



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 180 Pacaltsdorp

30 April 2024

Sir

APPLICATION FOR REZONING AND SUBDIVISION: ERF 180 PACALTSDORP

Attached hereto, please find an application in terms of

- Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Erf 180 Pacaltsdorp from Single Residential Zone I to Subdivisional Area to allow for a residential development comprising of the following:
 - 15 Single Residential Zone I erven, with erf sizes varying from 306m² to 457m²; and
 - 2 Transport Zone II erven (Public street).
- Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into:
 - 15 Single Residential Zone I erven (Portions 1 to 15); and
 - 2 Transport Zone II erven (Portions 16 and 17).

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

**MOTIVATION REPORT
APPLICATION FOR REZONING AND SUBDIVISION
ERF 180 PACALTSORP**

30 April 2024



Prepared for:

Cornerstonehill Developmet (Pty) Ltd
P/a 2 First Avenue
Fernridge
George
6529

Prepared by:

Jan Vrolijk Town Planner/Stadsbeplanner
Millwood building, C/o York- and Victoria streets,
George,
P.O. Box 710, George, 6530
South-Africa
Tell: 044 873 3011
Cell: 082 464 7871
Fax: 086 510 4383
SACPLAN Registration No A/1386/2011

INDEX

1. APPLICATION

2. PRE-APPLICATION CONSULTATION

3. DEVELOPMENT PROPOSAL

4. GENERAL INFORMATION REGARDING ERF 180 PACALTSDORP

- 4.1 Locality
- 4.2 Existing land use
- 4.3 Extent
- 4.4 Present Zoning
- 4.5 Surveyor General Diagram
- 4.6 Title Deed
- 4.7 Power of Attorney
- 4.8 Bondholder's consent
- 4.9 Conveyancer certificate

5. DESIRABILITY OF APPLICATION FOR REZONING AND SUBDIVISION OF ERF 180 PACALTSDORP

- 5.1 Introduction
- 5.2 Physical characteristics of erf
 - 5.2.1 Topography
 - 5.2.2 Surface conditions
 - 5.2.3 Vegetation
 - 5.2.4 Other characteristics
 - 5.2.5 Conclusion

- 5.3 Proposed land use
- 5.4 Density of proposed development
- 5.5 Compatibility of proposal with existing planning documentation and policies

- 5.5.1 Introduction

- 5.5.2 Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)

- 5.5.3 Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)

- 5.5.4 Western Cape Provincial Spatial Development Framework (WC-PSDF)

- 5.5.4.1 Introduction

- 5.5.4.2 Protection of agricultural land

- 5.5.4.3 Urban edge

- 5.5.4.4 Densification

- 5.5.4.5 Summary

- 5.5.5 George Spatial Development Framework, 2023 (GSDF)

- 5.5.6 Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015

- 5.5.7 George Integrated Zoning Scheme By-Law, 2023

- 5.5.8 Title Deed

- 5.5.9 Conclusion

- 5.6 Compatibility of proposal with character of area
- 5.7 Compatibility of proposal with natural environment of the property
- 5.8 Potential of the property
- 5.9 Access to the property
- 5.10 Provision of parking bays
- 5.11 Provision of services

6. CONCLUSION

ANNEXURES

- Annexure "A":** Proposed subdivision plan
- Annexure "B":** Municipal application form
- Annexure "C":** Signed pre-application consultation form
- Annexure "D":** Cul de Sac Engineering plan
- Annexure "E":** Plan indicating street name and street addresses
- Annexure "F":** Email regarding approval of street names
- Annexure "G":** Locality plan
- Annexure "H":** Surveyor General Diagram
- Annexure "I":** Title Deed
- Annexure "J":** Company Registration document
- Annexure "K":** Power of Attorney
- Annexure "L":** Conveyancer Certificate

MOTIVATION REPORT
APPLICATION FOR REZONING AND SUBDIVISION
ERF 180 PACALTSDORP

1. APPLICATION

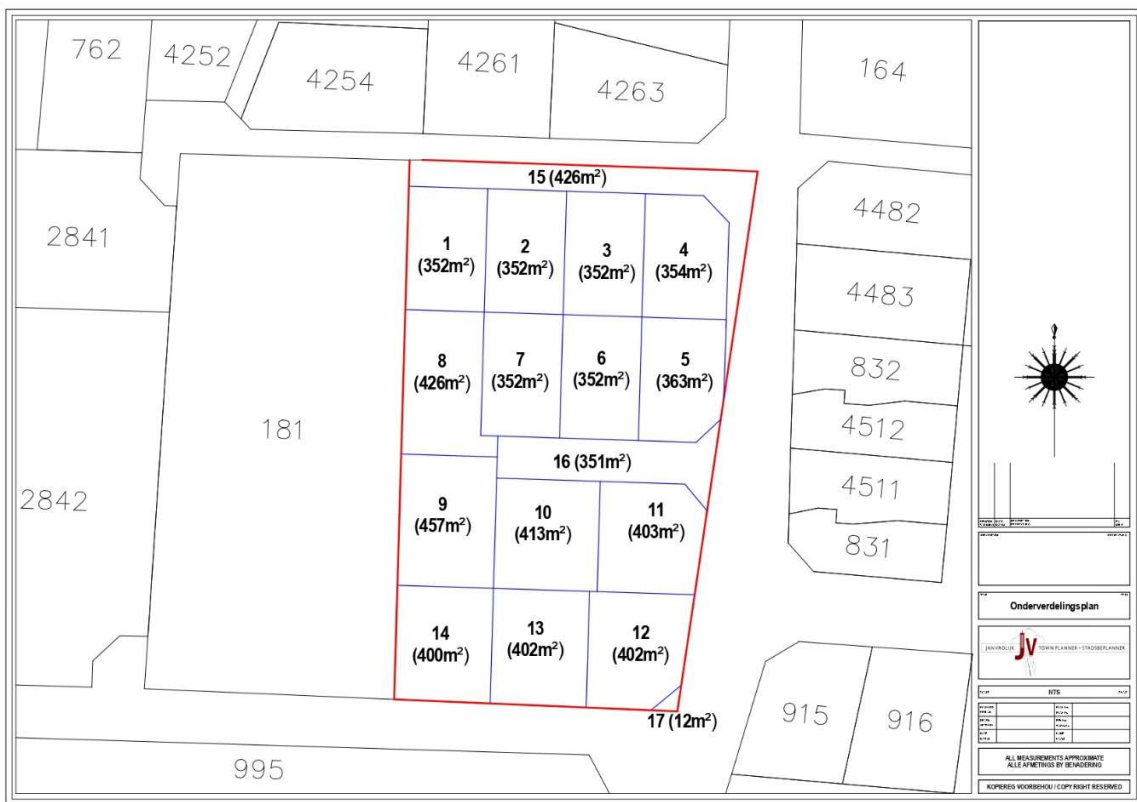
- Application is made in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Erf 180 Pacaltsdorp from Single Residential Zone I to Subdivisional Area to allow for a residential development comprising of the following:
 - ⇒ 15 Single Residential Zone I erven, with erf sizes varying from 306m² to 457m²; and
 - ⇒ 2 Transport Zone II erven (Public street).

- Application is made in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into:
 - ⇒ 15 Single Residential Zone I erven (Portions 1 to 15); and
 - ⇒ 2 Transport Zone II erven (Portions 16 and 17).

The proposed subdivision plan is attached hereto as **Annexure "A"**. The completed application form for the rezoning, subdivision and deviation from the Local Spatial Development Framework Plan is attached hereto as **Annexure "B"**.

2. PRE-APPLICATION CONSULTATION

The pre-application consultation discussion of the proposed application by the relevant officials of George Municipality took place on 26 February 2024. The application was submitted with the following site plan:



The signed pre-application consultation application form contains the following comments that need to be addressed in the application:

“Town Planning

- *The application must be motivated in terms of the relevant statutory legislation (MSDF, SPLUMA, LUPA etc.).*
- *Motivate the increased density and the desirability thereof.*
- *The proposed access road and its alignment with the existing t-intersection to the south may be problematic (i.e. jumping intersections). In this regard, it was agreed that the applicant provides an amended layout which should firstly be discussed with CES (i.e. prior to the submission of an application).*
- *Cul-de-sacs, if proposed, should provide sufficient turning space for vehicles and waste removing trucks.*

CES

- **Access:** Access should be redesigned (to be discussed with CES.) Developer to provide internal circle/turning facility.
- **Parking:** Must conform with GIZs (2023). No parking allowed within the road reserve.
- **Water & Sewer:** Available, subject to confirmation of capacity required.
- **DCs:** Normal applicable DC charges will apply.
- **Stormwater:** Development to conform to the applicable stormwater by-law.”

The signed pre-application consultation form with the municipal comments on the proposal is attached hereto as **Annexure “C”**.

Based on the comments received the layout was discussed with CES and revised in accordance with the subdivision plan attached hereto as **Annexure “A”**.

The other issues raised above are addressed in various points throughout this motivation report.

3. DEVELOPMENT PROPOSAL

It is the intention of the owner to rezone the application erf to a Subdivisional Area to allow for the erf to be developed with 15 Single Residential Zone I erven and 2 Transport Zone II (Public Street) erven. The proposed rezoning and subdivision plan is attached hereto as **Annexure “A”**.

As indicated on the proposed rezoning and subdivision plan, the proposal consists of 15 Single Residential erven, ranging from 306m² to 457m² in extent, as well 2 proposed public street portions.

Provision is made on the proposed plan for the widening of Clinic Street along the north-eastern boundary of the erf, as well as for the portion of public street along the northern boundary of the development to accommodate the street required in terms of the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework (CBD), 2015.

Access to the proposed Single Residential erven will be provided from the existing public streets, as well as from the proposed public street on the northern boundary of the development via a 10.0-metres wide public cul de sac. The width of the cul de sac has been discussed with CES and as indicated on the plan attached hereto as **Annexure "D"**, received from CES, the road width is adequate to accommodate the required turning circle.

The proposed erven along the southern boundary of the development area will be provided access from a future road to be developed on Erf 325 Pacaltsdorp as indicated on the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework (CBD), 2015.

The following extract of the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework (CBD), 2015 shown the abovementioned public roads. The roads to be given off by virtue of this application complies with the proposals as per the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework (CBD), 2015.



It is proposed to name the proposed internal public street Impala Close whilst Eland Street is proposed for the public street along the northern boundary of the development area. Gemsbok Stret is proposed for the future street along the southern boundary of the erf. The plan attached hereto as **Annexure "E"** indicates the street names and the street addresses allocated to each

individual erf. This street name and the proposed street addresses have been approved by the Councillor for the Ward as well as the relevant section of the George Municipality. An email confirming the approval is attached hereto as **Annexure “F”**.

As the application erf is currently zoned Single Residential Zone I, the erf will have to be rezoned to Subdivisional Area and the Subdivisional Area will have to be subdivided into 15 Single Residential Zone I erven and 2 Transport Zone II erven to accommodate the proposed development, which will be developed as one phase.

The development will be developed at a density of 24.6 dwelling units per hectare. The development on the individual erven will be undertaken in compliance with the land use parameters applicable to as Single Residential Erf as per the George Integrated Zoning Scheme By-law, 2023.

The purpose of this application is to obtain approval for the proposed rezoning and subdivision, and deviation to enable the proposed development of the application erf in accordance with the proposed rezoning and subdivision plan attached hereto as **Annexure “A”**.

4. GENERAL INFORMATION REGARDING ERF 180 PACALTSDORP

4.1 Locality

Erf 180 Pacaltsdorp is situated at 21 Clinic Street, Harmony Park, in the south of Pacaltsdorp. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure “G”**.

4.2 Existing land use

Erf 180 Pacaltsdorp is currently vacant.

4.3 Extent

Erf 180 Pacaltsdorp is 6 103m² in extent.

4.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 202 Erf 180 Pacaltsdorp is zoned Single Residential Zone I.

4.5 Surveyor General Diagram

The Surveyor General Diagram of Erf 180 Pacaltsdorp is attached hereto as **Annexure “H”**.

4.6 Title Deed

Erf 180 Pacaltsdorp is registered in the name of Cornerstonehill Development (Pty) Ltd Registration Number 2021/637984/07. A copy of the Title Deed of the erf is attached hereto as **Annexure “I”**.

4.7 Power of Attorney

A copy of a certificate, dated 5 December 2023, issued by the Commissioner of Companies and Intellectual Property Commission, certifying that Reuben James Aldum (ID Number 850826 5257083) and Dirk Phillipus Rossouw (ID Number 801221 5051084) are the Directors of Cornerstonehill Development (Pty) Ltd Registration Number 2021/637984/07, the registered owner of Erf 180 Pacaltsdorp, is attached hereto as **Annexure “J”**.

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Reuben James Aldum and Dirk Phillipus Rossouw, the Directors of Cornerstonehill Development (Pty) Ltd Registration Number 2021/637984/07, the registered owners of Erf 180 Pacaltsdorp, to prepare the application referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “K”**.

4.8 Bondholder's Consent

Erf 180 Pacaltsdorp are not encumbered by a bond.

4.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 180 Pacaltsdorp is attached hereto as **Annexure "L"**. The Conveyancer Certificate confirms that there are no conditions in the Title Deed of the erf which restrict the development of the erf as proposed in this application.

5. DESIRABILITY OF THE APPLICATION FOR THE REZONING AND SUBDIVISION OF ERF 180 PACALTSDORP

5.1 Introduction

The owner intends to subdivide the application erf into 17 portions. Portions 1 to 15 will be rezoned to Single Residential Zone I and Portions 16 and 17 will be rezoned to Transport Zone II.

The following stipulation appears in Section 20 of the Land Use Planning By-Law for the George Municipality, 2023:

"20(2) No application for subdivision involving a change of zoning may be considered by the Municipality unless the land concerned is zoned as a subdivisional area.

(3) An applicant may submit a subdivision application simultaneously with an application for rezoning."

The proposed rezoning of the application erf to a Subdivisional Area and simultaneous subdivision of the erf into the 17 separate portions will, therefore, comply with the aforementioned stipulations.

The desirability of both the proposed rezoning and subdivision will, therefore, be dealt with simultaneously in this report.

The term "desirability" in the land use planning context, may be defined as the degree of acceptability of the land uses on the land unit concerned. The desirability of the intended rezoning and subdivision shall be discussed with reference to the aspects listed below.

- Physical characteristics of the site.
- The proposed land uses.
- The compatibility of the proposal with existing planning documentation, spatial frameworks, legislation, and policies.
- The compatibility of the proposal with the character of the surrounding area.
- Potential of the site.
- Accessibility of site.
- Availability of parking.
- Provision of services.

It will be indicated in the following paragraphs that the proposal can be regarded as being desirable as far as the mentioned aspects are concerned.

5.2 Physical characteristics of the property

5.2.1 Topography

The area where the application erf is situated has a very slight natural slope from the north to the south, towards a man-made stormwater ditch to the south of the erf.

An east / west pedestrian access way has been constructed in the future road reserve which is to be developed along the southern boundary of the development area. As part of this walkway, stormwater ditches were developed on either side (north and south) of this walkway. The northern stormwater ditch was however developed on Erf 180 Pacaltsdorp. The position of the and the situation regarding the stormwater ditch have since been discussed with CES and it has been indicated that the norther ditch can be diverted to the southern ditch and once diverted it may be filled in and be closed.

The topography is of such a nature that it will not have a negative impact on the proposed development and therefore, does not restrict the proposed rezoning and subdivision as applied for in this application.

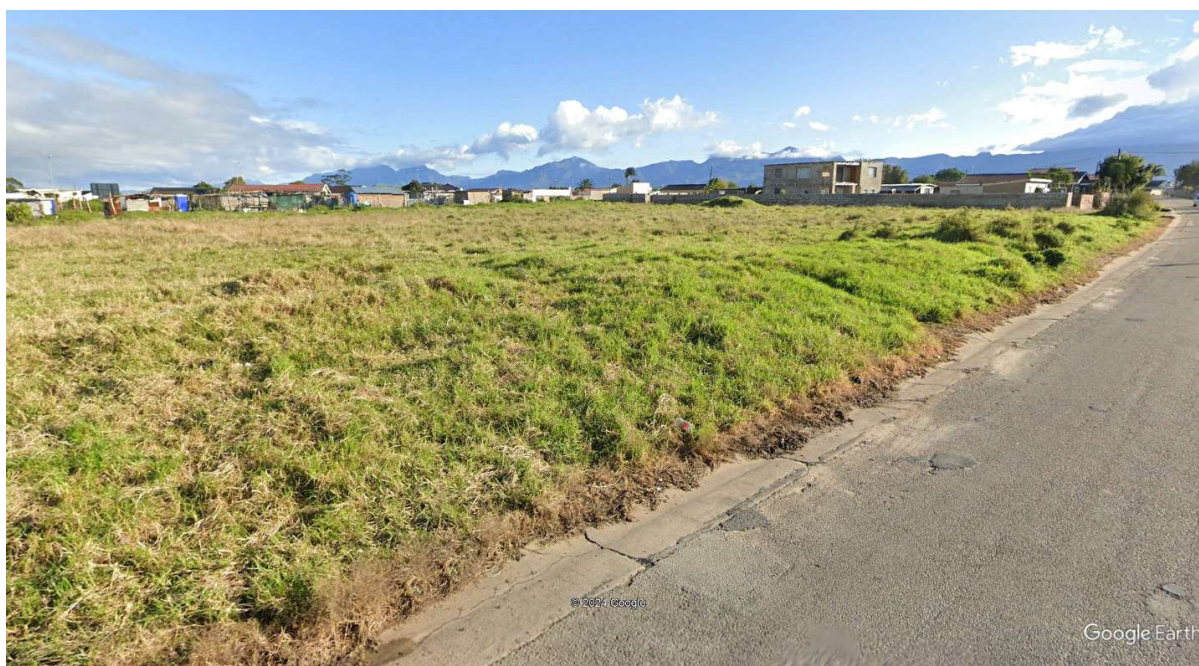
5.2.2 Surface conditions

Little information concerning the soil conditions in the area is available. The soil condition of the application erf seems stable. The existing structures in the vicinity do not appear to have construction anomalies relating to unstable soil conditions. It can, therefore, be accepted that the soil condition is suitable to accommodate the proposed development.

There is as such, no reason why this application cannot be supported.

5.2.3 Vegetation

The application erf is overgrown with veld grass, with a lump of tall grass on the banks of the stormwater ditch on the southern side of the erf. The following photo, which was taken from south to north across the erf, indicates the vegetation on the erf.



Vegetation will therefore have no influence on the proposed development.

5.2.4 Other characteristics

The application erf is not affected by flood lines, fountains, or other unique ecological habitats.

5.2.5 Conclusion

From the contents of the above-mentioned paragraphs, there is no reason from a physical characteristics point of view why the application for rezoning and subdivision cannot be supported.

5.3 Proposed land uses

The owner intends to develop the application erf with 15 Single Residential Zone I erven (Portions 1 to 15) erven and 2 Transport Zone II (Public Streets – Portions 16 and 17).

As indicated on the proposed subdivision plan attached hereto as **Annexure “A”**, the 15 single Residential Zone I erven will be developed with sizes varying between $\pm 306\text{m}^2$ and $\pm 457\text{m}^2$. The average size of the erven is approximately 350m^2 .

The single residential erven will be developed with individual dwelling houses in accordance with the land use parameters applicable to a “Dwelling house” as per the George Integrated Zoning Scheme By-law, 2023.

Portion 16 and 17 will be developed as public streets.

5.4 Density of the proposed development

The extent of the application erf is $6\,103\text{m}^2$.

Paragraph 9.4 on page 46 of the Pacaltsdorp Local Spatial Development Framework, 2015 states that second dwelling units will only be allowed on erven with a size greater than 600m^2 . Since all the proposed erven are smaller than 600m^2 , it means that no second dwelling unit will be allowed on any of the 15 Single Residential Zone I erven. Only 15 dwelling houses can therefore be erected on the proposed 15 erven. As the erf has a size of $6\,103\text{m}^2$ the proposed

development of the 15 Single Residential Zone I erven will relate to a density of 24.6 dwelling units per hectare. This density is compatible with the norm of 25 dwelling units per hectare, aimed at by the Department of Environmental Affairs and Development Planning.

The proposed density is therefore slightly less than the norm pursued by the Department of Environmental Affairs and Development Planning. No unwanted precedent thus will be created as far as density is concerned.

This aspect is discussed further in this motivation report under point 5.5.6: "Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015".

5.5 Compatibility of the development proposal with existing planning documentation and policies

5.5.1 Introduction

Different planning documents apply to the application and the desirability and compatibility of the application regarding each of these documents will subsequently be discussed.

5.5.2 "Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)"

Section 7 of the "Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)" lists 5 development principles which must be applied when any development application is to be evaluated. The principles referred to are as follows:

- "Spatial justice"
- "Spatial sustainability"
- "Spatial efficiency"
- "Spatial resilience"
- "Good administration"

Different development principles are identified under each of the 5 abovementioned principles which must be applied when a land use application is to be evaluated. The proposed application for rezoning and subdivision will subsequently be evaluated on each of the principles.

| Spatial justice | | |
|--|-------------------|---|
| Criteria | Compliance | Planning Implication |
| Past spatial and other development imbalances must be redressed through improved access to and use of land. | Complies with. | This application will result in an undeveloped residential erf situated within the Urban Edge being developed to its full potential. The proposed development targets the lower-middle income group and will result in affordable housing being made available. It will also lead to more efficient use of land. |
| Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation. | Complies with. | George Municipality approved a Spatial Development Plan for George, 2023, as well as a Local Spatial Development Framework for Pacaltsdorp / Hans Moes Kraal, 2015. Both these Spatial Development Frameworks contain development proposals which are aimed at improving the quality of life of all the inhabitants of George, thus creating the opportunity for approval of this application which will result in affordable housing being made available. |
| Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons. | Complies with. | George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of smaller erven, as proposed in this application, |

| | | |
|--|----------------|---|
| | | aimed at the need for affordable housing. |
| Land use management systems must include all areas of a municipality and especially include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas. | Complies with. | George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of smaller erven, as proposed in this application, aimed at the need for affordable housing. |

| | | |
|---|-----------------|--|
| Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal areas. | Not applicable. | This provision does not apply to this application, as no informal residential development is involved. |
| A Municipal Planning Tribunal, considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of this application. | Not applicable. | As far as is known, the Eden Joint Planning Tribunal - George Municipality's discretion when considering applications is not affected by the value of land or property. Decision making is, as far as is known, based on the principles, as stated in Section 7 of the Spatial Planning and Land Use Act, 2013 (Act 16 of 2013). |

| Spatial sustainability | | |
|---|-------------------|--|
| Criteria | Compliance | Planning Implication |
| Promote land development that is within the fiscal, institutional and administrative means of the Republic. | Complies with. | The proposed development will have no impact on the fiscal, institutional, or administrative capabilities of the George Municipality. The George Municipality's income base will in fact be broadened through this development proposal. The development proposal that forms the |

| | | |
|--|-----------------|---|
| | | subject of the application is furthermore located within the urban edge of George and is earmarked for residential densification in terms of the George Spatial Development Framework, 2023. |
| Ensure that special consideration is given to the protection of prime and unique agricultural land. | Not applicable. | Erf 180 is zoned as indicated in point 4.4 of this Motivation Report. The provisions of the Act on the Subdivision of Agricultural Land, 1970 (Act 70 of 1970) therefore do not apply to the application. |
| Uphold consistency of land use measures in accordance with environmental management instruments. | Not applicable. | The proposed development does not trigger any listed activities in terms of environmental legislation. |
| Promote and stimulate the effective and equitable functioning of land markets. | Complies with. | The application erf is situated east of Beach Road, in an area currently characterized by large, underdeveloped residential erven. The application erf is furthermore situated within the urban Edge of George, in an area indicated for residential densification in the George Spatial Development Framework, 2023. The land use and density proposed in this application are therefore in keeping with the development proposals in the George Spatial Development Framework, 2023. It will also result in the development of an undeveloped property. The proposed development will thus not have a negative impact on surrounding property values and will contribute to the upgrading of the area, which could result in increased property values in the vicinity. |
| Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments. | Complies with. | All infrastructure required for the development will be provided by the developer at his cost in accordance with municipal requirements. |
| Promote land development in locations that are sustainable and limit urban sprawl. | Complies with. | The property is in terms of the George Spatial Development Framework, 2023 and the Pacaltsdorp / Hans Moes |

| | | |
|--|----------------|---|
| | | Kraal Local Spatial Development Framework, 2015 located within the urban edge of the George Municipal area and is in terms of the framework targeted for urban development. The proposal will thus not result in urban sprawl. |
| Result in communities that are viable. | Complies with. | Due to the high maintenance cost (labour, water, and plants), as well as security risk associated with large properties, the development of large residential erven is increasingly considered not viable. This could lead to neglect, which could result in reducing property values in an area. The development of smaller erven, as is proposed in this application, can result in a vibrant and viable neighbourhood, which will have a positive effect on property values and the economy of George. This will result in additional income for the Municipality, which could be used for the improvement of quality of services to all the citizens of George. |

| Spatial efficiency | | |
|--|-------------------|--|
| Criteria | Compliance | Planning Implication |
| Land development optimises the use of existing resources and infrastructure. | Complies with. | The required infrastructure for the proposed development will be provided by the developer at his costs. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden on municipal budget for the provision services infrastructure. |
| Decision-making procedures are designed to minimise negative | Complies with. | In terms of the contents of this Motivation Report the proposed development will have no negative |

| | | |
|---|-----------------------|--|
| <p>financial, social, economic or environmental impacts.</p> | | <p>financial, social, economic, or environmental impacts. The proposal will in fact have a positive effect on the upliftment of Pacaltsdorp. It will thus be possible to comply with any procedures which the George Municipality has designed to minimise negative financial, social, economic, or environmental impacts.</p> |
| <p>Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.</p> | <p>Complies with.</p> | <p>George Municipality has adopted the George Municipality: Land Use Planning Ordinance, 2023 which prescribes procedures and time frames developers must comply with when submitting land use applications, and which officials must consider when considering applications. This application has been prepared in accordance with the stipulations of the George Municipality: Land Use Planning By-law, 2023 and the application will therefore be handled and considered in accordance with the time frames as prescribed.</p> |

| <p style="text-align: center;">Spatial resilience</p> | | |
|---|--------------------------|---|
| <p>Criteria</p> | <p>Compliance</p> | <p>Planning Implication</p> |
| <p>Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.</p> | <p>Complies with.</p> | <p>The application erf is situated within the urban Edge of George, in an area indicated for residential densification in the George Spatial Development Framework, 2023.</p> |

Good administration

| Criteria | Compliance | Planning Implication |
|---|---|--|
| <p>All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.</p> | <p>This is general principle that municipalities need to comply with.</p> | <p>Input was received from all spheres of government when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As the development proposal can be deemed to comply with the contents of both the George Spatial Development Framework, 2023 and the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015, it can be stated that the proposal complies with these specific criteria.</p> |
| <p>All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.</p> | <p>This is general principle that municipalities need to comply with.</p> | <p>Input was received from all government departments and sectors when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As it can be deemed that the development proposal complies with the contents of the George Spatial Development Framework, 2023 and the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015, it can be stated that the proposal complies with this specific criterion.</p> |
| <p>The requirements of any law relating to land development and land use are met timeously.</p> | <p>This is general principle that municipalities need to comply with.</p> | <p>The George Municipality has adopted the George Municipality: By-law on Land Use Planning, 2023 which prescribes procedures and timeframes which developers must adhere to when submitting land use applications and which officials needs to take into</p> |

| | | |
|--|---|---|
| | | <p>consideration when considering applications. This application has been prepared in keeping with the requirements as per the George Municipality: By-law on Land Use Planning, 2023 and the application will from date of submission be dealt with and be considered within the timeframes prescribed in the by-law.</p> |
| <p>The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.</p> | <p>This is general principle that municipalities need to comply with.</p> | <p>This application will be advertised in accordance with the stipulations as contained in the George Municipality: By-law on Land Use Planning, 2023. All parties will be given the opportunity to participate in the public participation process and will be afforded the opportunity to provide input on the application.</p> |
| <p>Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.</p> | <p>This is general principle that municipalities need to comply with.</p> | <p>The George Municipality: By-law on Land Use Planning, 2023 contains clear procedures set to inform and empower members of the public. This application will be subjected to these procedures.</p> |

As can be seen from the table above, it can be argued that the proposal can be regarded as being compatible with the 5 development principles of SPLUMA.

5.5.3 “Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)”

In terms of the above Act, it is expected of a municipality to consider the compatibility of any development proposal with existing provincial and municipal spatial development frameworks and as well as more detailed local spatial frameworks.

Section 19(1) and 19(2) of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) which is relevant to this application reads as follows:

19(1) If a spatial development framework or structure plan specifically provides for the utilization or development of land as proposed in a land use application or a land development

*application, the proposed utilization or development is regarded as **complying** with that spatial development framework or structure plan.*

19(2) *If a spatial development framework or structure plan does not specifically provide for the utilization or development of land as proposed in a land use application or a land development application, but the proposed utilization does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilization or development is regarded as being **consistent** with that spatial development framework or structure plan.”*

The compatibility of the development proposal with existing spatial development frameworks is addressed in points 5.5.4 to 5.5.6 of this report.

The development principles referred to in Section 59 of LUPA, which should also be considered when motivating an application, are directly in line with the principles of SPLUMA which have been discussed in detail in section 5.5.2 above. The comments in paragraph 5.5.2 are thus also relevant as far as Section 59 of LUPA is concerned.

5.5.4 Western Cape Provincial Spatial Development Framework (WC PSDF)

5.5.4.1 Introduction

The Western Cape Provincial Spatial Development Framework (WC-PSDF) not only provides for a new spatial development pattern for the province but also clearly points out where development may and may not take place. The provisions of the development framework must therefore be considered with any development proposal.

In terms of the framework, mention is made of several principles namely spatial justice, spatial sustainability, spatial resilience, spatial efficiency, accessibility and quality of life and good administration to which spatial planning must comply. The impact of the application on spatial justice, spatial sustainability, spatial resilience, spatial efficiency, has already been fully discussed in point 5.5.2 above and it has been shown that the proposed development complies with the mentioned principles.

Several policy statements are also highlighted in terms of the WC-PSDF which must specifically correlate with the mentioned principles. Some of the policy statements that are relevant to this town planning application will be addressed in the following points.

5.5.4.2 Protection of agricultural land

In terms of the WC-PSDF it is indicated that agricultural land must be protected. Erf 180 Pacaltdorp is zoned Single Residential Zone I and is not used for agricultural purposes. The relevant objective of the WC-PSDF is therefore not relevant to this application.

5.5.4.3 Urban edge

The WC-PSDF provides for a guideline which determines that towns should identify an urban edge and that development should be restricted to areas inside the urban edge. The George Municipality identified an urban edge, and Erf 180 Pacaltdorp fall within the identified urban edge. As such, the proposed development will not result in "urban sprawl". The proposal therefore meets the requirement of this guideline set out in the WC-PSDF.

5.5.4.4 Densification

In terms of the WC-PSDF, higher densities and more compact cities must be created. According to the framework, it is recommended that towns should densify to an average density of 25 units per hectare with development densities of 3 to 6 units per hectare on the edge of a town and densities of between 40 to 60 units per hectare in the core of the urban area.

In the framework, it is highlighted that the density was decided upon following studies that were undertaken and which showed "*that this is the minimum density at which urban settlements begin to significantly improve their urban performance.*"

According to the framework, the proposed density creates the following benefits:

- The ability to walk to several different destinations on foot.
- Improve surveillance and security.

- Employment and retail opportunities within easy distance.
- Vibrant and active streetscape.

The framework further states that *"the figure of an average gross density of 25 du/ha should be seen as a hurdle below which urban settlements will not perform adequately, and above which a number of positive opportunities begin to be achievable."*

According to the framework, increased densities are best applied in towns that are under development pressure and, according to the framework, increased densities is an important tool to counter urban sprawl. Although George is not subject to high development pressure and urban sprawl is not a problem at this stage, an application of this nature may contribute to limiting urban sprawl in the future.

According to the framework, the increased density and the combating of urban sprawl can be achieved through various development possibilities. **Subdivisions** of properties, the development of additional residential units as well as sectional title developments, demolition and redevelopment, high density residential areas, apartment blocks and infill are presented as possible means by which higher densities can be achieved.

The option of vacant land that is located within the urban edge of a town and that is targeted for residential development in terms of an approved spatial development framework has been identified to achieve the increased density and counteract urban sprawl. This specific proposal involves the development of an erf located within the urban edge of George and targeted for densification in terms of the George Spatial Development Framework, 2023. This development proposal, which will be developed at an average density of approximately 24.6 units per hectare, will contribute to the fact that the density prescribed by the framework will eventually be achieved and that urban sprawl will be limited.

However, it is important to point out that densification must take place within acceptable areas and that it must not detract from the environment within which the densification is proposed. This development takes place within the urban edge of George as well as in an environment that is targeted for densification in terms of the George Spatial Development Framework, 2023 and the

Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015. The objectives as prescribed in the development framework are therefore achieved with this application.

5.5.4.5 Summary

From the content of point 5.5.4 it seems clear that the application can indeed be considered compatible with the WC-PSDF.

5.5.5 George Spatial Development Framework, 2023 (GSDF)

Erf 180 Pacaltsdorp is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and the framework therefore applies to this application. The erf is situated in the “Densification Zone” proposed along Beach Road on Map 37: “Composite Spatial Development Framework for the George City Area” in the George Spatial Development Framework, 2023 (GSDF).

In table 13: “Spatial Elements”, “*Residential Densification*” is explained as follows:

- *“Densification zones are areas within existing settlements where residential densification should be accommodated and promoted through appropriate mechanisms such as redevelopment, infill, subdivisions, second dwellings, sectional title, greenfield or brownfield development.”*
- *Densification is promoted in all urban areas with specific focus on areas surrounding primary transport corridors and identified nodes. Density – measured as walking distance from public transport route (80u/ha (or more to be motivated) for 150m, 60u/ha in 151-350m and 45u for 351-500m”.*

The application erf is situated approximately 300 metres to the east of the main public transportation route in Beach Road. The erf, therefore, falls under the “60u for 151-350m” category. The application erf is currently vacant.

In terms of the present zoning (Single Residential Zone I), 3 dwelling units (a dwelling house + second and third dwellings) could be developed, which results in a density of 4.9 dwelling units

per hectare, which is very low. The proposed rezoning and subdivision of the application erf will result in 15 dwelling units being developed on the application erf, at a proposed density of 24.6 dwelling units per hectare, which, although lower than that mentioned in the GSDF, is still substantially higher than the present density. The density proposed in this application is also in line with the density of a new development in Kloof Street and Beukes Street, to the east of the application erf. The proposed density is therefore, considered appropriate for the area concerned. The development as proposed in this application will also result in a mixture of residential opportunities being available in the area concerned.

Except for the indication that the application erf falls within the Urban Edge of George, as well as within the area identified for “*Densification*” and thus complies with the broader principle of densification, the George Spatial Development Framework, 2023, contains no specific future development proposals for this area which could be used to evaluate the compatibility of a land use application with the Spatial Development Framework.

5.5.6 “Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework 2015”

The application erf is situated between Beach Road, Mission Street, Clinic Street, and Beukes Road, in an area which is indicated for “Business” development in terms of the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015. This land use indication is in conflict with the proposals for this area as indicated in the George Spatial Development Framework, 2023 as discussed in point 5.5.5 above. In terms of the GSDF the area the erf is located in is earmarked for densification. As the GSDF is a 2023 document and the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015 is a 2015 document it is taken that the proposals as per the GSDF represents the present vision of the George Municipality for this specific area.

It should however be mentioned that the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015 does allow for densification of existing built-up areas in Pacaltsdorp. The proposal is thus not in conflict with the overriding principle that densification should be supported in Pacaltsdorp.

Single dwelling development as such is however not addressed in detail in the Pacaltsdorp / Hansmoeskraal LSDF, 2015. However, in "**SECTION E: SPATIAL PROPOSALS**" on page 50, in paragraph 9.5.3 "Conventional urban expansion" of the Pacaltsdorp / Hansmoeskraal LSDF, 2015 the following is stated with regards "**Densification in existing built-up areas**":

"Densification may also be achieved in the proposed CBD area and the remaining existing residential areas of Pacaltsdorp by virtue of single residential subdivisions with a minimum erf size of 400m². Second dwelling units will be allowed on erven with a size of 600m² and higher. This will contribute to higher densities also being achieved in the residential areas surrounding the proposed Pacaltsdorp CBD."

The application provides for Single Residential Zone I erven that have erf sizes varying between 306m² and 457m². The erf sizes are therefore smaller than the 400m² proposed in terms of the Pacaltsdorp / Hansmoeskraal Local Spatial Development Framework, 2015.

The following motivation is provided in support of the proposal to provide erven with sizes ranging from 306m² and 457m².

- In terms of the comments received from CES a 10-meter-wide internal access street is required. Furthermore, provision must also be made on the northern side of the applicant's erf for road widening. This results in 847m² (14%) of the area of the erf being taken up by public streets. Approximately one sixth of the erf is therefore taken up by the required roads which have an impact on the economic viability of the proposed project. Only 5 256m² is thus available to be developed with erven. The construction costs of streets and services associated with the street network has a direct effect on the price of an erf. As it is the intention to make single residential erven available for the lower income groups it is important to keep the price of an erf as low as possible. It is as such important to maximize the density of the development and to increase the number of erven to the maximum within the limits applicable to a Single Residential Zone I erf.
- At a minimum erf size of 600m² per erf, it would be possible to develop approximately 8 single residential erven on Erf 180 Pacaltsdorp compared to the development proposal of 15 single residential erven. In terms of the Pacaltsdorp / Hansmoeskraal Local Spatial Development Framework, 2015 second dwellings are only permitted on erven of 600m²

and larger. This means, in theory, that 16 dwelling units can be built on the eight 600m² erven, thus one more than which is actually proposed in terms of this application. The erf sizes of 300m² plus as proposed thus relates positively with the development potential of a single residential erf with a size of 600m². This furthermore relates to a density of 26.2 dwelling units per hectare which is slightly higher than the 25 dwelling units per hectare promoted in the WC-PSDF.

- At a minimum erf size of 400m² per erf as prescribed in the Pacaltsdorp / Hansmoeskraal Local Spatial Development Framework, 2015 it might be possible to develop approximately 13 erven on the erf. No second dwelling unit is allowed on a 400m² erf which means that it will only be possible to develop 13 dwelling units in terms of this scenario. This amounts to a density of approximately 21.3 dwelling units per hectare which is lower than the density as proposed in terms of the development proposal. The objective of encouraging higher density is therefore not going to be achieved under this scenario. The development of the erf with 13 erven with sizes of 400m² amounts to the underdevelopment of the erf.
- The development proposal provides for 15 erven. No second dwellings will be allowed on these erven. This means that the maximum number of dwelling units proposed in terms of the development proposal does not exceed the number of dwelling units that can possibly be developed on 600m² erven. The development density proposed in terms of the development proposal amounts to 24.6 dwelling units per hectare which is in close relation to the density of 26.2 which can be achieved with 600m² erven. The densities proposed in both scenarios are furthermore in keeping with the general density of 25 dwelling units per hectare as proposed in the WC-PSDF. It is as such argued that the smaller erven do not exert any changing impact on the potential density of the direct surrounding environment.
- The development proposal creates the opportunity to make 15 new single residential available, compared to the 8 single residential erven in the case of 600m² erven and 13 residential erven in the case of 400m² erven. This has the result that more potential erf owners are offered the opportunity to acquire full ownership of their own residential erf without a detrimental effect on the potential density of the area.
- The dimensions of the erven are such that, considering the building lines that apply to the erven, ample space is available on the erven to accommodate single storey north facing dwelling houses with sizes varying between 150m² and 175m².
- The development proposal provides for 15 single residential erven whose sizes vary between 306m² and 457m², with an average size of 350m². The average size is therefore

only 13.5% per plot smaller than the guideline of 400m², as indicated in the Pacaltsdorp / Hansmoeskraal Local Spatial Development Framework, 2015. The opinion is held that the % deviation is within limits.

It must be further pointed out that recommendations contained in a Pacaltsdorp / Hansmoeskraal Local Spatial Development Framework, 2015 are merely guidelines and that the provisions can be deviated from if the deviation is thoroughly motivated. In the above points, it is argued that the erf sizes, as proposed with this application, do have merit, and that it offers the opportunity to the lower income group to acquire full ownership of their own residential erf without a detrimental effect on the potential density or character of the area.

5.5.7 George Integrated Zoning Scheme By-Law, 2023

Erf 180 Pacaltsdorp is zoned Single Residential Zone I in terms of the George Integrated Zoning Scheme By-Law, 2023. In terms of this zoning, the erf may be used for the purposes of 3 dwelling units (a dwelling house + second – and third dwellings), which results in a density of 4.9 dwelling units per hectare. The owner intends to develop the application erf with 15 single residential erven, at a density of 24.6 dwelling units per hectare.

To enable the application erf to be developed in accordance with the development proposal, the erf will have to be rezoned to Subdivisional Area and the Subdivisional Area will then have to be subdivided into 15 General Residential Zone I erven and 2 Transport Zone II erven.

The objective of the “Single Residential Zone I” use zone is described as follows in the Land Use Table in Schedule 1 of the George Integrated Zoning Scheme By-Law, 2023:

“The objective of this zone is to provide for residential development where the predominant type of accommodation is a dwelling house for a single family, where each dwelling has its own land unit, and adequate outdoor space. Limited employment and additional accommodation opportunities are possible as primary, or consent uses, provided that the dominant use of the property remains residential and impacts of such uses do not adversely affect the quality and character of the surrounding residential development.”

The following development land use parameters will be applicable to the Single Residential Zone I erven:

Greater than 250m², but not exceeding 500m²

| | |
|-----------------------|--|
| Coverage | 200m ² or 65%, whichever is greater. |
| Building lines | street boundary: 3 metres, side boundaries: 0 meters on 1 side boundary, 1.5 meters on other side boundaries, rear boundary: 1.5 metres. |
| Parking | minimum 2 per dwelling house. |
| Height | 6. 5 meters wall plate height, 8.5 meters ridge height. |

The dimensions of the Single Residential Zone I erven are such that a comfortable north-facing dwelling house, fitting in with the character of the surrounding area, could be accommodated on all of the erven. The proposed dwelling houses will furthermore be designed in such a way that all the development parameters will be complied with.

In terms of the development proposal public streets are proposed. The public streets can be accommodated within the proposed Transport Zone II zoning.

5.5.8 Title Deed

Although the title deed of a property is not a planning document, it sometimes still contains conditions which may have an essential impact on the development potential of a property.

The title deed of Erf 180 Pacaltdorp was scrutinised, and it was found that it contains no conditions prohibiting the rezoning and subdivision as proposed.

A Conveyancer Certificate confirming the abovementioned is attached hereto as **Annexure "L"**.

5.5.9 Conclusion

From the above information it is clear that the application for rezoning and subdivision complies with the mentioned Planning Polices and Planning Guidelines and can be considered desirable.

5.6 Compatibility of the proposal with the character of the area

The application erf is situated to the east of Beach Road, a “Go George” public transportation route. All the surrounding erven have a Single Residential Zone I zoning with dwelling houses located on the developed erven. The surrounding area is currently characterized by a very low overall residential density. As can be seen from the aerial photograph below, the area is characterized by residential erven that varies in size and shape.



The development proposed with this application is also a single residential development that will fit in with the character of the surrounding erven. The proposed development will therefore not detract from the character of the surrounding area, which is already subject to densification.

It is evident that the development as proposed in this application will be compatible with the existing, as well as the future character of the surrounding area.

5.7 Compatibility of the proposal with the natural environment of the property

The application erf is situated within the Urban Edge of George and as indicated on the photo in point 5.2.3 of this motivation report, the erf is overgrown with veld grass.

There are no conservation worthy natural environmental elements situated on the application erf. The natural environment on the erf will, therefore, not be disturbed by the proposed development. The proposed development will thus not have a negative impact on the natural environment and can be considered compatible with the natural environment.

5.8 Potential of the property

Erven 180 Pacaltsdorp is zoned Single Residential Zone I in terms of the George Integrated Zoning Scheme By-Law, 2023. In terms of this zoning, the erf may be used for the purposes of 3 dwelling units (a dwelling house + second – and third dwellings). This represents a very low development potential.

In terms of the development proposal 15 Single Residential Zone I erven are proposed. It will thus be possible to develop 15 dwelling houses on the proposed 15 erven, thus a considerably higher development density than what is permitted at present. The rezoning and subdivision of the application erf, as proposed in this application, will thus allow for the erf to be utilized at a higher potential.

5.9 Access to the property

The application erf is situated approximately 300metres east of Beach Road. A pedestrian link developed to the south of the erf provides easy pedestrian access to Beach Road from the development area. The accessibility of the erf is enhanced by the fact that Beach Road is a “Go George” public transport route. The erf is as such easily accessible from both the Pacaltsdorp and George CBD.

As indicated on the proposed subdivision plan, attached hereto as **Annexure “A”**, the individual erven will gain access from existing and proposed public streets. There is good visibility in both directions along the public streets and access to the individual erven poses no threat to traffic movement in the area.

5.10 Provision of parking

The parking requirements applicable to different land uses are set out in a table in Section 42 of the George Integrated Zoning Scheme By-Law, 2023. As the erven will be developed with individual dwelling houses the provision of parking bays on the individual erven will be addressed on submission of building plans for the individual dwelling houses. The sizes and dimensions of the erven and anticipated dwelling house sizes are of such a nature that it will be possible to comply with the parking requirements on each of the erven.

5.11 Provision of services

From the contents of the pre-application it seems as if engineering services are available. The owners will however on approval of the application appoint Consulting Civil and Electrotechnical Engineers to compile the required engineering services reports and detail engineering services designs to be submitted to the George Municipal engineering departments for approval.

The proposed rezoning and subdivision of the application erf will, therefore, not have a negative impact on the provision of services to the surrounding area. The proposal will result in more effective utilisation of existing municipal services, which is one of the objectives of the Western Cape Provincial Spatial Development Framework.

6. CONCLUSION

Application is made in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of Erf 180 Pacaltsdorp from Single Residential Zone I to Subdivisional Area. Application is also made in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area

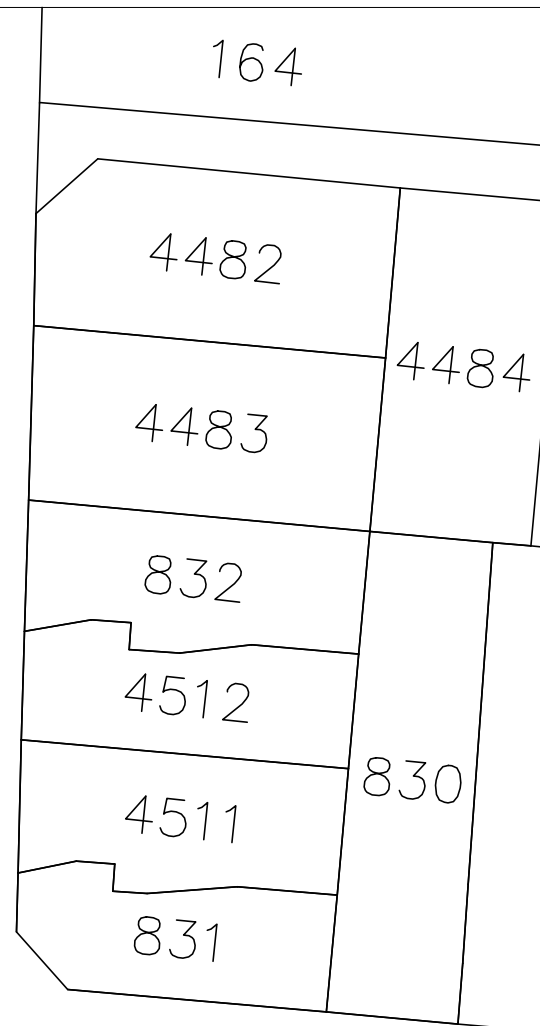
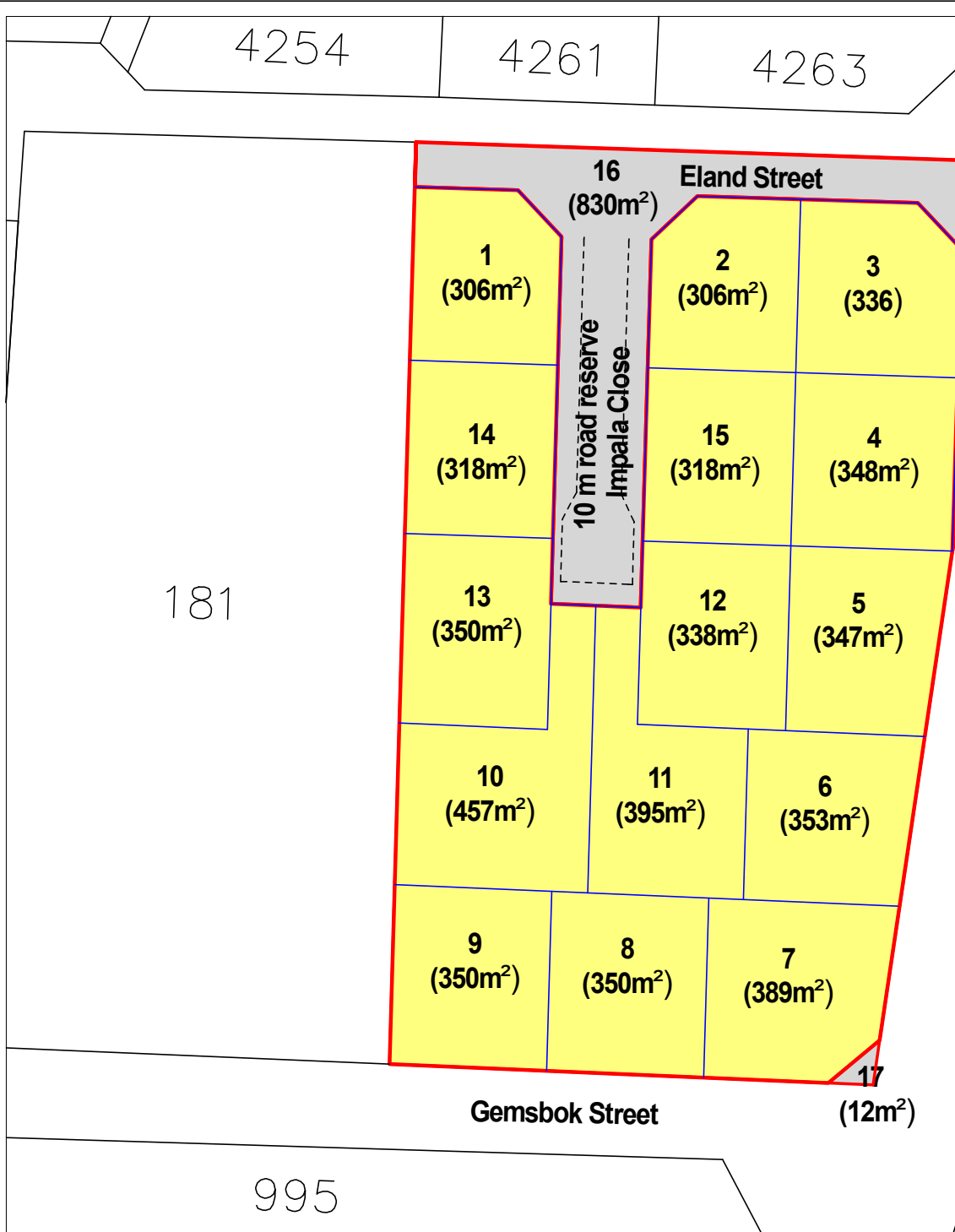
into 15 Single Residential Zone I erven (Portions 1 to 15) and 2 Transport Zone II erven (Portions 16 and 17).

As indicated in this report the proposed applications are compatible with all existing planning documents, spatial plans, legislation, and policy documents applicable to the applications.

The proposal will not have a negative impact on the environment, development, public facilities, traffic circulation or Municipal services in the surrounding area.

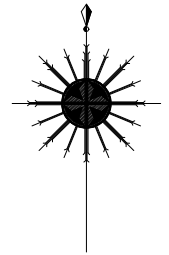
The applications can therefore be considered desirable and are submitted for consideration in terms of the relevant stipulations of the Land Use Planning By-Law for the George Municipality, 2023.

ANNEXURE "A" – PROPOSED SUBDIVISION PLAN



APPLICATION FOR REZONING AND SUBDIVISION OF ERF 180 PACALTSDORP

- Application is made in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of Erf 180 Pacaltsdorp from Single Residential Zone I to a Subdivisional Area consisting of 15 Single Residential Zone I erven and 2 Transport Zone II erven.
- Application is made in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 for the subdivision of Subdivisional Area in 15 Single Residential Zone I erven (Portions 1 to 15) and 2 Transport Zone II (Portion 16 and 17) erven.



| REVISION | DATE | DESCRIPTION | BY |
|----------|------|-------------|----|
| | | | |

TITLE: **Subdivision plan**

JAN VROLIJK **JV** TOWN PLANNER • STADSBEPLANNER

SCALE: **NTS** SKAAL:

| | | |
|----------------|--------------------|---------------------|
| PLANNED BY/JAN | PLAN NO./PLAN NO. | 180/1 |
| DRAWN/GETREK | REV NO./WYSIG. NO. | Erf 180 Pacaltsdorp |
| DATE/DATUM | NAME/NAAM | Subdivision plan |

ALL MEASUREMENTS APPROXIMATE
ALLE AFMETINGS BY BENADERING

KOPIEREG VOORBEHOU / COPY RIGHT RESERVED

| TABLE 1: LAND USES | | | | |
|--------------------|-----------------|---------------------------|--------------------------|------------|
| Portion Nr | Colour notation | Zoning | Extent (m ²) | % of total |
| 1 to 15 | | Single Residential Zone I | 5 256 | 78 |
| 16 and 17 | | Transport Zone II | 817 | 22 |
| TOTAL | | | 6 103 | 100 |

ANNEXURE "B" – MUNICIPAL APPLICATION FORM



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

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

PART A: APPLICANT DETAILS

| | | | |
|------------------------------------|--|-------------|--------------|
| First name(s) | Johannes George | | |
| Surname | Vrolijk | | |
| SACPLAN Reg No. (if applicable) | A/1386/2010 | | |
| Company name (if applicable) | Jan Vrolijk Town Planner / Stadsbeplanner | | |
| Postal Address | P O Box 710 | | |
| | George | Postal Code | 6530 |
| Email | janvrolijk@jvtownplanner.co.za | | |
| Tel | 044 873 3011 | Fax | 086 510 4383 |
| | | Cell | 082 464 7871 |

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

| | | | |
|------------------|--|-------------|------------|
| Registered owner | Cornerstonehill Development (Pty) Ltd | | |
| Address | P/a 2 First Avenue | | |
| | Fernridge, George | Postal code | 6529 |
| E-mail | dirk@mrecc.net | | |
| Tel | N/a | Fax | N/a |
| | | Cell | 0767375013 |

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

| | |
|---|---------------------|
| Property Description [Erf / Erven / Portion(s) and | Erf 180 Pacaltsdorp |
|---|---------------------|

| | | | | | | | | | | | |
|---|--|---------------------------------------|---|-----------------------------------|---|--|--------|-------------------------------|--|-------------------------|---|
| Farm number(s), allotment area.] | | | | | | | | | | | |
| Physical Address | | 21 Clinic Street, Pacaltsdorp | | | | | | | | | |
| GPS Coordinates | | | | | Town/City | | George | | | | |
| Current Zoning | | Single Residential Zone I | | Extent | | 6 103m² | | Are there existing buildings? | | Y | N |
| Current Land Use | | Vacant | | | | | | | | | |
| Title Deed number & date | | T6291/2024 | | | | | | | | | |
| Any restrictive conditions prohibiting application? | | Y | N | If Yes, list condition number(s). | | | | | | | |
| Are the restrictive conditions in favour of a third party(ies)? | | Y | N | If Yes, list the party(ies). | | | | | | | |
| Is the property encumbered by a bond? | | Y | N | If Yes, list Bondholder(s)? | | | | | | | |
| Has the Municipality already decided on the application(s)? | | Y | N | If yes, list reference number(s)? | | | | | | | |
| Any existing unauthorized buildings and/or land use on the subject property(ies)? | | | | Y | N | If yes, is this application to legalize the building / land use? | | | | Y | N |
| Are there any pending court case / order relating to the subject property(ies)? | | | | Y | N | Are there any land claim(s) registered on the subject property(ies)? | | | | Y | N |
| PART D: PRE-APPLICATION CONSULTATION | | | | | | | | | | | |
| Has there been any pre-application consultation? | | | Y | N | If Yes, please complete the information below and attach the minutes. | | | | | | |
| Official's name | | Martin Botha and Jeanne Muller | | Reference number | | 3047745 | | Date of consultation | | 26 February 2024 | |

PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE

*Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.

BANKING DETAILS

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

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

- **Application is made in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Erf 180 Pacaltsdorp from Single Residential Zone I to Subdivisional Area to allow for a residential development comprising of the following:**
 - **15 Single Residential Zone I erven, with erf sizes varying from 306m² to 457m²; and**
 - **2 Transport Zone II erven (Public street).**
- **Application is made in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into:**
 - **15 Single Residential Zone I erven (Portions 1 to 15); and**
 - **2 Transport Zone II erven (Portions 16 and 17).**

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

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

Is the following compulsory information attached?

| | | | | | |
|----------|----------|---|----------|----------|--|
| Y | N | Completed application form | Y | N | Pre-application Checklist (where applicable) |
| Y | N | Power of Attorney / Owner's consent if applicant is not owner | Y | N | Bondholder's consent |
| Y | N | Motivation report / letter | Y | N | Proof of payment of fees |
| Y | N | Full copy of the Title Deed | Y | N | S.G. noting sheet extract / Erf diagram / General Plan |

| | | | | | | | |
|--------------------------------------|---|-----|--|---|---|-----|---|
| Y | N | | Locality Plan | Y | N | | Site layout plan |
| Minimum and additional requirements: | | | | | | | |
| Y | N | N/A | Conveyancer's Certificate | Y | N | N/A | Land Use Plan / Zoning plan |
| Y | N | N/A | Proposed Subdivision Plan (including street names and numbers) | Y | N | N/A | Phasing Plan |
| Y | N | N/A | Consolidation Plan | Y | N | N/A | Copy of original approval letter (if applicable) |
| Y | N | N/A | Site Development Plan | Y | N | N/A | Landscaping / Tree Plan |
| Y | N | N/A | Abutting owner's consent | Y | N | N/A | Home Owners' Association consent |
| Y | N | N/A | Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant) | Y | N | N/A | 1 : 50 / 1:100 Flood line determination (plan / report) |
| Y | N | N/A | Services Report or indication of all municipal services / registered servitudes | Y | N | N/A | Required number of documentation copies |
| Y | N | N/A | Any additional documents or information required as listed in the pre-application consultation form / minutes | Y | N | N/A | Other (specify) |

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

| | | | | | |
|---|-----|---|---|-----|--|
| Y | N/A | National Heritage Resources Act, 1999 (Act 25 of 1999) | Y | N/A | Specific Environmental Management Act(s) (SEMA) |
| Y | N/A | National Environmental Management Act, 1998 (Act 107 of 1998) | | | (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental -- Management: Air Quality Act, 2004 (Act 39 of 2004), |
| Y | N/A | Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) | Y | N/A | National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), |
| Y | N/A | Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA) | | | National Environmental Management: Waste Act, 2008 (Act 59 of 2008), |
| Y | N/A | Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations | | | National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant) |

| | | | | | | |
|---|------------|---|--|---|------------|-----------------|
| Y | N/A | Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) | | Y | N/A | Other (specify) |
| Y | N | If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A | | | | |
| Y | N | If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality? | | | | |

SECTION I: DECLARATION

I hereby wish to confirm the following:

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

Applicant's signature:



Date:

30 April 2024

Full name:

Johannes George Vrolijk

Professional capacity:

Professional Town Planner

SACPLAN Reg. Nr:

A/1386/2010

ANNEXURE "C" – SIGNED PRE-APPLICATION CONSULTATION FORM

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: **3047745**

Purpose of consultation: **Bespreking van 'n voorstel vir die hersonering en onderverdeling van Erf 180 Pacaltsdorp**

Brief proposal: **Aansoek om hersonering van Erf 180 Pacaltsdorp na 'n Onderverdelingsgebied en die onderverdeling van die Onderverdelingsgebied in 14 Enkel Residensiële Sone I erwe en 3 Vervoersone II erwe.**

Property(ies) description: **Erf 180 Pacaltsdorp**

Date: **16 Februarie 2024**

Attendees:

| | Name & Surname | Organisation | Contact Number | E-mail |
|---------------|----------------|-------------------------------|----------------|--|
| Official | Jeanne Muller | George Mun. | 044 801 9138 | jmuller@george.gov.za |
| | Martin Botha | George Mun. | 044 801 9191 | pmbotha@george.gov.za |
| Pre-applicant | Jan Vrolijk | Jan Vrolijk Stadsbeplanner | 044 873 3011 | janvrolijk@jvtownplanner.co.za |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

Documentation provided for discussion:

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

- **Titelakte**
- **Liggingsplan**
- **L G Diagram**
- **Konsep onderverdelingsplan**

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 |
|-----|----|

ONTWIKKELINGSVOORSTEL

Dit is die voorneme van die eienaar om die erf in 14 Enkel Residensiële Sone I erwe en 3 Vervoersone II erwe te onderverdeel soos aangetoon op die konsep uitlegplan wat hierby aangeheg is. Sewe van die erwe sal oor oppervlaktes van 400m² plus beskik terwyl die oorblywende 7 erwe oor oppervlaktes sal beskik wat wissel tussen 352m² en 363m². Die afwyking van die 400m² oppervlakte vereistes ten opsigte van die kleiner erwe sal in die volledige aansoek gemotiveer word. Dir drie Vervoersone II erwe sal as publieke strate geregistreer word.

AANSOEK

- **Aansoek sal in terme van Artikel 15(2)(a) van die Verordening op Grondgebruikbeplanning vir George Munisipaliteit, 2023 gedoen moet word vir die hersonering van Erf 180 Pacaltsdorp vanaf Enkel Residensiële Sone I na 'n Onderverdelingsgebied.**
- **Aansoek sal in terme van Artikel 15(2)(d) van die Verordening op Grondgebruikbeplanning vir George Munisipaliteit, 2023 gedoen moet word vir die onderverdeling van die Onderverdelingsgebied in 14 Enkel Residensiële Sone I erwe en 3 Vervoersone II erwe.**

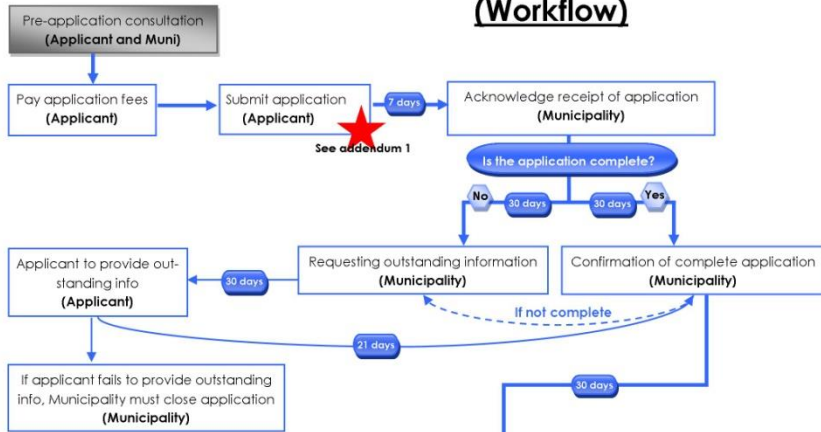
PART B: APPLICATION PROCESS

(WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)

Draft By-Law on Municipal Land Use Planning

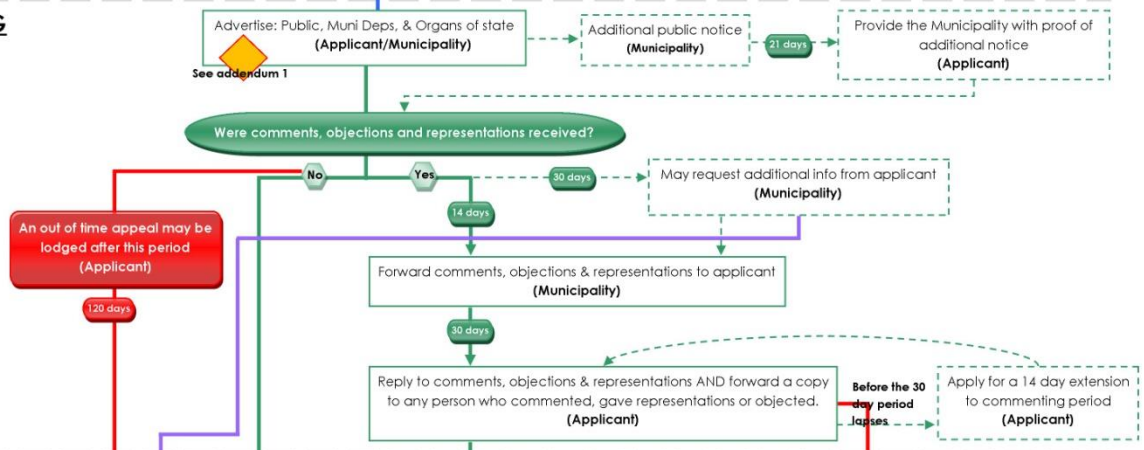
(Workflow)

SUBMISSION



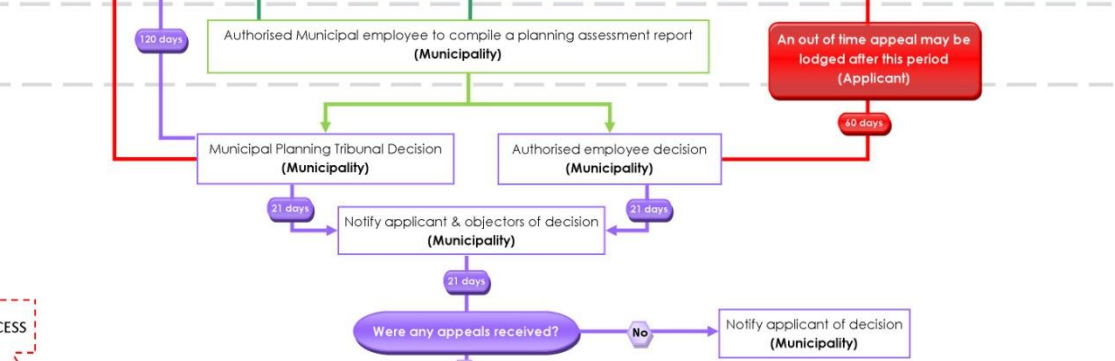
- Types of applications that can be submitted in terms of Section 15 (2)**
- (a) Rezoning of land
 - (b) Permanent departure
 - (c) Temporary departure
 - (d) Subdivision of land
 - (e) Consolidation of land
 - (f) Amendment, suspension or removal of restrictive conditions
 - (g) Permission required in terms of the zoning scheme
 - (h) Amendment, deletion or imposition of condition in respect of an approval
 - (i) Extension of validity period of an approval
 - (j) Approval of an overlay zone
 - (k) Phasing, amendment or cancellation of a subdivision plan or part thereof
 - (l) Permission required in terms of condition of approval
 - (m) Determination of zoning
 - (n) Closure of public place or part thereof
 - (o) Consent use
 - (p) Occasional use

ADVERTISING



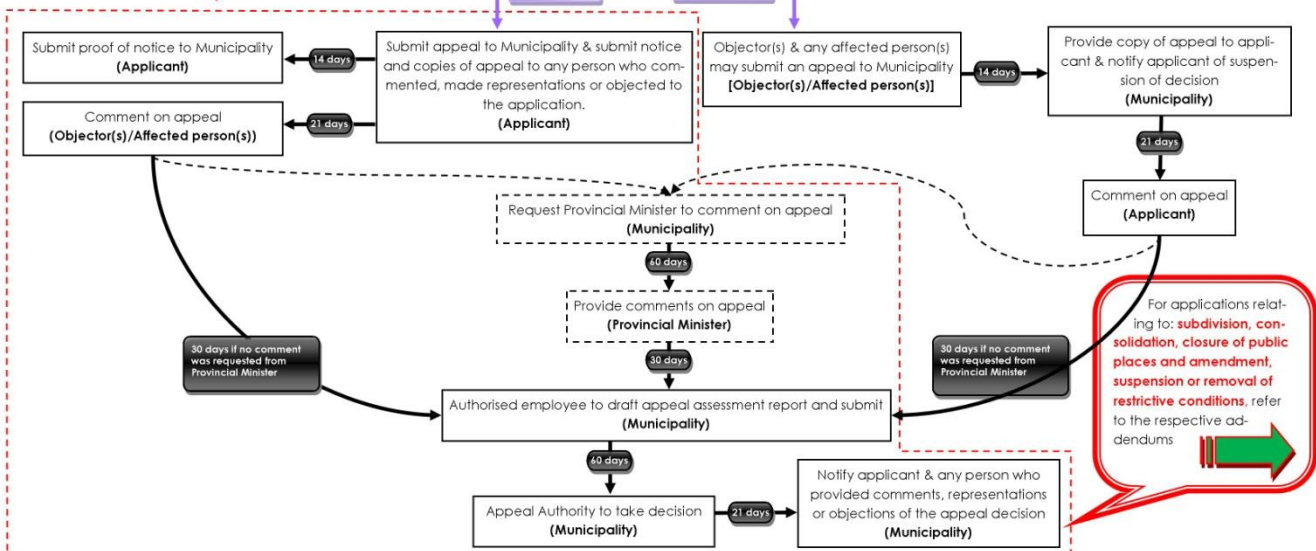
ASSESSMENT

DECISION



APPEAL PROCESS

APPEAL



For applications relating to: **subdivision, consolidation, closure of public places and amendment, suspension or removal of restrictive conditions**, refer to the respective addendums

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 |
|------------------|------|---|--------------------------|
| x | 2(a) | a rezoning of land; | R10 200 |
| | 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 |
| x | 2(d) | a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement; | R13 180 |
| | 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): | | | TBC following submission of application |

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 | Motivate consistency with the MSDF |
| 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 | Submit Conveyancer's Certificate |
| 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? Die George Geintegreerde Soneringskema Verordening, 2023 What is the current zoning of the property? Enkel Residensiële Sone I What is the proposed zoning of the property? Onderverdelingsgebied Does the proposal fall within the provisions/parameters of the zoning scheme? Ja Are additional applications required to deviate from the zoning scheme? (if yes, specify) Nee | | | | |

| 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 | | N.v.t. | N.v.t. |
| Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans? | | X | N.v.t. | N.v.t. |

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

| QUESTIONS REGARDING CONSENT / COMMENT REQUIRED | YES | NO | TO BE DETERMINED | OBTAIN APPROVAL / 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) (striketrough irrelevant) | | X | | National Department of Environmental Affairs (DEA) & DEA&DP |
| Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)? | | X | | National Department of Water & Sanitation (DWS) |
| Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)? | | | X | South African Heritage Resources Agency (SAHRA) & |

| QUESTIONS REGARDING CONSENT / COMMENT REQUIRED | YES | NO | TO BE DETERMINED | OBTAIN APPROVAL / CONSENT / COMMENT FROM: |
|--|-----|----|------------------|---|
| | | | | 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 (if applicable) |
| MINIMUM AND ADDITIONAL REQUIREMENTS: | | | | | |
| Y | N | Site Development Plan | Y | N | Conveyancer's Certificate |
| Y | N | Land Use Plan | Y | N | Proposed Zoning plan |
| Y | N | Phasing Plan | Y | N | Consolidation Plan |
| Y | N | Abutting owner's consent | Y | N | Landscaping / Tree Plan |
| Y | N | Proposed Subdivision Plan (including street names and numbers) | Y | N | Copy of original approval letter |
| Y | N | Services Report or indication of all municipal services / registered servitudes | Y | N | Home Owners' Association consent |
| Y | N | Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant) | Y | N | 1 : 50 / 1:100 Flood line determination (plan / report) |
| Y | N | Other (specify) | Y | N | Required number of documentation copies |

Town Planning:

The attached documents and plan below, were discussed on 21 February 2024.



- The application must be motivated in terms of the relevant statutory legislation (MSDF, SPLUMA, LUPA etc.).
- Motivate the increased density and the desirability thereof.
- The proposed access road and its alignment with the existing t-intersection to the south may be problematic (i.e. jumping intersections). In this regard, it was agreed that the applicant provides an amended layout which should firstly be discussed with CES (i.e. prior to the submission of an application).
- Cul-de-sacs, if proposed, should provide sufficient turning space for vehicles and waste removal trucks.

CES:

- **Access:** Access should be redesigned (to be discussed with CES). Developer to provide internal circle/turning facility.
- **Parking:** Must conform to the GIZS (2023). No parking allowed within the road reserve.
- **Water & Sewer:** Available, subject to confirmation of capacity required.
- **DCs:** Normal applicable DC charges will apply.
- **Stormwater:** Development to conform to the applicable Stormwater by-law.

PART F: SUMMARY / WAY FORWARD

OFFICIAL: Martin Botha
(FULL NAME)

PRE-APPLICANT: **Johannes George Vrolijk**
(FULL NAME)



SIGNED: _____



SIGNED:

DATE: 22/02/2024

DATE: **16 Februarie 2024**

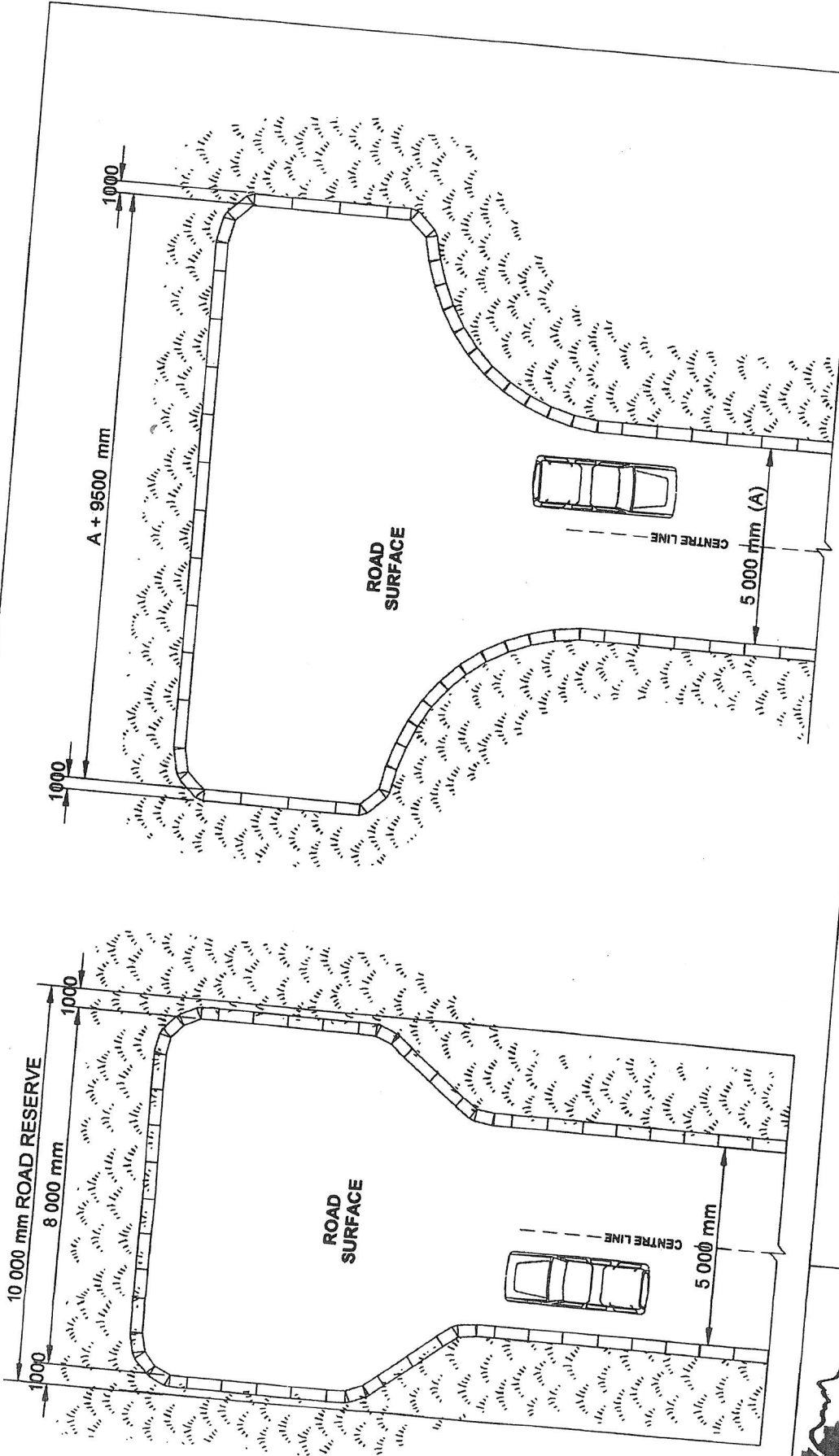


SIGNED: _____

DATE: **26/02/2024**

**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.*

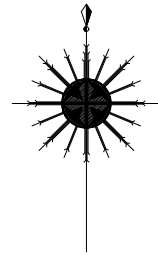
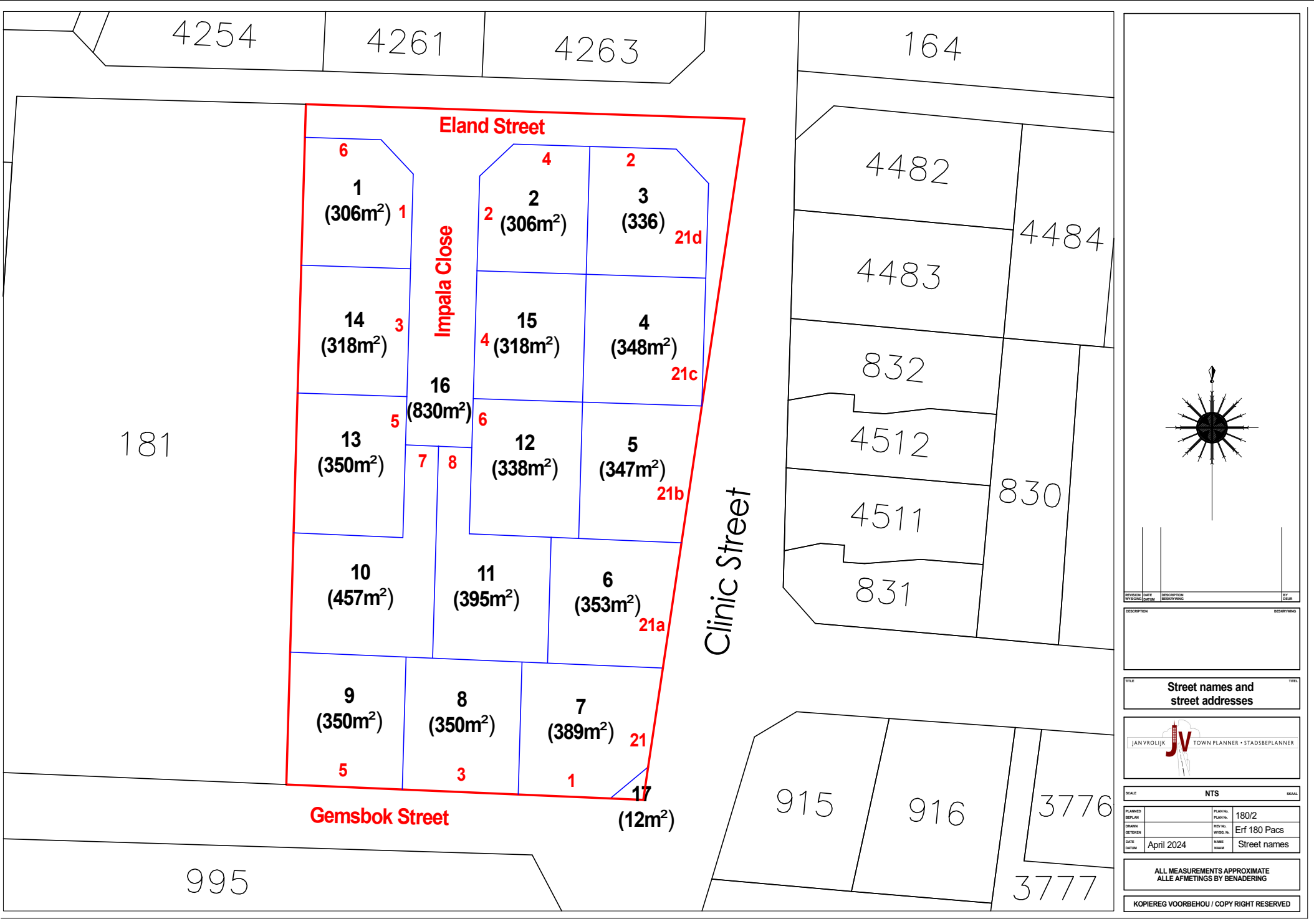
ANNEXURE "D" – CUL DE SAC ENGINEERING PLAN



STANDARDS TURNING CIRCLES

| | |
|-----------|----------|
| DATE: | JAN 2009 |
| SCALE: | NTS |
| PLAN NO.: | CESR/13 |

ANNEXURE "E" – PLAN INDICATING STREETNAMES AND STREET ADDRESSES



| REVISION | DATE | DESCRIPTION | BY |
|----------|------|-------------|----|
| | | | |

| DESCRIPTION | DESCRIPTION |
|-------------|-------------|
| | |

TITLE: **Street names and street addresses**



SCALE: **NTS** SKAAL:

| | |
|------------------|-----------------------|
| PLANNED BY: | PLAN NO.: 180/2 |
| DRAWN BY: | REV NO.: Erf 180 Pacs |
| DATE: April 2024 | NAME: Street names |

ALL MEASUREMENTS APPROXIMATE
ALLE AFMETINGS BY BENADERING

KOPIEREG VOORBEHU / COPY RIGHT RESERVED

ANNEXURE "F" – EMAIL REGARDING APPROVAL OF STREET NAMES

Jan Vrolijk

From: Corlize Bester <Cebester@george.gov.za>
Sent: Monday, 22 April 2024 12:04
To: janvrolijk@jvtownplanner.co.za
Cc: Clinton Petersen
Subject: Erf 180, Pacaltsdorp

Goeiedag Jan








Raadslid Kleynhans het sopas bevestig dat hy geen beswaar het teen die straatname vir Erf 180, Pacaltsdorp nie. Ek gaan net gou 'n "Delegated Report" doen en dit vir Lauren stuur maar glo nie daar sal enige probleme wees nie.

Kind regards

Corlize Bester
Principal GIS Analyst
Human Settlements, Planning and Development

Office: 044 801 9117
Internal Ext: 1291
E-mail: cebester@george.gov.za



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

CONFIDENTIALITY & DISCLAIMER NOTICE The information contained in this message is confidential and is intended for the addressee(s) only. If you have received this message in error or there are any problems please notify the originator immediately. The unauthorized use, disclosure, copying or alteration of this message is strictly forbidden. George Municipality will not be liable for direct, special, indirect or consequential damages arising from alteration of this message by a third party or as a result of any malicious code or virus being passed on. If you have received this message in error, please notify the sender immediately by email, facsimile or telephone and return and/or destroy the original message. ***** Privacy policy George Municipality implements a privacy policy aimed at protecting visitors to our social media sites. POPIA We respect the privacy rights of everyone who uses or enquires about our services. Protecting your personal information, as defined in the Protection of Personal Information Act, Act 4 of 2013, will be respected. Personal information will only be shared for purposes of resolving customer enquiries, providing customer services or for any other legitimate purpose relating to George Municipal functions. For your reference, the POPI and PAIA Acts are available at www.gov.za/documents/acts with amendments listed on www.acts.co.za

Jan Vrolijk

From: Corlize Bester <Cebester@george.gov.za>
Sent: Tuesday, 23 April 2024 15:59
To: janvrolijk@jvtownplanner.co.za
Cc: Michelle Lee
Subject: Erf 180 Pacaltsdorp

Hi Jan








Die "Delegated report" vir erf 180, Pacaltsdorp is goedgekeur deur Lauren en kan jy dus voortgaan met die aansoek.

Kind regards

Corlize Bester
Principal GIS Analyst
Human Settlements, Planning and Development

Office: 044 801 9117
Internal Ext: 1291
E-mail: cebester@george.gov.za



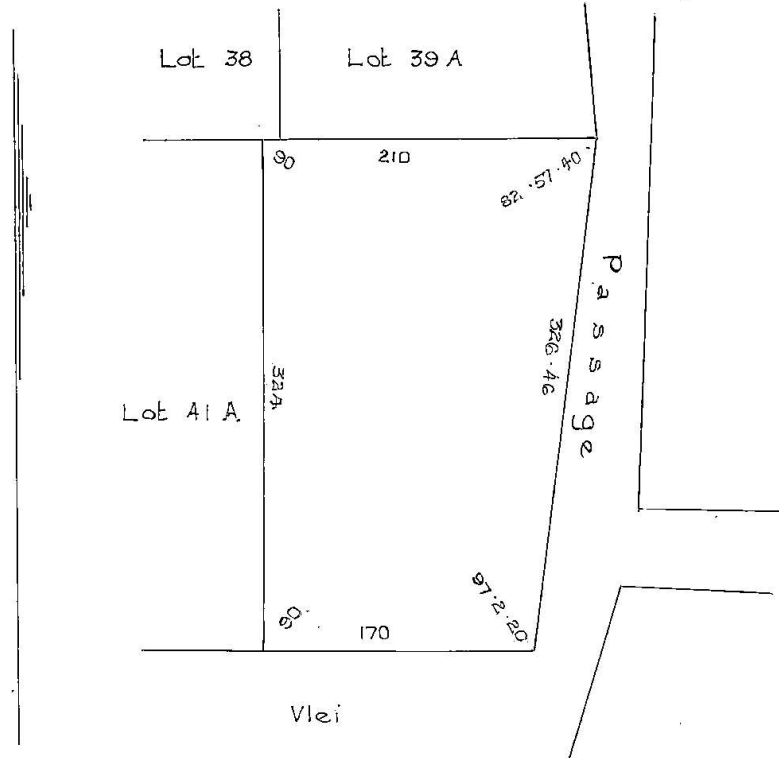
 71 York Street, George  044 801 9111  gmun@george.gov.za  www.george.gov.za   

CONFIDENTIALITY & DISCLAIMER NOTICE The information contained in this message is confidential and is intended for the addressee(s) only. If you have received this message in error or there are any problems please notify the originator immediately. The unauthorized use, disclosure, copying or alteration of this message is strictly forbidden. George Municipality will not be liable for direct, special, indirect or consequential damages arising from alteration of this message by a third party or as a result of any malicious code or virus being passed on. If you have received this message in error, please notify the sender immediately by email, facsimile or telephone and return and/or destroy the original message. ***** Privacy policy George Municipality implements a privacy policy aimed at protecting visitors to our social media sites. POPIA We respect the privacy rights of everyone who uses or enquires about our services. Protecting your personal information, as defined in the Protection of Personal Information Act, Act 4 of 2013, will be respected. Personal information will only be shared for purposes of resolving customer enquiries, providing customer services or for any other legitimate purpose relating to George Municipal functions. For your reference, the POPI and PAIA Acts are available at www.gov.za/documents/acts with amendments listed on www.acts.co.za

ANNEXURE "G" - LOCALITY PLAN

P A C A L T S D O R P

The numerical data of this Diagram are sufficiently consistent.
 S.G.Dgm.No. 2302/1876. (Sgd.) L. Marquard
 Examiner of Diagrams



Scale 100 Cape Feet to an Inch

*Now Erf No. 180 Pacaltsdorp

The above Diagram, bordered yellow, represents 427 Sq. Roods
 72 Sq. Feet of Land, being Lot No. 42A of the Missionary
 Institution of Pacaltsdorp, Situate in the Division of George.

Bounded North by Lot 39A.
 South " Commonage
 East " a Passage
 West " Lot 41A.

Framed from actual Survey

(Sgd.) J.A. Thwaites

Government Surveyor

Copied from the diagram relating to
Title Deed No. Geo. F. 16.54
 dated 8th August 1879. In favour of
 Pieter Scholtz

 J.A. Thwaites
 for SURVEYOR-GENERAL,
 CAPE TOWN.

NAGESIEN 22/6/61
 GEGEWENS NAGESIEN

AL-188/w4
 m 4468
 S
 C
 B
 180

ANNEXURE "H" – SURVEYOR GENERAL DIAGRAM

Erf 180 Pacaltsdorp - Locality plan



Date: 2/14/2024 1:51 PM Scale: 1:2,313



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

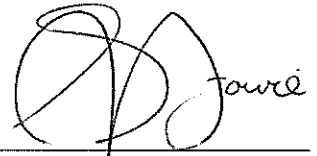
George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.

ANNEXURE "I" - TITLE DEED

70

Haycock Attorneys
7 Cathedral Square
Cathedral Street
P O Box 879
George
6530

Prepared by me



CONVEYANCER
GERRIT PETRUS FOURIE (83877)

| Deeds Office Registration fees as per Act 47 of 1937 | | |
|--|--------------------|---|
| | Amount | Office Fee |
| Purchase Price | R. 1 100 000,00 | R. 1 453,00 |
| Reason for exemption | Category Exemption | Exemption i t o. Sec/Reg..... Act/Proc..... |

DATA / CAPTURE
09 -02- 2024
ATHI DAMOYI

T 000006291 / 2024

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

GERRIT PETRUS FOURIE
LPCM 83877

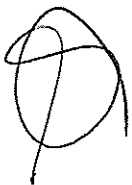
~~GATHARINA FREDRIKA MARIA MEYER (89269)~~

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

ILIFU TRADING 45 PROPIETARY LIMITED
Registration number 2023/542015/07

which said Power of Attorney was signed at George on 11 December 2023

DATA / VERIFY
09 -02- 2024
VUYELWA LAMANI
Lexipol Convey 1812181



And the appearer declared that his/her said principal had, on 28 November 2023, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

CORNERSTONEHILL DEVELOPMENT PROPRIETARY LIMITED
Registration Number 2021/637984/07

or its Successors in Title or assigns, in *FULL AND FREE PROPERTY* :



ERF 180 PACALTSDORP
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

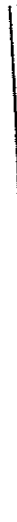
IN EXTENT 6103 (SIX THOUSAND ONE HUNDRED AND THREE) Square
metres

FIRST TRANSFERRED by Deed of Grant dated 8 August 1879 (George Quitrent
Volume 16 Number 54) with Diagram SG Number 2302/1876 relating thereto and held
by Deed of Transfer Number T64849/2007

- A. SUBJECT to the conditions contained in Deed of Grant dated 8 August 1879
(George Quitrents Volume 16 Number 54).

- B. SUBJECT FURTHER to the following conditions contained in Deed of Grant
dated 8 August 1879 (George Quitrent Volume 15 Number 54), namely:

“On condition that this grant shall be subject to all reservations usual in Quitrent
Grants of State Land, except as regards payment of quitrent.”



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

ILIFU TRADING 45 PROPIETARY LIMITED
Registration number 2023/542015/07

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

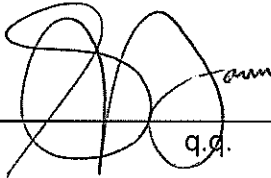
CORNERSTONEHILL DEVELOPMENT PROPRIETARY LIMITED
Registration Number 2021/637984/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 050 000,00 (ONE MILLION FIFTY THOUSAND RAND) with Total Fair Value being R 1 100 000.00(ONE MILLION ONE HUNDRED THOUSAND) .

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on

- 8 FEB 2024

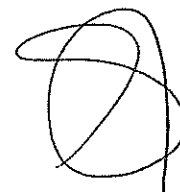


q.q.

In my presence



REGISTRAR OF DEEDS



ANNEXURE "J" – COMPANY REGISTRATION DOCUMENT

Certificate issued by the Commissioner of Companies & Intellectual Property Commission on Tuesday, December 5, 2023 at 9:17



Companies and Intellectual
Property Commission
a member of the dti group

COR14.3: Registration Certificate

Registration Number: 2021 / 637984 / 07
Enterprise Name: CORNERSTONEHILL DEVELOPMENT

ENTERPRISE INFORMATION

Registration Number: 2021 / 637984 / 07
Enterprise Name: CORNERSTONEHILL DEVELOPMENT
Registration Date: 25/05/2021
Business Start Date: 25/05/2021
Enterprise Type: Private Company
Enterprise Status: In Business
Financial Year End: February
TAX Number: 9892762171

| Addresses | <u>POSTAL ADDRESS</u> | <u>ADDRESS OF REGISTERED OFFICE</u> |
|-----------|--|--|
| | PO BOX 11374 DIE HOEWES CENTURION GAUTENG 0163 | 134 MELKHOUTHOEK SPRINGERBRAAI MOSELBAAI WESTERN CAPE 6510 |

ACTIVE MEMBERS / DIRECTORS

| Surname and First Names | Type | ID Number / Date of Birth | Appointment Date | Addresses |
|-------------------------|----------|---------------------------|------------------|---|
| ALDUM, REUBEN JAMES | Director | 8508265257083 | 27/01/2023 | Postal: PO BOX 11374, DIE HOEWES, CENTURION, 3370, 163 Residential: 134 MELKHOUTHOEK, SPRINGERBRAAI, MOSELBAAI, 3362, 6510 |
| ROSSOUW, DIRK PHILLIPUS | Director | 8012215051084 | 01/12/2023 | Postal: 2 FIRST AVENUE, FERNRIDGE, GEORGE, WESTERN CAPE, 6529 Residential: 2 FIRST AVENUE, FERNRIDGE, GEORGE, WESTERN CAPE, 6529 |



ANNEXURE "K" – POWER OF ATTORNEY

POWER OF ATTORNEY

We, the undersigned

Reuben James Aldum and Dirk Phillipus Rossouw

in our capacity as Directors of the

Cornerstonehill Development (Pty) Ltd Registration Number 2021/637984/07

the registered owner of

Erf 180 Pacaltsdorp

do hereby appoint Jan Vrolijk Town Planner/Stadsbeplanner to prepare, sign and submit the following application to the George Municipality:

- an application in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Erf 180 Pacaltsdorp from Single Residential Zone I to Subdivisional Area to allow for a residential development comprising of the following:
 - 15 Single Residential Zone I erven, with erf sizes varying from 306m² to 457m²; and
 - 2 Transport Zone II erven (Public street).

- an application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into:
 - 15 Single Residential Zone I erven (Portions 1 to 15); and
 - 2 Transport Zone II erven (Portions 16 and 17).

Signed at George on 29 April 2024



Reuben James Aldum



Dirk Phillipus Rossouw

ANNEXURE "L" - CONVEYANCER CERTIFICATE

CONVEYANCER CERTIFICATE

IN TERMS OF SECTION 38(1)(n) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW

APPLICATION DETAILS:

1.Application is made in terms of Section 15(2)(a) of the George Municipality:Land Use Planning By-Law(2023) for the rezoning of the Erf 180 Pacaltsdorp from Single Residential Zone I to Subdivisional Area to allow for 15 Single Residential Zone I erven and 2 Transport Zone II erven(Public Streets)

2.Application is made in terms of Section 15(2)(d)of the George Municipality:Land Use Planning By-Law(2023) for the subdivision of the Subdivisional Area into 17 General Residential Zone II erven(Portions 1 to 15) and 1 Transport Zone III erf(Portions 16 and 17)

Date of Application: March 2024 as amplified and motivated by Jan Vrolijk Town Planner

I, the undersigned

GERRIT PETRUS FOURIE LPC 83877

a duly qualified and admitted Conveyancer, practicing at:

FOURIE PRETORIUS INC 21 BLAAUWBERG ROAD BLOUBERGRANDT CAPE TOWN

[Firm name and Address],

do hereby certify as follows:

1. I have perused the following Title Deed/s and conducted a search behind the pivot of the said title deed/s at the Deeds Office, Cape Town:

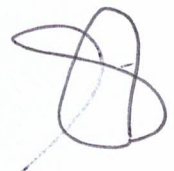
Deed of Transfer T 6291/2024 together with Pivot Deeds thereto and Accessory Deeds referred to in the said Deed of Transfer.

In respect of:

ERF 180 Pacaltsdorp

IN THE MUNICIPALITY AND DIVISION OF GEORGE

WESTERN CAPE PROVINCE



Registered in the name of

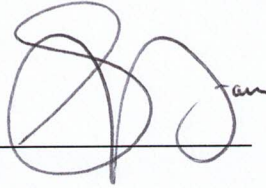
CORNERSTONE DEVELOPMENT (PTY)LTD

Registration Number:2021/637984/07

2. I have appraised myself with the details of the abovementioned Application and related Draft Information.

3. The abovementioned Title Deed/s contain/s no conditions restricting the contemplated Applications and related Development Proposal and there is currently no Bond Registered against the aforesaid property. .

SIGNED at CAPE TOWN on this 26 th day of March 2024



CONVEYANCER

21 on Blaauwberg Road

Bloubergrandt

Cape Town

Tel 021 556 4970

Email::gerritfourie@mweb.co.za

GERRIT PETRUS FOURIE
PRACTISING ATTORNEY, CONVEYANCER
AND NOTARY PUBLIC
COMMISSIONER OF OATHS
21 BLAAUWBERG ROAD
BLOUBERGRANDT, CAPE TOWN