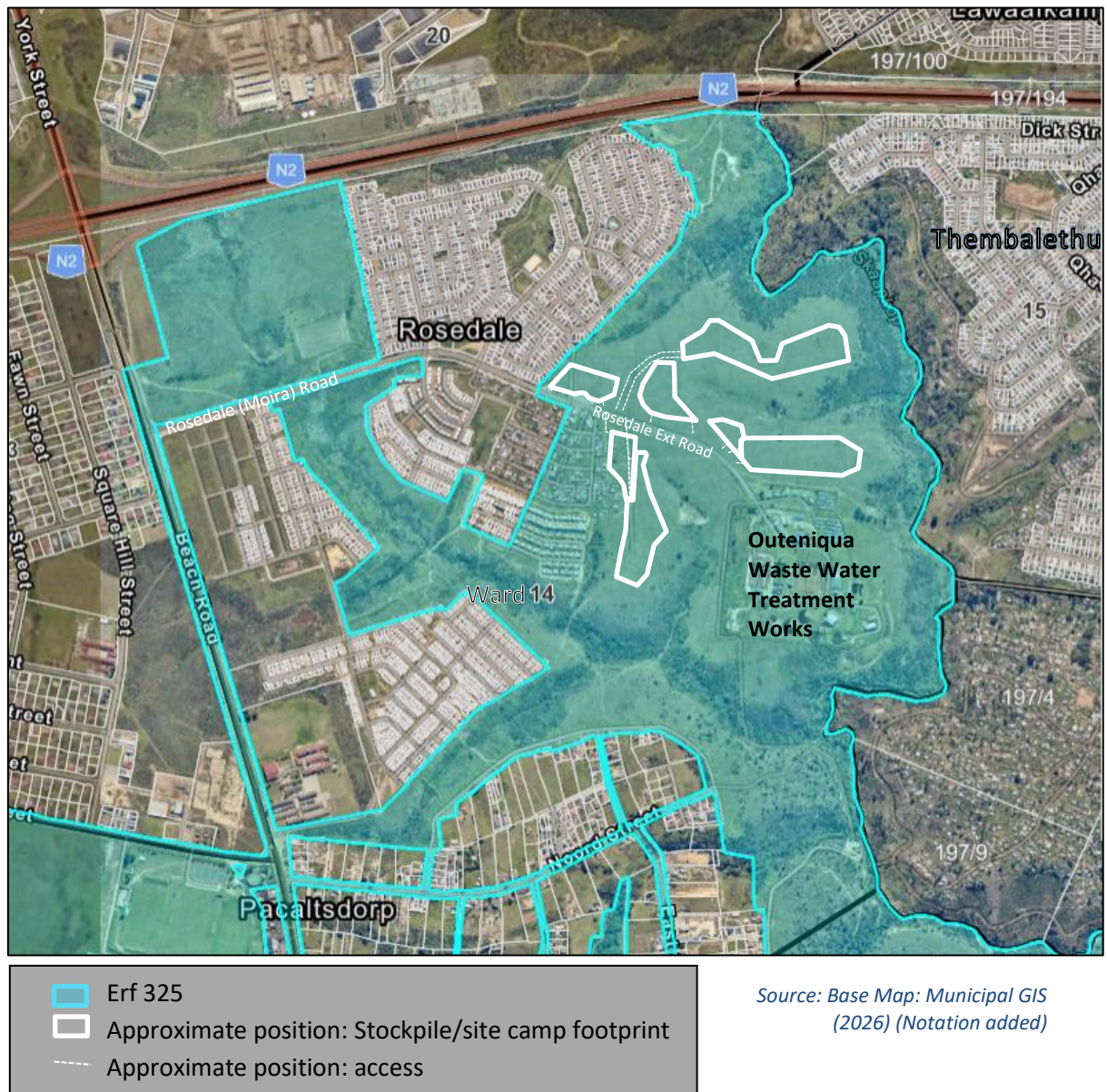


Figure 2: Cadastral Boundary of Erf 325 Pacaltsdorp

ERF 325 PACALTSDORP		Notes: Stockpiles
Property Description (SG)/ (DO)	Remaining Extent of Erf 325 Pacaltsdorp	-
Property Description (Rand street Project)	Part of the Remaining Extent of Erf 325 Pacaltsdorp	See affected areas in Figure 1 and Figure 2
Street Address	N/a Rosedale Extension Road	See Figure 2
Zoning (GIZSB 2023: GM GIS Jan 2026)	Affected area by the stockpile: Zoning: Undetermined Use Zone Zoning Code: UUZ Primary Use: None	See Figure 3.
Ownership	Mun George	-



Title Deed Nr.	(G48/1965) T12043/2004	-
SG Diagram Nr.	8600/1963	-
SG 21 Digit Code (LPI Code)	C02700070000032500000	-
Total Registered Area (DO)	579.3496ha	No subdivision proposed
Area affected by the Stock piles and site camp (primary and secondary- excluding access))	9,9ha	See Figure 1and Table 2
Remaining area	569,45ha	Note temporary nature of use

Table 1: Site details

4. ZONING: CURRENT AND PROPOSED DEPARTURE

Current Zoning (Erf 325 Pacaltsdorp): **“Undetermined”** in terms of the provisions of the George Integrated Zoning Scheme Bylaw, 2023 (GIZSB)

Zoning Intent: *“The objective of this zone is to enable the Municipality to defer a decision regarding a specific land use and development management provisions until the circumstances affecting the land unit have been properly investigated; or until the owner of the land makes an application for rezoning; or a zoning determination is made by the Municipality. The objective of this zone is furthermore to create a zone to which land could revert back to when rights under current zonings, other than Single Residential Zone I, were not exercised, especially in cases where changes in the planning context occurred since the current zoning was granted.”*

Land Uses permitted: None

Consent Uses permitted: None

The zoning Scheme By law prohibits the use of land zoned until land use rights have been secured. From a land-use rights perspective, in this instance, a **temporary departure** must be obtained to use the areas for stockpile/construction site office purposes. Such use relates to the land use description of a **“builders’ yard”**, which is defined as follows in the GIZSB:

“builder’s yard” means a property used for the storage of material and equipment which—

- (a) is required for or is normally used for construction work;
- (b) was obtained from demolitions of structures or excavations of ground; or
- (c) is necessary for, or is normally used for land development, such as storage of material used for building roads, installing essential services, or for any other construction work, whether for public or private purposes”.

The **standard development parameters** applicable to “industry” apply, which are stated as follows in the GIZSB:

- (a) Floor factor and coverage
 - i The floor factor may not exceed 1,5.
 - ii The maximum coverage is 75%.
- (b) Height
 - (i) The highest point of a building may not exceed 20 metres to the top of the roof.



- (ii) The highest point of a stack of shipping or transport containers stored outside a building may not exceed 15 metres above average ground level.
- (iii) The general provisions regarding earth banks and retaining structures in this by-law apply.
- (c) Street boundary building line
The street boundary building line is 0 metres, with a street centreline setback of at least 8 metres.
- (d) Side and rear boundary building lines
Side and rear boundary building lines are 0 metres, provided that the Municipality may lay down side and rear building lines of up to 3 metres in the interest of public health and/or safety.
- (e) Boundary walls
Where a land unit has a common boundary with another land unit that is not zoned Industrial Zone II or Industrial Zone III, the Municipality may require a 1,8-metre-high wall to be erected, to the satisfaction of the Municipality, along the common boundary.
- (f) Parking and access
Parking and access must be provided on the land unit in accordance with this By-law.
- (g) Loading
Loading bays must be provided on the land unit in accordance with this By-law.
- (h) Screening
The Municipality may require screening in accordance with this By-law.
- (i) Hazardous substances
Notwithstanding the fact that an activity constitutes a primary use right in terms of this zone, no activity or use which includes the on-site storage of hazardous substances may be permitted unless a risk management and prevention plan has been submitted to the Municipality for its approval. Such a risk management and prevention plan must include guidelines approved by the Municipality to prevent or minimise danger to the environment or humans from a particular activity or series of activities, and to deal with the consequences of any dangerous event involving such hazardous substances...
- (k) Site development plan
The Municipality may require a site development plan to be submitted for its approval in accordance with this by-law.
- (l) Refuse room
A refuse room must be provided on the land unit in accordance with this by-law.
- (m) Development charges
The Municipality may impose development charges in accordance with the provisions of Section 52".

Clause 15 (2) (c) of the George Municipality Land Use Planning Bylaw, 2023 (LUPB) makes provision to **apply for 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.

The LUPB further states that:

- "18. (1) An applicant may apply to the Municipality in terms of section 15(2)—...
- b) to utilise land on a temporary basis* for a purpose not permitted in terms of the primary rights of the zoning applicable to the land for a period not exceeding five years.
- (2) A departure contemplated in subsection (1)(a) lapses after the applicable period from the date that the approval comes into operation if, within that period—
- (a) the departure is not utilised in accordance with the approval; or
 - (b) the following requirements have not been met:
 - (i) the approval by the Municipality of a building plan envisaged for the utilisation of the approved departure; and
 - (ii) commencement of the construction of the building contemplated in subparagraph (i).



Ref. Figure 4	Proposed Temporary Use	Area * m ²	Zoning	Land Use Photo set
A	Stockpile/construction camp site	8304.48	Undetermined	A
B	Stockpile/construction camp site	10100.29	Undetermined	B
C	Stockpile/construction camp site	28547.941	Undetermined	C
D	Stockpile/construction camp site	22313.872	Undetermined	D
E	Stockpile/construction camp site	18928.94	Undetermined	E
	Subtotal area: Stockpile/construction camp sites	88195.523		
F	Secondary Stockpile site	7523.984	Undetermined	F
G	Secondary Stockpile site	3602.947	Undetermined	G
	Subtotal area: Secondary Stockpile sites	11126.931		
	Total proposed stockpile/construction camp sites	99322.454		

Table 2: Stockpile Site detail

5. LAND USE RIGHTS PROCESS

The current zoning does not allow for the use of the site for the intended purposes. Although the intent is to remove the stockpiles and site offices once the road-upgrading project is concluded, the use of land is considered a land use activity by the local authority, albeit temporary.

A pre-application has been submitted to the George Municipality on 14 August 2026, to confirm the participation and circulation requirement and to establish whether any additional requirements will be set in respect of the anticipated Temporary Departure Application. See Par. 7.

An application will be submitted, in terms of the provisions of Clause 15 (2) (c), as read with 18(1)(b) of the George Municipality Land Use Planning Bylaw, 2023 for temporary departure (5years) to accommodate a “Builders Yard” as defined in the George Integrated Zoning Scheme Bylaw, 2023.

Note:

- i. The town planning application must be supported by the required Environmental Impact studies (Final BAR) and note the comments received on the public participation process.
- ii. The application, being a Municipal land use application, will be referred to the Eden Joint Planning Tribunal for decision.
- iii. the Municipality and the project managers (SMEC) have confirmed that there is a possibility that the stockpile areas will be required for a period of more than 5 years from date of approval. The Rand Street Extension Project relates to the design and alignment of not only the road reserve but also the positioning of existing and proposed infrastructure within the site area. The process of establishment of the Rand Street- and Rosedale Road extension reserve areas will, in due course, include the subdivision, consolidation and rezoning of identified land. Should it be required to retain the stockpile areas for longer than 5 years, such



areas may be included as rezoned utility areas in the reconfigured property (erf/road) delineation.

- iv. Notification and invitation to comment on the change in land use will be managed via the participation and circulation anticipated in the Environmental Basic Assessment process (EIA Regulations), as allowed for by the Municipality in terms of Section 44(1)(b) of the George Municipality Land Use Planning Bylaw, 2023.

6. PRE-APPLICATION SUBMISSION AND RESPONSE

Annexure A includes the Pre-application submission and the municipal response.

7. CONCLUSION

The areas of Erf 325 Pacaltsdorp affected by the proposed stockpile sites is vacant land within the urban edge, currently zoned “Undetermined” in terms of the George Integrated Zoning Scheme Bylaw, 2023. The intended temporary use of the sites for the stockpiles and associated infrastructure (access) will require temporary (5year) departure approval from the George Municipality, subject to Environmental Authorization. Should the stockpile areas be required for a period longer than 5 years, a subsequent application for rezoning to allow utility use must be submitted, as part of the land reconfiguration process related to the formalization of the road reserve for the Rand Street and Rosedale Road extension project.

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Tommie Visagie
Landmeter / Land Surveyor

Posbus 719
Upper Cross-Straat 20
Mosselbaai
6500
Tel. 044-6912613

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: **4421801**

Purpose of consultation: **To confirm process requirement relating to the establishment of temporary Municipal Stockpiles/site offices – GM CES works: Rand Street Ext project.**

Brief proposal: **It is proposed to apply for temporary departure to use the footprint area (part of Erf 325 Pacaltsdorp) as a temporary stockpile area ("Builder's Yard")**

Property(ies) description: **Part of Erf 325 Pacaltsdorp**

Date: **19 August 2026**

Attendees:

	Name & Surname	Organization	Contact Number	E-mail
Official	Ilané Huyser	George Mun.	044 801 9477	ihuyser@george.gov.za
Official	Fakazile Vava	George Mun.	044 801 9477	fvava@george.gov.za
Pre-applicant	Lynette Groenewald		082 653 3900	groenlyn@gmail.com

Documentation provided for discussion:

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

C1990 - SMEC - ALL - CV - ENV - DRG - 1000001 STOCKPILE AREAS AND HAUL ROADS_REV05 (July 2026)

Has pre-application been undertaken for a Land Development application in terms of section 53 of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) with the Department of Environmental Affairs & Development Planning (DEA&DP)?

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

Comprehensive overview of proposal:

SMEC has been appointed by GM: CES to design the extensions of Rand- and Rosedale Streets, being an implementation step to establish the links foreseen in the MSDF. The technical process includes detailed design to establish the road reserve alignment, the position of other engineering services and access positions. This process and the related Environmental Impact Assessment studies are underway. Once the design is finalized a comprehensive site plan will support any subdivision/consolidation/rezoning applications required to create the road reserve and establish the land use.

In the meanwhile, CES requires that an area be secured to accommodate, on a temporary basis, the storage of building materials and site offices. The areas affected have been included in a Basic Assessment Process, subsequent to specialist studies, to ensure due consideration of environmental impact and derive use management guidelines.

This portion of Erf 325 Pacaltsdorp is zoned “Undetermined”. The Zoning Scheme Bylaw prohibits the use of land until land use rights have been secured. Subsequent to preliminary discussions, it is proposed that application be submitted, in respect of the stockpile/yard areas, for temporary departure to use the affected areas as a “builders’ yard”, which is defined as follows in the GIZSB:

“builder’s yard” means a property used for the storage of material and equipment which—

- (a) is required for or is normally used for construction work;*
- (b) was obtained from demolitions of structures or excavations of ground; or*
- (c) is necessary for, or is normally used for land development, such as storage of material used for building roads, installing essential services, or for any other construction work, whether for public or private purposes”.*

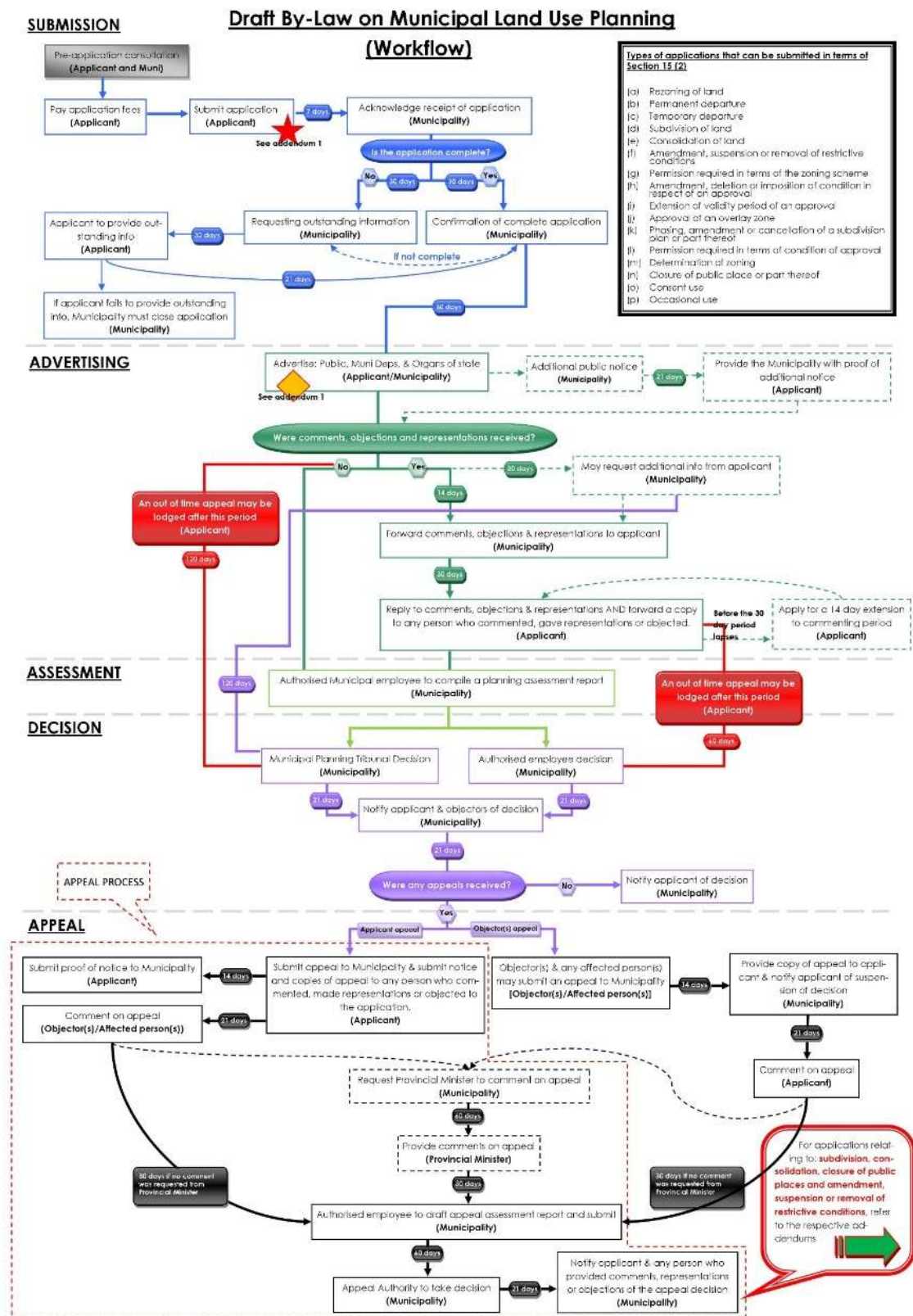
An application will be submitted in terms of Clause 18 (1) (b) of the George Municipality Land Use Planning Bylaw, 2023 (LUPB) for temporary departure (Clause 15 (2) (c)) to allow a “Builders Yard” for a period of 5 years.

The required public consultation process will be followed as part of the Environmental Basic Assessment Process. The public participation (PP) will be undertaken in accordance with the requirements set out in Regulation 39, 40, 41, 42 and 44 of 44 of the Environmental Impact Assessment (EIA) Regulations, 2014 as amended (GNR 326).

A request is also submitted to be exempt from the requirement of public advertisement and circulation, based on the BAR circulation process, as provided for in Section 44(1)(b) of the Land Use Bylaw.

Will the departure application be exempt from application fees, being a Municipal project?

PART B: APPLICATION PROCESS



SECTION A:

**DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND
ADVERTISEMENT PROCEDURES**

Tick if relevant		What land use planning applications are required in terms of section 15 of the Land-Use Planning By-law for George Municipality?	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 to use land for a purpose not provided for in the zoning scheme granted on a temporary basis;	To be determined
	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 which is not exempted in terms of section 24;	R
	2(f)	an amendment, suspension or removal 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 provided for in the zoning scheme;	R
	2(k)	a phasing, amendment or cancellation of a plan of subdivision or a part thereof;	R
	2(l)	a permission required in terms of the conditions 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 provided for in the zoning scheme;	R
	2(p)	an occasional use of land;	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 media(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
Y	N	Integrated procedures	R
TOTAL APPLICATION FEE*:			NA

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

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?		✓		Implementation component of Municipal project
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)]		✓		
Any other Municipal by-law that may be relevant to application? (If yes, specify)		✓		
Zoning Scheme By-law considerations: What is the current zoning of the property? Undetermined What is the proposed zoning of the property? Retain current zoning Does the proposal fall within the provisions/parameters of the zoning scheme? No – temporary departure required Are additional applications required to deviate from the zoning scheme? (if yes, specify) Temporary departure for use – use to be regulated in terms of environmental authorization				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is a land development application required in terms of section 53(2) of LUPA?		✓		
Is a development application affecting national interest in terms of section 52(3) of Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA), required?		✓		
Is the proposal in line with the principles for land development, set out in SPLUMA & LUPA?	✓			
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?	✓			
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		✓		

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilized for agricultural purposes?		✓		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		✓		National Department of Agriculture, Forestry and Fisheries (DAFF)
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?	✓		(Authorization application was submitted)	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 Department of Environmental Affairs (DEA) & DEA&DP

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)				
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		✓		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?			✓ (part of BAR)	South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		✓		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		✓		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?			Comments to BAR	Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		✓		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		✓		Transnet
Is the property subject to a land / restitution claims?		✓		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		✓		SANParks / CapeNature
Is the property subject to any existing mineral rights?		✓		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)		✓		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:		✓		
Water supply:		✓		
Sewerage and waste water:		✓		
Stormwater:			Part of Management Plans (BAR)	
Road network:			Access from existing Road (CES project)	
Telecommunication services:		✓		
Other services required? Please specify.		✓		
Development charges:			Not Applicable	

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

COMPULSORY INFORMATION REQUIRED:

Y	N	Completed application form		Y	N	Pre-application checklist (where applicable)
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable) (CES- SMEC appointment)		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	Proof of payment of fees (tbc)		Y	N	Bondholder's consent
Y	N	Locality plan		Y	N	Site layout Plan

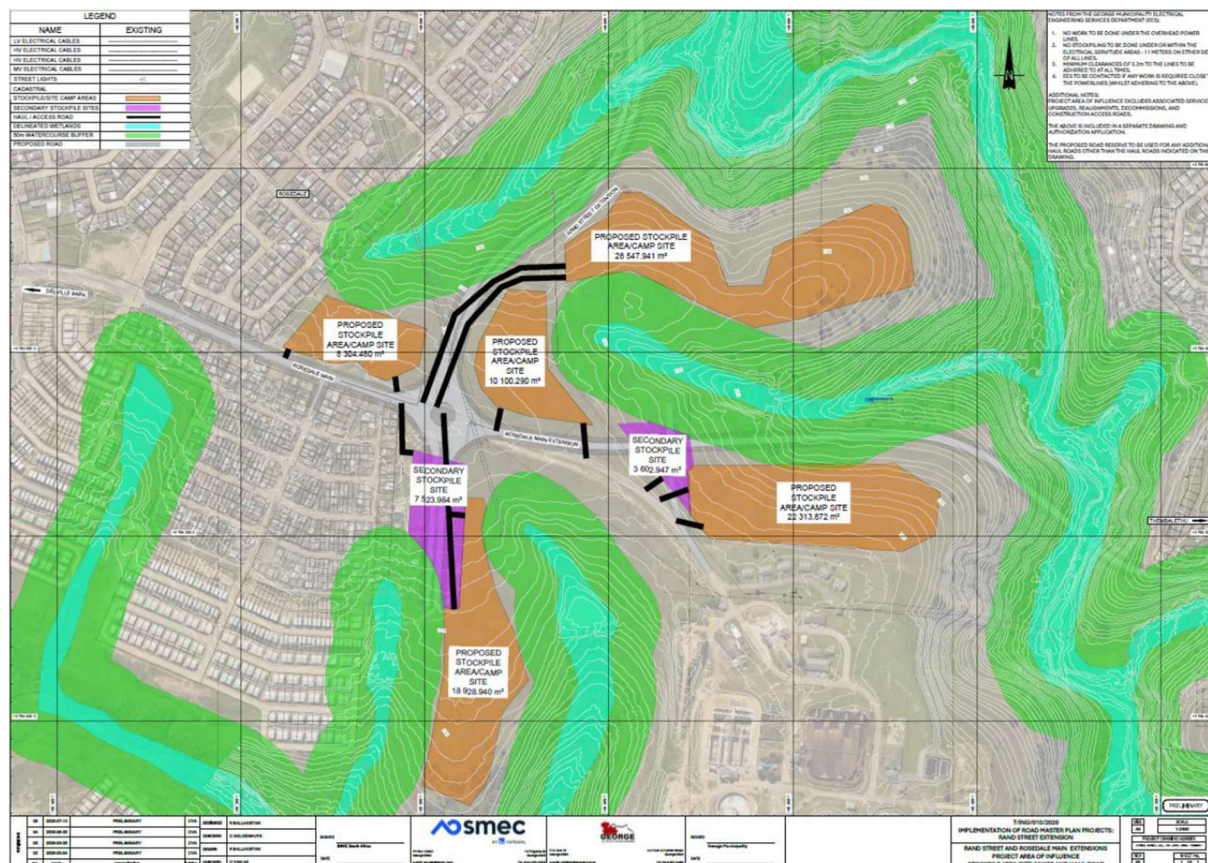
MINIMUM AND ADDITIONAL REQUIREMENTS:

Y	N	Conveyancer's Certificate (tbc)		Y	N	Land Use Plan / Zoning plan
Y	N	Proposed Subdivision Plan (including street names and numbers)		Y	N	Phasing Plan
Y	N	Consolidation Plan		Y	N	Copy of original approval letter (if applicable)
Y	N	Site development Plan		Y	N	Landscaping / Tree Plan

Y	N	Abutting owner's consent	Y	N	Home Owners' Association consent
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Required number of documentation copies
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strike through irrelevant)	Y	N	1 : 50 / 1:100 Flood line determination (plan / report) (Wetland delineation part of BAR)
Y	N	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	Other (specify)

PART E: DISCUSSION

Pre-application as discussed on 19 August 2026 for proposed temporary departure to allow for a builder's yard. Exception from taking up full public participation in terms of the by-law is requested. Applicant provided the following site layout plan for the pre-app meeting.



Town planning comments

- The department notes that the different sites will be used for stockpiling, builders' yard and for site offices to assist with the planned future roads and related engineering projects in this area.
- It is noted that the EIA is currently under process. Applicant to ensure that the validity of the EIA covers the project timeline/project duration.
- Layout plan to be submitted with the application clearing indicating the areas and size of the respective portions to be used for the 'builders yards'. This needs to align with the EIA application.
- The draft road layout plan to be submitted with the application (do not need to be the final layout – just schematic illustration of planned road to be built).



- The submission must address all possible impacts that may be resulted from the sites, i.e. visual, environmental impacts and traffic related impacts such as dust etc.
- Applicant to submit proof of public participation for the EIA process (which also addresses the Temp departure) and environmental plans ensuring managements of the sites.

CES comments

- Applicant to liaise with CES departments.

PART F: SUMMARY / WAY FORWARD

- Refer to comments above.
- Furthermore, this pre-application is 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: _____

Fakazile Vava (town Planner)

PRE-APPLICANT: Lynette Groenewald

(FULL NAME)

SIGNED:  _____

Ilané Huyser (Senior town planner)

DATE: 2026.09.03_____

SIGNED:  _____

DATE: 2026.09.04_____