

**Our Ref.: 1327/GEO/23**  
**Your Ref.: Erf 26813, George**

31 May 2024

The Municipal Manager  
George Municipality  
PO Box 19  
GEORGE  
6530

**ATTENTION: MR. CLINTON PETERSEN**

**BY HAND**

Dear Mr. Petersen,

**PROPOSED REZONING AND DEPARTURE: ERF 26813, 8 CASANIE CRESCENT, GEORGE MUNICIPALITY AND DIVISION MUNICIPALITY AND DIVISION**

1. The above matter refers.
2. Attached hereto find the following:
  - A copy of the required documentation;
3. We hope that you will be able to process the application as soon as possible.

Yours Faithfully  
**DELPLAN Consulting**



**DELAREY VILJOEN Pr. Pln**

<https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2023/1327-GEO-23/Korrespondensie/b1.docx>

**Cc: BUITENDAG PROPERTY INVESTMENTS (PTY) LTD**

**PROPOSED REZONING AND DEPARTURE: ERF 26813, 8 CASANIE CRESCENT,  
GEORGE MUNICIPALITY AND DIVISION**



**FOR: BUITENDAG PROPERTY INVESTMENTS (PTY) LTD**



URBAN & REGIONAL PLANNERS

D E V E L O P M E N T   E N V I R O N M E N T   L I N K

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**PROPOSED REZONING AND DEPARTURE: ERF 26813, 8 CASANIE CRESCENT, GEORGE MUNICIPALITY  
AND DIVISION**

## **1. INTRODUCTION**

Erf 26813, hereafter referred to as “the subject property “, is currently vacant and is large enough to accommodate the development of Flats (as was previously approved). The previous approval for flats has unfortunately lapsed and the new owner is hoping to get approval for flats yet again. The owner appointed *DELPLAN Consulting* to prepare and submit the required land use application, a copy of the Power of Attorney (with CIPC) to submit this land use application is attached as **Annexure 1**.

### **1.1 Title Deed**

The subject property is registered in the name of Buitendag Property Investments (Pty) Ltd according to Title Deed T49125/2023. The property measures 965m<sup>2</sup>. The title deed is attached as **Annexure 2** and accompanying SG diagram is attached as **Annexure 3**. There are no title deed restrictions prohibiting the proposed application, this is confirmed with the conveyancer’s certificate attached as **Annexure 4**.

### **1.2 Land Use Application**

This land use application entails the following:

**1. Rezoning** in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 26813, George from Utility Zone to General Residential Zone IV (Flats).

**2. Departure** in terms of Section 15(2) (b) of the George Municipality: Land Use Planning By-Law, 2023 on Erf 26813, George for:

- relaxation of the northern street building line from 5m to 2m for the proposed Flats.
- relaxation of the eastern and western common boundary building lines from 4.5 to 3m for the top storey above the mandated 8.5m height.
- departure from the parking requirements of 37 “normal areas” to allow 27 as “PT1” bays.
- departure from the 27 PT1 parking bay requirement to allow 23.

## 2. CONTEXTUAL INFORMATION

### 2.1 The Locality of the Subject Property

The subject property is located along 8 Casanie Crescent, George. Its northern boundary is Knysna Road. Figure 1 on the following page shows the subject property in relation to other surrounding properties and the rest of George. For a more detailed view, please refer to figure 2 and the locality plan attached hereto as **Annexure 5**.



Figure 1: The location of the subject property in relation to surrounding land uses



Figure 2: Detailed view of subject property and immediate surrounding land uses

## 2.2 Existing Land Uses and Character of the Area

Flats were previously approved on this site, but the approval has lapsed (attached as **Annexure 6**). The site is large enough to accommodate a flats development. The new owners again want to finalise a rezoning on this property for this use. The current proposal is only one storey higher than the previously approved 3 storey block of Flats thus not being an extremely unimplementable proposal. The maximum height for flats in terms of the current zoning By-law, is also not exceeded.

The area is predominantly characterised as a transition zone between light industrial, business orientated development and residential developments. As can be seen in figure 3, a Telkom utility is located alongside the property on the eastern side, with group houses located across from the proposed site. Further down the street, more large business sites are prevalent. The other properties adjacent to the proposed development can be seen in figure 4. The property is abutted by a large light industrial development on the western side and a dwelling house on the southern side.



**Figure 3:** View of surrounding developments (eastward)



**Figure 4:** View of surrounding developments (westward)



The flats are set back at the maximum distance from Casanie Crescent as to limit the impact of privacy issues and overshadowing on the surrounding developments to the south and opposite Casanie Crescent as well as limit the direct visual impact on the streetscape. The development also has no windows facing Casanie Crescent, thus no privacy issues are prevalent for the property to the south and across the street. Figure 5 shows the surrounding developments further southwards down Casanie Crescent. The beforementioned group house across from the subject property as well as other group houses can also be seen in figure 5.

The area along Casanie Crescent can therefore be described as residential in nature, with business orientated uses protruding throughout. The addition of the flats along this street would therefore not be a completely new precedent for the area as large-scale developments already exist and the area can be described as a transition zone containing a variety of large and smaller developments.



**Figure 5:** View of surrounding developments (southwards further down Casanie Crescent)



**Figure 6:** View of the property from across Knysna Road (towards the south)

In figure 6, taken from across Knysna Road at the 3<sup>rd</sup> Street intersection, it can be seen that much of the character remains as mixed use and no view of a residential typology is prevalent. The business (PG Glass) located next to the subject property already sets a precedent for large structures at a height of higher than 2 storeys, thus the addition of the proposed flats would not be completely out of character for the area. The large trees along Knysna Road also limits the impact of the proposed development on the streetscape along Knysna Road. The surrounding land uses are contained in the Land Use Plan, attached as **Annexure 7**.

### 2.3 Zoning

As can be seen in figure 7, the current zoning of the subject property according to the George Integrated Zoning Scheme By-Law is “Utility Zone”.



Figure 7: An illustration of the zoning of subject property and surrounds



Figure 8: An illustration of the zoning of subject property and surrounds

Additionally, in figure 8, the transition zone as previously described can be seen with the surrounding uses ranging from a variety of Business Zone and Light Industrial uses to the residential element contained under a “General Residential Zone III” zoning. The Land Use Plan indicating the surrounding land uses can be found in **Annexure 7**. The Current Zoning can be found in **Annexure 8** with the Proposed Zoning in **Annexure 9**.

### 3. DEVELOPMENT PROPOSAL

#### 3.1 Proposed Development

The proposed development entails a rezoning to *General Residential Zone IV* to allow flats on the property. The development as seen in figure 9, entails a ground storey parking with three storeys on top. The building lines along the northern street building line (Knysna Road) are encroached, requiring a relaxation from 5m to 2m, as well as the eastern and western common boundary building lines, therefore also requiring a relaxation.

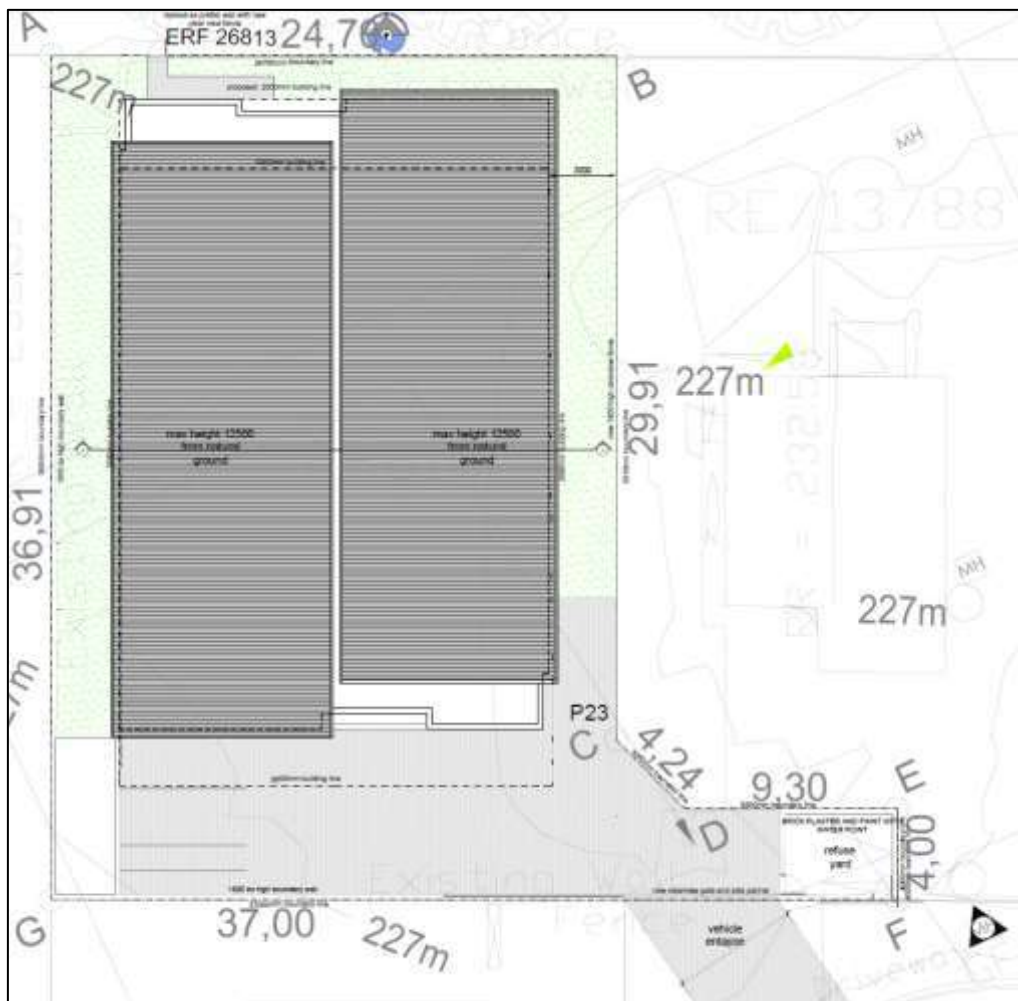


Figure 9: Site Development Plan extract

As can be seen in figure 9, there is enough functional open space surrounding the building, this measures 185m<sup>2</sup> in extent, making up 19% of the total erf.

Regarding the latter building lines, the ground, first and second storeys are not over the building line, however, due to the height of the proposed building, a 4.5m building line is enforced above 8.5m as can be seen in figure 10. The 8.5m line is the starting point for the third storey therefore the third storey requires a building line departure application to 3m.

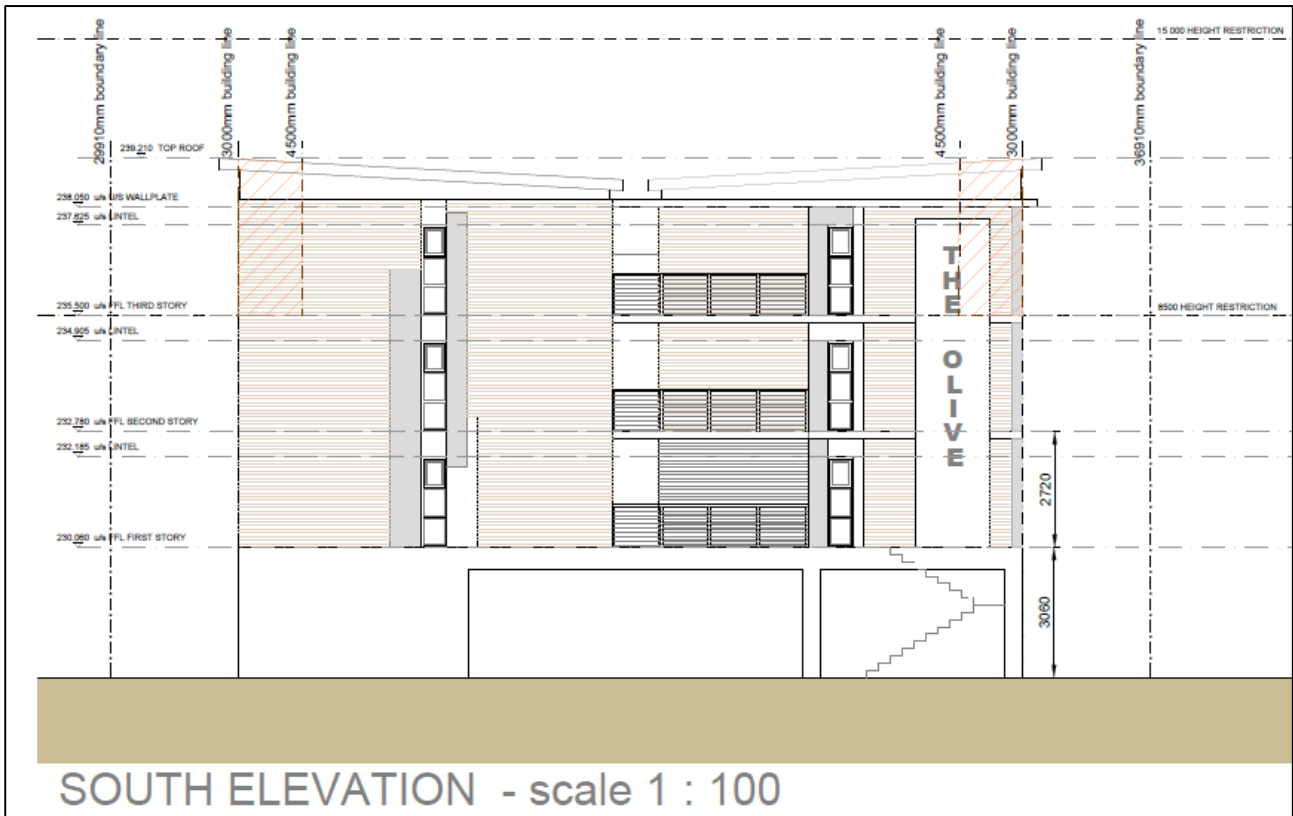


Figure 10: Elevations

The elevations can be found in figure 10 with corresponding 3D renderings in figure 11. The site is ideally suited for student accommodation as it has a significant “walking distance” accessibility due to it being along Knysna Road in close proximity to several shops and a multitude of GoGeorge bus routes. It is also close to the Pick-’n-Pay Centre where students are picked up by bus to the Nelson Mandela University Campus. As can be seen, the development is located furthest away from Casanie Crescent to limit the impact on the streetscape as well as privacy and overshadowing on the surrounding residential developments.





**Figure 11:** 3D rendering of proposed development

The encroachment of the building line along Knysna Road has little effect on the streetscape and views from Knysna Road as this road is closed off to the proposed development as well as containing many developments of similar size along this road. There are also large trees blocking the view of the proposed development along this road. The Site Development Plan is attached as **Annexure 10** with 3D renderings as **Annexure 11**.

### **3.2 Accessibility**

Access to the property remains the same from Casanie Crescent with a panhandle which meets the current development parameters. There is enough manoeuvring space laid out with the access proposed in this position, no issues are foreseen with regards to the proposed layout and accessibility to the refuse area.

There is also enough space for a car to be parked outside the gate without influencing the movement of traffic as a 10m stacking distance is proposed. Casanie Crescent in any case carries very little traffic that could be influenced by the additional trips that are generated by the proposed development. The site is also in close proximity to several GoGeorge bus routes, making it spatially, highly accessible. A pedestrian gate will be installed on the Knysna Road side for easy access.

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## **Parking Study**

A Parking Study (**Annexure 12**) was completed, and the following conclusions were made:

- 1. It is the owner's intention to rezone erf 26813 to General Residential Zone IV for the purpose of student accommodation.*
- 2. The proposed development will consist of 18 x 2-bedroom units.*
- 3. Assuming trip generation equals that of Apartments and Flats (COTO TMH 17, Land Use 220), the student accommodation has the potential to generate 12 Weekday AM (3/9 IN/OUT) and 12 Weekday PM (9/3 IN/OUT) peak hour trips. The development is classified as a low trip generator and the impact on the surrounding road network is expected to be insignificant.*
- 4. The development is situated within less than 500m (walking distance) of one existing Go George bus stops on the CBD – Garden Route Mall Route Number 7. The development can therefore be classified as falling within a PT1 zone.*
- 5. Based on the GIZSBL, the proposed development requires a total of 23 parking bays. According to the proposed SDP (ANNEXURE A) the development will make provision for the following:*
  - 22 x Normal (passenger vehicle) parking bays (2,5m x 5,5m)*
  - 2 x Motorcycle parking bays (1,080m x 5,5m)*
  - 4 x Bicycle parking bays (0.6m x 5,5m)**The total number of parking bays (including 1 credit due to bicycle and motorcycle parking bays) can therefore be stated as 23 bays.*
- 6. Sweep path analysis indicates that the extra wide (7,75m) isle width helps to improve manoeuvrability. However, some sweep path overlap was encountered at the first 15m inside the property.*
- 7. Sufficient throat length to accommodate 1 (one) vehicle is required.*
- 8. Maximum sight lines are available when exiting the site.*

## **Conclusion and recommendations**

The report also sets out the following recommendations to be incorporated into the SDP.

- 1. The site should be classified as falling within a PT1 zone.*

2. In order to encourage NMT and reduce dependency on motor vehicles, access to the existing Paddagat Shopping Centre and GoGeorge bus routes must be provided in the form of a pedestrian gate linking the site with Knysna Road. This access should be aligned (as far as practical) with the existing pedestrian crossing at the signalised intersection of Knysna Road and 3rd Street. The pedestrian gate and the existing Knysna Street asphalt surfaced sidewalk, should be linked by means of a new asphalt surfaced sidewalk, to the specifications listed in the George Municipality's UA guidelines.

3. Signage, bollards and accessible sheltered and secured racks or other devices for storing bicycles and enabling motorcyclists to make use of such bays must be installed.

4. It is proposed that the development contribution amount specific to "Roads" be utilised for the construction of new Universal Accessible pedestrian walkway along Casani Crescent, between the site and Gelderblom Street. The walkway to be constructed by the developer of erf 26813 and the extend of the walkway should be a limited to the capital contribution amount. The walkway to be surfaced with asphalt and to make provision for a grassed furniture zone (where practical and feasible) to separate pedestrians from the road edge. The final position of the sidewalk to be determined after consultation with George Municipality



5. Since ingress and egress vehicle will struggle to move past each other in front of the building, a trellis/lattice/open grid type (i.e. Palisade or Clearview type) fence should be installed for the first 10-15m (starting at the gate), to help with visibility (refer to Figure 16-2).

6. The site access should be revised to create a straight line for ingress and egress movements. (refer to Figure 16-2)

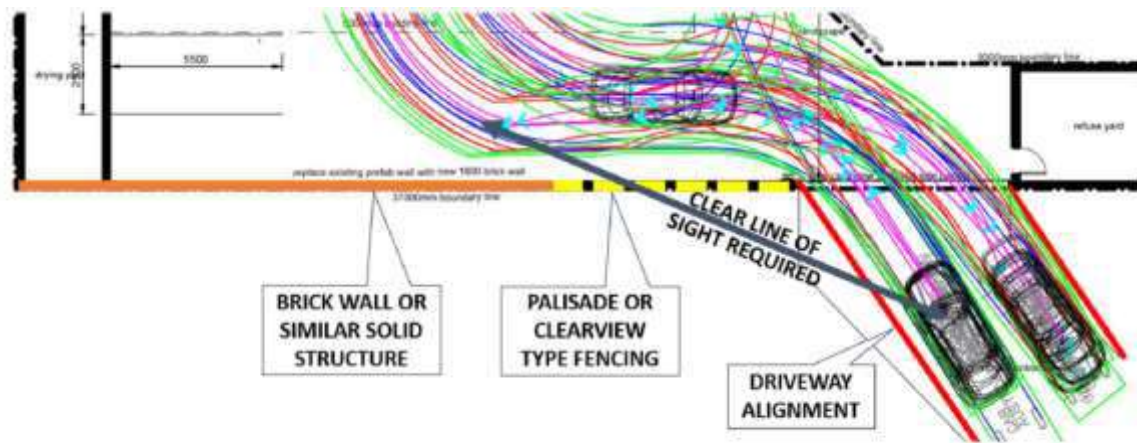


Figure 16-2 - Extend of clear fence and driveway alignment.

All factors to be considered for the design of the final Site Development Plan, following the approval of the land use application as contained herein.

### 3.3 Engineering Services

The property is located within an already developed and serviced residential area, however, services will require upgrades to sufficiently accommodate the proposed development.

#### Electrical services Report

An electrical services report (**Annexure 13**) was completed and states the following:

- **Available capacity**

*“There is capacity available at existing miniature substation “MS-PK Oos” for the proposed development as confirmed by means of load measurements and recordings undertaken at the miniature substation recently.”*

- **Point of connection**

*“The identified point of connection for this development is at the low voltage busbars of existing miniature substation “MS-PK Oos”, as indicated on Drawing No. 19425/SK/01 which is attached as Annexure A. Currently there is spare space in the LV compartment of the abovementioned miniature substation to accommodate a new feeder circuit breaker.”*





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- It is also noted that the applicant will make enquiries regarding the adjacent property (Erf 13788) for possible parking overflow.

*Noted, not required for this development. The property belongs to a SOC namely Telkom.*

- A departure for to PT1 requirements will be considered by the department.

*Noted, motivated as such.*

- A pedestrian access along Knysna Road to be considered to optimize accessibility to public transport.

*Noted, could be included in SDP application.*

- A functional open space to be provided together with the development proposal.

*Noted, included.*

- Refuse collection site to be indicated on the site layout plan.

*Noted, included.*

- Removal, cutting or trimming of trees along Knysna Road without the necessary approvals/permits is prohibited.

*Noted*

- Applicant to consult and address the 2023 MSDF requirements.

*Noted, motivated as such.*

#### CES comments

- Vehicle access will be restricted to Casanie Street. Ideally, access for the property must be combined with access for Erf 13788, George onto Casanie Street. Pedestrian access will be allowed onto Knysna Road.

*Noted.*

- All parking to be provided on site and no parking will be allowed within the road reserve.

*Noted, included as such.*

- Water and sewer are available, subject to confirmation for the development.

*Noted.*

- Stormwater for the development is subject to the Stormwater By-law.

*Noted.*

- Applicable DC's will be payable in terms of the DC Policy.





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- Refuse collection site to be indicated on the site layout plan.

*Noted, included as such.*

- Removal, cutting or trimming of trees along Knysna Road without the necessary approvals/permits is prohibited.

*Noted.*

- Applicant to consult and address the 2023 MSDF and 2023 Zoning Scheme requirements.

*Noted, motivated as such.*

- Applicant to take into account the previous pre-app minutes.

*Noted.*

#### CES comments

- Vehicle access will be restricted to a single access along Casanie Street (maximum 8.0m width). Ideally, access for the property must be combined with access for Erf 13788, George onto Casanie Street. Pedestrian access will be allowed onto Knysna Road.

*Noted.*

- All parking to be provided on site and no parking will be allowed within the road reserve.

*Noted, included as such.*

- Water and sewer are available, subject to confirmation for the development.

*Noted.*

- Stormwater for the development is subject to the Stormwater By-law.

*Noted.*

- Applicable DC's will be payable in terms of the DC Policy.

*Noted.*

- Refuse collection site to be indicated on the site layout plan.

*Noted, included as such.*

#### ETS comments

- Electrical services report to be prepared by Consultant for ETS comments and approval.

*Noted, included as such.*

## 4. RELEVANT SPATIAL PLANNING POLICIES

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

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

As seen in figure 12, this spatial document does not specifically address the subject property (indicated with a red arrow). The subject property is, however, located within the densification zone which runs along Knysna Road thus higher density housing typologies can be supported.

With regards to higher densification, the following is stated: *“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/ha for 351-500m. A key strategy of this SDF is infill development of strategic sites in urban areas. Urban infill is largely focused on achieving higher densities in urban settlements and providing a greater variety of housing options to speed up the delivery process and create more sustainable settlements.”*

The current density is 18 units on 1046m<sup>2</sup> erf, which equals to 172 du/ha. This is due to the site containing a ground storey parking area with three storeys on top. The density is not as excessive as fully utilising the site with additional ground storey student accommodation. As the surrounding area is mixed-use orientated, already containing large developments, the addition of this housing typology is not completely out of character, especially considering its proximity to Knysna Road, public transport modes and a variety of surrounding services. Densification in such close proximity to main roads should be even more promoted and integrated with the surrounding developments. The SDF actively promotes increased densification along major routes and public transport routes such as the GoGeorge bus routes. In this case, the development promotes urban infill on a currently vacant and underutilised site, a prime spot along a major transport route.

There are a multitude of higher density developments located to the north-west of the subject property. The GMSDF does also state that properties situated on public transport routes such as the GoGeorge bus system, should be densified, the proximity to Knysna Road, also being of specific interest.

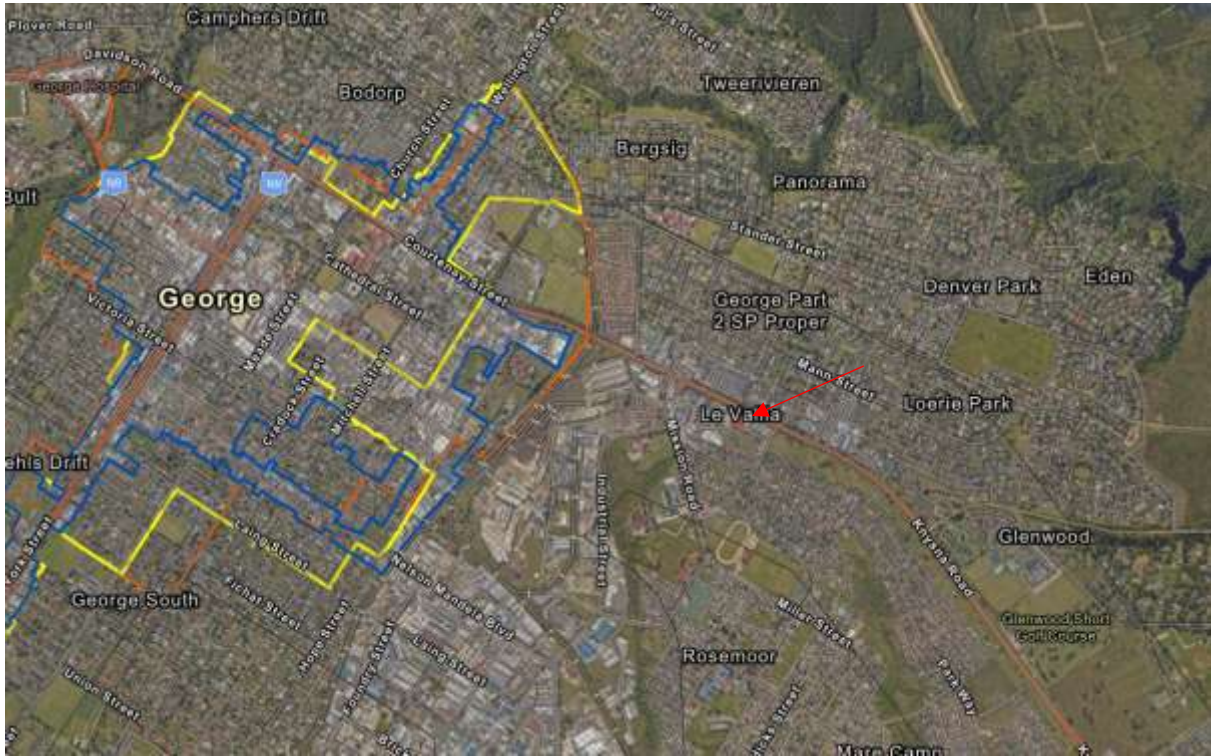


Figure 12: SDF extract (GIS viewer 2024)

The subject property is located in close proximity to the bus route as shown by the variety of different coloured lines in figure 13. Development falls within the urban edge and is not proposed within a discouraged growth area or ecologically sensitive area. In terms of transport accessibility, the proposed subdivision is in line with the densification policy of the SDF and the application adheres to parameters set forth by the GMSDF.



Figure 13: SDF extract showing GoGeorge bus routes





*The current height is the maximum allowed within densified areas, ground floor with three storeys on top, which are decently equal in their spatial distribution. Functional open space is also provided, and the development is set back from Casanie Crescent to minimise the impact on the surrounding developments.*

#### Land use

- Align development land use and activities with Municipal Zoning By-law
- Encourage mix use, especially in primary and secondary nodal areas
- Promote safety and activity with ground floor commercial
- Create extroverted development blocks relating to streets and open spaces
- Cluster complementary uses

*The use remains only General Residential as the development is isolated from Knysna Road, located at a major intersection, even with the access of a possible pedestrian access. Access must remain from Casanie Crescent and having a business orientated use along this street would be spatially unproductive.*

#### Building placement and coverage

- Promote a courtyard / perimeter block typology
- Define public realm by locating buildings to the street edge of the property
- Located parking to the rear of the plot
- Maximize coverage by minimising at-grade parking requirements where possible
- Layer privacy
- Orientated buildings north to maximise natural light opportunities
- Promote accessibility and integration by ensuring a single building is not over 70m long

*Parking is located under the proposed development, on ground floor, with sufficient functional open space provided. The development proposal is close to maximising the street building line along Knysna Road. Buildings cannot be orientated northwards due to the position of the site and the proposed layout which has to protect the privacy of the surrounding developments.*

#### Interface and street frontage

- Locate building facades fronting onto the public realm
- Create visual connections between inside and outside
- Locate buildings entrances along the street front
- Provide ground floor unit access with direct access
- Demarcate public and private realm
- Provide protection from the elements to pedestrians
- Incorporate balconies to provide passive surveillance
- Articulate facades of long, large buildings

*Many of these factors will be addressed with the SDP submission. The development does, however, provide private areas such as functional open space (accessible by all residents in the building) and private balconies (only for occupants of the relevant units).*

#### Security

- No gated developments or complex
- Address security at an internal superblock or building level
- Link security cameras to CCTV
- Create multiple entrance points to increase connectivity.
- Minimise perimeter fences

*The development is gated with fencing for security purposes, this cannot be changed, though Clearview fencing is proposed to limit the impact of fencing along the street.*

#### Development Aesthetics

- Use a consistent, muted colour scheme with a minimum of 2 colours and textures
- Vary and articulate building facade
- Comply with council adopted policies and by-laws
- Avoid visual dominance of solar panels
- Minimise impact of security features

*This factor will be addressed with the SDP submission and architectural guidelines.*

### **4.3 George Municipality Student Accommodation Policy (2023)**

#### LOCATION

- a) The following principles should be applied:
- i. Accessibility of the property.
  - ii. Locality in respect of a higher order road.
  - iii. Locality in respect of public transport facilities.
  - iv. Locality in respect of main development corridors in the area.
  - v. Locality and distance from existing nodes and facilities.
  - vi. Locality in respect of higher density developments.

*The proposed development is in located in close proximity to a higher order road such as Knysna Road and in close proximity to a variety of facilities.*

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b) Private student accommodation should ideally be located close to universities, colleges, and other educational institutions. This proximity reduces commuting time and makes it easier for students to attend classes, access libraries, and participate in campus activities.

c) Accommodation should be easily accessible through public transportation networks, including buses, trains, and even within walking distance of the educational institution. This accessibility ensures that students can travel conveniently between their accommodation and campus.

*The development is in in close to a variety of different public transport modes including several GoGeorge Bus routes and the student bus pick up at Pick-'n-Pay.*

d) Safety is paramount. The chosen area should have a reputation for low crime rates and be well-lit and well-patrolled. Consider neighbourhoods that have a strong community watch presence or are known for their safety measures.

e) Look for areas with essential amenities nearby, such as grocery stores, pharmacies, medical facilities, and recreational spaces. Access to these services makes daily living more convenient for students.

f) Ensure that the area has reliable infrastructure, including well-maintained roads, electricity, water supply, and internet connectivity. These factors contribute to the comfort and well-being of students.

g) Areas with cultural attractions, restaurants, cafes, and recreational facilities can enhance students' overall experience and quality of life.

*There is a wide variety of services available along Knysna Road with several shopping opportunities and other amenities in close proximity. The site is located in an already developed area thus having sufficient service connections.*

h) Consider areas where the cost of living is reasonable and aligns with students' budgets. Accommodation costs should not be excessive, ensuring that students from various economic backgrounds can afford to live in the area.

i) Look for neighbourhoods that have a positive community atmosphere. This can contribute to a supportive living environment, especially for students who are away from home.

j) Choose areas that are known for their diversity and inclusivity. This can help create a welcoming environment for students from various cultural and social backgrounds.

*The neighbourhood is of decent standard without being located in an area where living costs would be too excessive.*

k) Consider the environmental impact of the location, including factors like air quality, noise levels, and proximity to green spaces. A healthy environment contributes to students' well-being.

l) Areas with services tailored to students, such as study spaces, tutoring centres, and student-friendly businesses, can enhance the overall experience.



m) Research any upcoming developments or infrastructure projects in the area. These could affect the value of the property and the overall living conditions for students.

*Not all factors herein could be addressed, but it should be noted that the area is a mixed-use zone therefore not being purely residential. The area is not described as an area containing heavy industrial uses that could have an impact on factors such as air pollution.*

## DESIGN

- a) Residence designs must accommodate a maximum of two students per room and a maximum of 10 students per residence.
- b) A minimum area of 8m<sup>2</sup> must be provided for a bedroom occupied by one student and a minimum area of 14m<sup>2</sup> must be provided for a bedroom occupied by two students, which area includes only sleeping and study quarters and shall not include other communal living quarters, ablution areas, food preparation areas, dining areas or outdoor living areas.
- c) One toilet should be provided for every five students, and one shower should be provided for every seven students.
- d) Shower and ablution facilities must be designed in such a way that individual privacy is provided, and sanitary bins should be provided in every bathroom.
- e) The following minimum food preparation standards must be provided:
  - i. suitable food storage, preparation and kitchen space shall be provided.
  - ii. at least a four-plate stove (with oven) per 8 students.
  - iii. cold storage – a minimum of a 320-litre capacity fridge / freezer combination is the minimum requirement per 8 students.
  - iv. lockable cupboards – 1 per student.
  - v. countertop space must be sufficient for 25% of the capacity of the student residents for simultaneous usage.
- f) It is preferable that all student rooms have access to the internet for study purposes. All communal spaces designed for study purposes in residences must have internet access.

*The current design meets all the above requirements, further details can be included in the formal SDP application for consideration, this land use application is more focused on the principal of the proposed development than specific design guidelines.*

- g) The municipal guidelines pertaining to high density development in the MSDF and applicable LSDF must be adhered to.
- h) The design of the establishment may be subjected to scrutiny by the Aesthetic and Heritage Committee.
- i) In addition to the above all building designs must comply with SANS 10400.
- j) A dedicated refuse area should be provided and indicated on the SDP.

k) Adequate indoor and/or outdoor recreational space should be provided on the property and indicated on the SDP.

*The factors mentioned above are noted, the SDP layout and SDP application following the approval of the proposed land use rights will deal with the relevant factors.*

## 5. STATUTORY FRAMEWORKS

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

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

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

#### 5.1.1 Development Principles

##### 1) Spatial Justice

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

- *The SDF does identify the area along Knysna Road for densification, though not specifically referring to the subject property. The more densified housing typology does make the area more accessible to different income groups along a major route and in close proximity to important socio-economic services such as shops and public transport opportunities, therefore promoting this principle.*

##### 2) Spatial Sustainability

This principle refers to the need for spatial planning and land use management systems to promote land development that is viable and feasible within a South African context, to ensure the protection of agricultural land and to maintain environmental



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

### **5.1.2 Public Interest**

There are no significant public interests currently vested in this site as it is currently vacant and underutilised. The only interest with regards to the development on this site could vest in the residential properties across street (along Casanie Crescent) and the abutting residential development. As previously stated, the building is set back far more than the required building line distance along Casanie Crescent as to minimise the impact of this development on the surrounding properties. There are also no windows facing the abutting residential development, greatly improving privacy. Approval of the application will only increase the density of the area which would be in the interest of the public as the development is located along a major transport route and in close proximity to nearby shops. The fact that the development cater to students makes it location ideal as the latter are all within walking distance.

### **5.1.3 Environmental Legislation**

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

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

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

- Applicable spatial development frameworks;
- Applicable structure plans;
- Land use planning principles referred to in Chapter VI (Section 59);
- The desirability of the proposed land use; and



The *desirability* of this development is rooted in the fact that the proposed use remains for residential use, though being General Residential and not Single Residential. It is also desirable to have increased densities along major routes such as Knysna Road and in close proximity to socio-economic opportunities along with shops and public transport. The addition of a higher density housing typology also makes living opportunities more accessible in the area which is also desirable, especially considering the need for student housing.

As previously stated, the need for the rezoning of the subject property is not specifically addressed in the MSDF, however, the current and future need for further development is structured around the densification of areas in close proximity to a variety of public transport modes, which does include the subject property. The need is also structured around the significant shortfall of student housing opportunities in the George area. The proposed development does not influence the prospects of the GMSDF and complies with its current prospects for increased densification. Additionally, utilising underused sites is an efficient way to encourage densification and halt urban sprawl, especially in close proximity to public transport opportunities.

## 6. CONCLUSION

We believe that the abovementioned principles, considerations and guidelines for this land use application for Erf 26813, George satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



**DELAREY VILJOEN Pr. Pln**

**May 2024**

# **ANNEXURE 1**



**POWER OF ATTORNEY**

I, **Barend Buitendag**, the undersigned and sole director of **Buitendag Property Investments (PTY) LTD**, the registered owner of Erf 8638, George Municipality and Division hereby instruct Delarey Viljoen of *DELPLAN Consulting* to submit the land use application with the local authority.

  
\_\_\_\_\_  
B. Buitendag

Date: 27 February 2024

Witnesses:

1.   
\_\_\_\_\_

2. \_\_\_\_\_

# **ANNEXURE 2**

**A. FOR DONVEYANCER'S USE / VIR AKTEBESORGER SE GEBRUIK**

(a) Simults with other registeries / sectional titles: Gelyktydiges met ander registrasiekantore / deeltittels:

Code Kode	Firm / Firma	Property / Eiendom	Office / Kantoor
1			
2			
3			
4			

(b) Client copies of deed filed permanently in Deeds Office  
Kliënt afskrifte van aktes permanent in Aktekantoor & liasseer:

Nature and number of deed Aard en nommer van akte	Case No. Omslag No.	Initials of Examiners Parawe van ondersoekers

(c) Notes / Notas

**B. FOR DEEDS OFFICE USE / VIR AKTEKANTOOR GEBRUIK:**

Interdicts checked by Interdikte nagesien deur	Remarks / Opmerkings	Initials / Paraafe
(1) Township approved (proclaimed) Dorp goedgekeur (geproklameer)		
(2) Endowment erven Begiftigingserwe		
(3) Endowment Begiftiging		
(4) Conditions Voorwaardes		
(5) Micro Mikro		
(6) General Plan Algemene Plan		
(7) Title Deed Titel		
(8) Township title Dorpskantoor titel		
(9) Date checked Datum nagesien		

Office instructions / Kantoor instruksies:

Section / Seksie:

**FAIRBRIDGES**  
**WEITHEIM BECKER**  
 Est. 1812

**EXECUTION - UITVOERING**  
**CTN 00053**

**53**  
**TEL 014 57 00**

**FOR DEEDS OFFICE USE / VIR AKTEBESORGERSE BRUK**  
 Date of Issue / Datum van Uitgifte: \_\_\_\_\_  
 Date of Issuance / Datum van Uitgifte: \_\_\_\_\_

**RATES CLEARANCE CERTIFICATE**  
**EXPIRES 24/11/23**

Examiners / Ondersoekers	Room / Kamer	Linking / Skakeling	Respect / Verwagte Pass / Passer
1 GASCOIGNE NAKAMET		10/11/23	
2 SENIOR EXAMINER			
M. Ndzwambi			
1131			
3			

**LODGED**  
**08 NOV 2023**  
**INGEDIEN**

**B. (a) FOR CONVEYANCERS USE / VIR AKTEBESORGERSE SE GEBRUK:**

Reference No. / Verwysings No. \_\_\_\_\_

Nature of Deed / Aard van Akte: **Transfer**

**Barhuigen Trust**

**Barhuigen Prop Inv.**

Our Ref: **RD**

Title deeds, etc within / Titeklies, ens binne

**T 53405/3021 within**

**T 0000/9125 2023**

Linking / Skakeling

1	1
---	---

**ER 26813 George**

**SIMULS / GELYKTYDIGES**

No. in batch / stel	Code	Names of Parties / Name van Partye	Firm / Firma No.	Name of Firm / Naam van Firma
1	T	Barhuigen Trust / Barhuigen Prop	53	FWR.
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

**HANDED IN FOR EXECUTION**  
**2023-11-15**

**HANDED IN FOR EXECUTION**

**(b) SIMULS WITH OTHER REGISTRATIONS / GELYKTYDIGES MET ANDER REGISTRASIES:**

AL TITLES: \_\_\_\_\_  
 ANTONE / DEF. TITLES: \_\_\_\_\_

Code	Firm / Firma	von / v / ande
1		
2		
3		
4		

**FOR**

**080008272626**

Registration Requested by / Registrasie Versoek deur: **LYNNE BOTHA**

DATE / DATUM: **16 NOV 2023**

**LECM 82076**

Brief description of property (merely para 1 in Deed) / Kort beskrywing van eiendom (slegs para 1 in Akte)

FAIRBRIDGES WERTHEIM BECKER  
ATTORNEYS  
1ST FLOOR  
2 PYBUS ROAD  
SANDTON

Prepared by me

*Taylor*  
CONVEYANCER  
TAYLA KIRSTEN MOORLEY (49681)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 1 940 000,00	R. 1453,00
Reason for exemption	Category Exemption	Exemption no. Sec/Reg. Act/...

DATA / VERIFY  
22-11-2023  
ELIZABETH VAN TONDER

T000049125 / 2023

### DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LYNNE BOTHA LPCM 82076

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

The Trustees for the time being of BARKHUIZEN TRUST  
Registration number IT 8097/1996 (T)

CAPTURE  
20-11-2023  
BELINDA GONCALVES

which said Power of Attorney was signed at PRETORIA on 18 OCTOBER 2023

M

And the appearer declared that his/her said principal had on 10 October 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:

**BUITENDAG PROPERTY INVESTMENTS PROPRIETARY LIMITED**  
**Registration Number 2014/045204/07**

or its Successors in Title or assigns, in full and free property

ERF 26813 GEORGE,  
IN THE MUNICIPALITY AND DIVISION OF GEORGE,  
WESTERN CAPE PROVINCE

IN EXTENT 965 (NINE HUNDRED AND SIXTY FIVE) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T 21556/2016 with  
Diagram SG No. 2075/2014 relating thereto and held by Deed of Transfer  
Number T53405/2021

A. **SUBJECT** to the conditions referred to in Deed of Transfer Number T13620/1961, except where the conditions have lapsed through consolidation.

B. **SUBJECT FURTHER** to the following conditions contained in Deed of Grant dated 15 June 1972 (George Quitrents Volume 15 Number 15) namely:

"(2) That all existing roads and thoroughfares shall remain free and uninterrupted, and that the Government or other competent authority shall have the right when necessary at any time to make further roads over the land in question."

C. **ENTITLED** to the right of servitude referred to in the following endorsement dated 29 December 1938 on said Deed of Grant (George Quitrents Volume 15 Number 15) namely:

"By Deed of Transfer No 13615 dated 29<sup>th</sup> December 1938, the owner and his successors in title of the property thereby conveyed is prohibited from carrying on any trade or business other than that of saw mill, grist mill and certain manufactures connected with a timber factory, as will more fully appear on reference to the said Deed of Transfer."

D. **SUBJECT FURTHER** to the terms of the endorsement dated 3 July 1983 on said Deed of Transfer Number T22463/1980 which endorsement reads as follows:

"RESTANT

Kragtens Akte van Transport nommer 26218/1983 gedateer hede is die Restant groot 6,5925 ha.

E. **ONDERHEWIG** aan die volgende voorwaardes, soos vervat in Transportakte Nommer T21556/2016, opgele deur die Administrateur van die Kaapprovinsie in terme van Artikel 9 van Ordonnansie 33 van 1934 by goedkeuring van die onderverdeling van Erf 3407 GEORGE:



1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat hoof-gasleidings, elektrisiteits-, telefoon- en televisiekabels en/of -drade hoof- en ander waterpype en die riool- en dreinerings, insluitende stormwater van enige ander erf of erwe van hierdie erf gevoer word en dat bogrondse installasies soos mini-plantstasies, meter kiosks en dienspale daarop geïnstalleer word indien deur die plaaslike owerheid nodig geag word en wel op die wyse en plek wat van 1yd tot 1yd redelikerwys vereis word. Dit sluit die reg op toegang tot alle redelike lye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te stel, te wysig te verwyder of te inspekteer.
2. Die eienaar van hierdie erf is verplig om sander vergoeding op die erf die materiaal te ontvang of uitgrawing op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word wens die verskil tussen die hoogte van die straat soos finaal aangeleg en die erf tensy hy verkies om steurmure te bou tot genoegsaan binne 'n tydperk wat die plaaslike owerheid bepaal."

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

**The Trustees for the time being of BARKHUIZEN TRUST**  
Registration number IT 80111996 (T)

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

**BUITENDIJK PROPERTY INVESTMENTS PROPRIETARY LIMITED**  
Registration Number 2014/045204/07

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 940 000,00 (ONE MILLION NINE HUNDRED AND FORTY THOUSAND RAND).

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.

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

16 November 2023.

g.g.

In my presence

REGISTRAR OF DEEDS

1-6  
①

FAIRBRIDGES WERTHEIM BECKER  
ATTORNEYS  
1ST FLOOR  
2 PYBUS ROAD  
SANDTON

Prepared by me

*(Taylor)*

CONVEYANCER  
TAYLOR KIRSTEN MOORLEY (49681)

## POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

**DEAN ROBERT BARKHUIZEN**  
duly authorised hereto by a resolution of the Trustees for the time  
being of **BARKHUIZEN TRUST**  
Registration number **IT 8037/2006 (T)**,  
acting in terms of Letters of Authority issued by the Master of the High  
Court of South Africa Gauteng Division, Pretoria at Pretoria on  
**2 November 2020**

do hereby nominate and appoint **LOUIS RUDOLPH LE ROUX (82492)** and/or  
**LYNNE BOTHA (82073)** and/or **MARGARET ANNE BOAG (82640)** and/or  
**MELANIE KILLIAN (85276)** and/or **ANDREW MARK HEIBERG (78455)** and/or  
**SARAH NORDIEN (95018)** and/or **ARNO WATSON (80234)**

with power of substitution to be my true and lawful Attorney and Agent in my name,  
place and stead to appear at the Office of the REGISTRAR OF DEEDS at CAPE  
TOWN or any other competent official in the Republic of South Africa and then and  
there to act as my Attorney and Agent and to pass transfer to:

**BUTENDA'S PROPERTY INVESTMENTS PROPRIETARY LIMITED**  
Registration Number **2014/045204/07**

the property described as:

**ERF 26813 GEORGE,**  
**IN THE MUNICIPALITY AND DIVISION OF GEORGE**  
**WESTERN CAPE PROVINCE**

**IN EXTENT 965 (NINE HUNDRED AND SIXTY FIVE) Square metres**

**HELD BY Deed of Transfer Number T53405/2021**

*(Handwritten signatures)*

the said property having been sold by me on 10 October 2023, to the said transferee/s for the sum of R1 940 000,00 (One Million Nine Hundred and Forty Thousand Rand)


and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at PRETORIA on 18 OCTOBER 2023  
in the presence of the undersigned witnesses.

AS WITNESSES :

1. Nky

2. E. van der ...

  
DEAN ROBERT BARKHUIZEN on  
behalf of BARKHUIZEN TRUST







(3)

GEORGE LOCAL MUNICIPALITY

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000)  
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY GEORGE LOCAL MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to George Local Municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY (see definition of property in section 1 of Act No. 32 of 2000)

21 Digit Code (or Municipal Reference Number): FUNDISWA

Erven: 26813

Portion: 0

Extension: GEORGE

Zoning:

Registration division / Administrative District:

Suburb:

Town:

Sectional Title unit number:

Exclusive use area and number as referred to in the registered plan:

Real right:

Scheme registration number:

Sectional Title Scheme Name:

Registered owner: BARKHUIZEN TRUST (IT 8097/1996 (T))

Name and Identity/ Registration Number of all purchaser/s: BUITENDAG PROPERTY INVESTMENTS PROPRIETARY LIMITED (2014/045204/07)

This Certificate is valid until: 26/12/2023

Given under my hand at: GEORGE on: 27/10/2023

Digitally signed by George Municipality  
Signee: Rene Starbuck  
Sign date: 27/10/2023 13:09:50Z AM  
Expiration date: 31/03/2025 01:29:08 PM

MUNICIPAL MANAGER  
George Local Municipality

Date issued: 27/10/2023

TAYLA KIRSTEN MOORLEY  
(LPC NUMBER M49681)

Authorised Officer: Rene Starbuck

Certificate By Conveyancer:

I \_\_\_\_\_ (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the George Local Municipality.

Conveyancer

Date

30 October 2023



CONVEYANCER'S CERTIFICATE

I, the undersigned certify that the registration number of the Transferor on the SARS receipt should read IT8097/1996(T).

CONVEYANCER  
MELANIE KILIAN

For Information Only



(S)

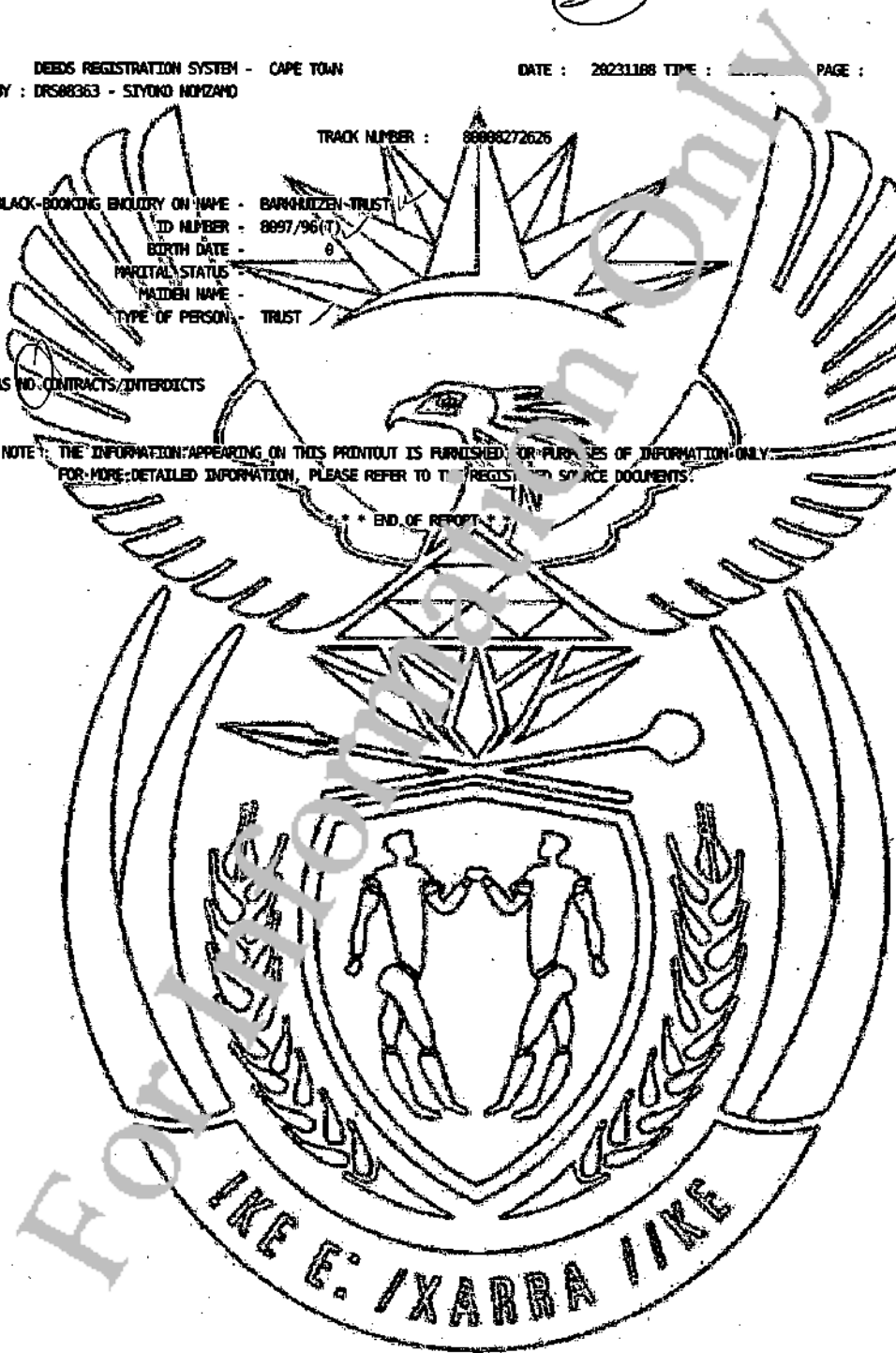
TRACK NUMBER : 8888272626

BLACK-BOOKING ENQUIRY ON NAME - BARRHUIZEN-TRUST  
ID NUMBER - 8897/96(T)  
BIRTH DATE - 8  
MARITAL STATUS -  
Maiden Name -  
TYPE OF PERSON - TRUST

PERSON HAS NO CONTRACTS/INTERDICTS

\*\* PLEASE NOTE: THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.  
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

\*\*\* END OF REPORT \*\*\*



6

TRACK NUMBER : 80088272626

PROPERTY DETAILS PRINT FOR PORTION 0  
ERF NO 26813  
TOWNSHIP GEORGE  
REG DIV GEORGE RD

PROVINCE WESTERN CAPE  
PREV DESCRIPTION  
DIAGRAM DEED NO T21556/2016  
EXTENT 965 SQM  
CLEARANCE GEORGE MUN

ORIGIN REASON ORIGIN PROPERTY  
SUBDIVISION FROM GEORGE, 13788, 0 (R/E)

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

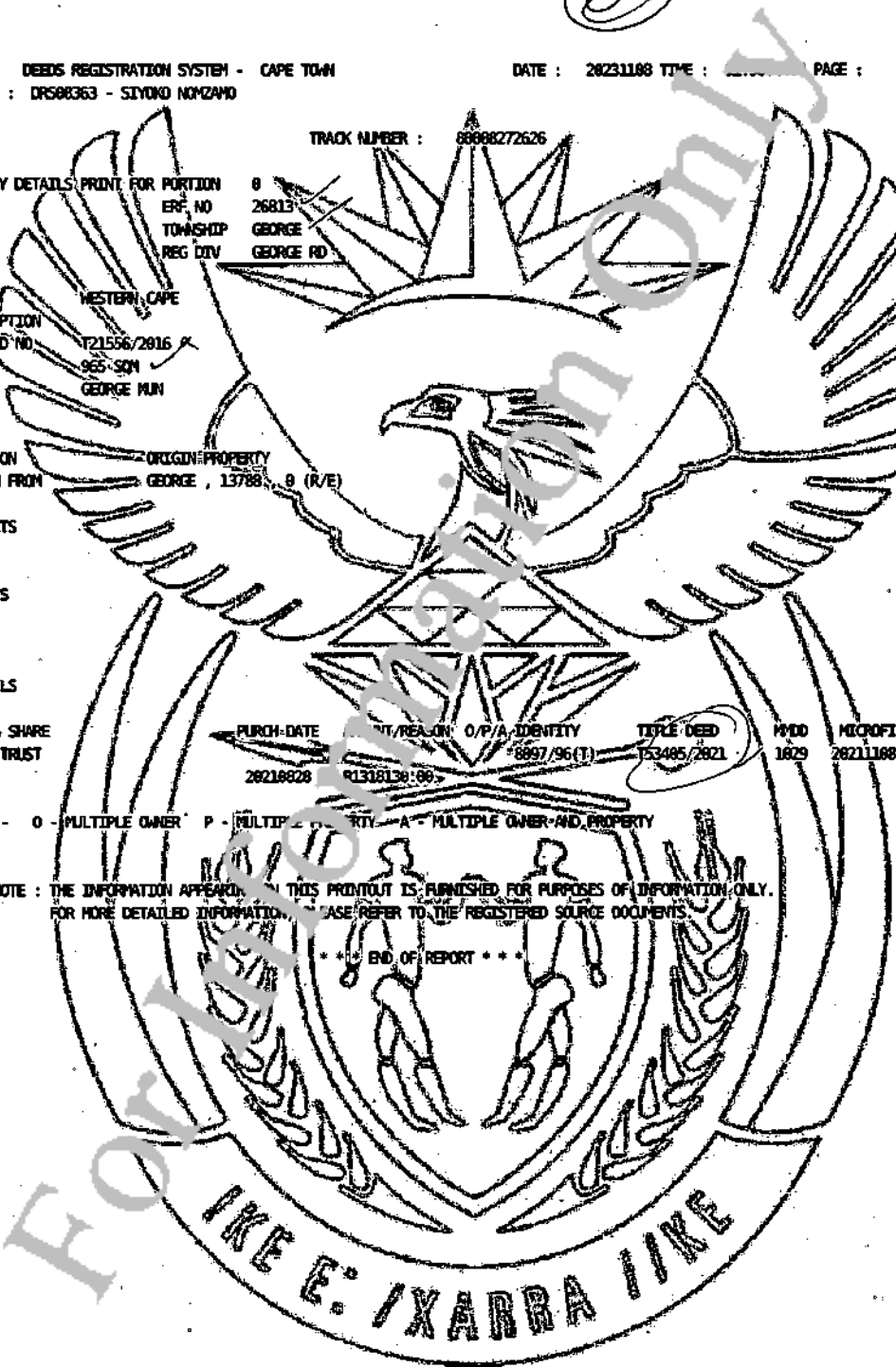
FULL NAME & SHARE  
BARKHUIZEN TRUST

PURCH-DATE	REASON	O/P/A	IDENTITY	TITLE DEED	MPOD	MICROFILM REF
20210828	13138136:00		8897/96(T)	153485/2021	1829	20211168114206

\* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

\*\* PLEASE NOTE : THE INFORMATION APPEARING IN THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.  
FOR MORE DETAILED INFORMATION PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

\*\*\* END OF REPORT \*\*\*





Date: 07/09/2021

Our Reference: 9352121517

ZUREA SCHLOMS  
E-mail: ZUREA.SCHLOMS@PKF.CO.ZA  
Basket: SEKRWC

**RE: Amendment to Company Information****Company Number: 2014/045204/07****Company Name: BUITENDAG PROPERTY INVESTMENTS (PTY) LTD**

We have received a COR21.1 (Address Change) from you dated 07/09/2021.

The COR21.1 was accepted and placed on file.

With effect from 15/09/2021, the registered address was changed to:  
UNIT F2 PINOTAGE HOUSE  
VINEYARDS OFFICE ESTATE  
99 JIP DE JAGER DRIVE DE BRON  
WESTERN CAPE  
7530

Yours truly

**Commissioner: CIPC****Please Note:**

The attached certificate can be validated on the CIPC web site at [www.cipc.co.za](http://www.cipc.co.za).  
The contents of the attached certificate was electronically transmitted to the South African Revenue Services.



The Companies and Intellectual Property Commission  
of South Africa

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 256, PRETORIA.

Call Centre Tel 086 100 2472, Website [www.cipc.co.za](http://www.cipc.co.za)

**Certificate issued by the Companies and Intellectual Property  
Commission on Wednesday, September 15, 2021 06:25  
Certificate of Confirmation**



Companies and Intellectual  
Property Commission  
a member of the cipi group

Registration number                   **2014 / 045204 / 07**

Enterprise Name                       **BUITENDAG PROPERTY INVESTMENTS (PTY) LTD**

Enterprise Shortened Name           **None provided.**

Enterprise Translated Name         **None provided.**

Registration Date                      **04/03/2014**

Business Start Date                  **04/03/2014**

Enterprise Type                       **Private Company**

Enterprise Status                      **In Business**

Financial year end                    **February**

Main Business/Main Object

Postal address                         **PO BOX 5700  
TYGER VALLEY  
BELLVILLE  
WESTERN CAPE  
7536**

Address of registered office         **UNIT F2 PINOTAGE HOUSE  
VINEYARDS OFFICE ESTATE  
99 JIP DE JAGER DRIVE DE BRON  
WESTERN CAPE  
7530**



The Companies and Intellectual Property Commission  
of South Africa

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 256, PRETORIA.

Call Centre Tel 086 100 2472, Website [www.cipc.co.za](http://www.cipc.co.za)



**Certificate issued by the Companies and Intellectual Property  
Commission on Wednesday, September 16, 2021 06:25  
Certificate of Confirmation**



Companies and Intellectual  
Property Commission  
*a member of the sbs group*

Registration number **2014/045204/07**  
Enterprise Name **BUITENDAG PROPERTY INVESTMENTS (PTY) LTD**

**Auditor**  
Name **PKF RADEMEYER WESSON**  
Postal Address **POSBUS 5700  
TYGERVALLEI  
CAPE TOWN**

**Designated Auditor**  
Name **POTGIETER INGE**  
Postal Address

**Active Directors / Officers**

Surname and first names	ID number or date of birth	Director type	Appoint-ment date	Addresses
BUITENDAG, BAREND	8003025044088	Director	04/03/2014	Postal: 25 ROLAND KRYNAUW STREET, WILDERNESS, WESTERN CAPE, 6560 Residential: 25 ROLAND KRYNAUW STREET, WILDERNESS, WESTERN CAPE, 6560



The Companies and Intellectual Property Commission  
of South Africa

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 256, PRETORIA.

Call Centre Tel 086 100 2472, Website [www.cipc.co.za](http://www.cipc.co.za)



# **ANNEXURE 3**



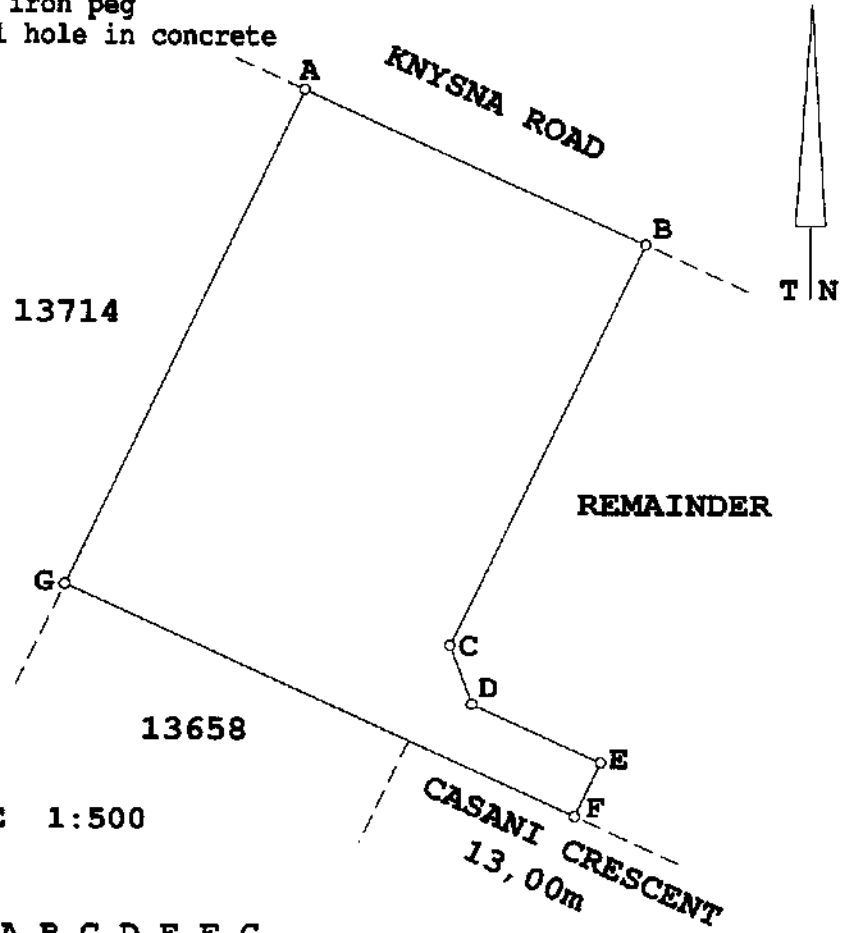
VPM SURVEYS

SIDES metres	ANGLES OF DIRECTION	CO-ORDINATES System: WG.23		
		Y	X	
		Constants	+0,00	+3 700 000,00
A B	24,70	294.54.00	A +48 135,74	+59 833,72
B C	29,91	24.54.00	B +48 113,34	+59 844,12
C D	4,24	339.54.00	C +48 125,93	+59 871,25
D E	9,30	294.54.00	D +48 124,47	+59 875,23
E F	4,00	24.54.00	E +48 116,04	+59 879,15
F G	37,00	114.54.00	F +48 117,72	+59 882,78
G A	36,91	204.54.00	G +48 151,28	+59 867,20
		101P4	⊕ +48 005,62	+59 585,81
		11CD25	⊕ +47 716,15	+59 719,16

**SG No.**  
2075/2014  
**Approved**  
*Stow Abong*  
21 OCT 2014  
for  
**SURVEYOR-GENERAL**

**DESCRIPTION OF BEACONS**

- A,G .... drill hole on top of wall
- B,C,D .. 12mm iron peg
- E,F .... drill hole in concrete



SCALE 1:500

The figure A B C D E F G represents 965 square metres of land being **ERF 26813 (a Portion of Erf 13788) GEORGE** Situate in the Municipality and Administrative District of George, Province of the Western Cape Surveyed in July - October 2014

*R.J. Kohler*

by me Professional Land Surveyor (R.J.KOHLER - PLS0840)

EXEMPT FROM PROVISIONS OF ACT 70 OF 1970  
SECTION (G)

APPROVED IN TERMS OF SECT. 25 OF ORD. 15/1985  
REF. **ERF 13788, GEORGE**  
DATE **18-02-2014**

This diagram is annexed to No. **T21556/2016** d.d. i.f.o. Registrar of deeds

The original diagram is No. 4064/1988 Transfer 1988. .67929 Grant C.C.T.

File S/8775/55 S.R. No. 1049/2014 Comp:BL-7DD/X51(1756) LPI C0270002

# **ANNEXURE 4**

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

**APPLICATION DETAILS:**

The registered owner of the land is applying for:

1. Rezoning in terms of Section 15(2)(a) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 26813, George from Utility Zone to General Residential Zone IV.
2. Departure in terms of Section 15(2)(a) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 26813, for:
  - Relaxation of the northern street building line to 2m;
  - Relaxation of the eastern and western common boundary building lines from 4.5 to 3m for the top storey above the mandated 8.5m height.
  - Departure from the parking requirements of 37 "normal areas" to allow 27 "PT1" bays;
  - Departure from the 27 PT1 parking bay requirements to allow 23 parking bays.

Date of Application: To be submitted

I, the undersigned

**JOHAN MATTHYS BEYERS**  
**(LPCM NUMBER 106444)**

a duly qualified and admitted Conveyancer, practicing at:

**GREYVENSTEINS ATTORNEYS INC, BUILDING 3 PARC DU CAP, 2 MISPEL ROAD,  
BELLVILLE**

---

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:

T49125/2023 [Current Title Deed]

T13620/1961 [Pivot Deed]

In respect of:

**ERF 26813 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
WESTERN CAPE PROVINCE**

**IN EXTENT 965 (NINE Hundred AND SIXTY FIVE) SQUARE METERS**

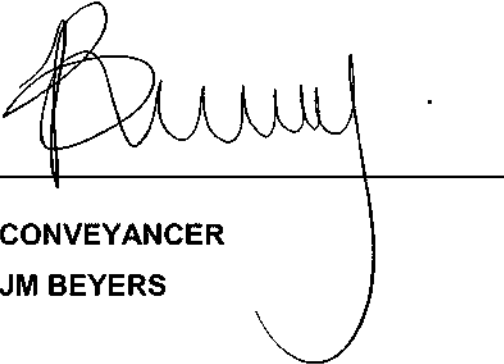
**HELD BY DEED OF TRANSFER NUMBER T53405/2021**

REGISTERED in the name of

**BUITENDAG PROPERTY INVESTMENTS PROPRIETARY LIMITED  
Registration Number: 2014/045204/07**

2. I have appraised myself with the details of the abovementioned Application.
3. The abovementioned Title Deed/s contains no conditions restricting the contemplated Land Uses in terms of the abovementioned Land Development Application.
4. No mortgage bond is registered over the abovenamed property.

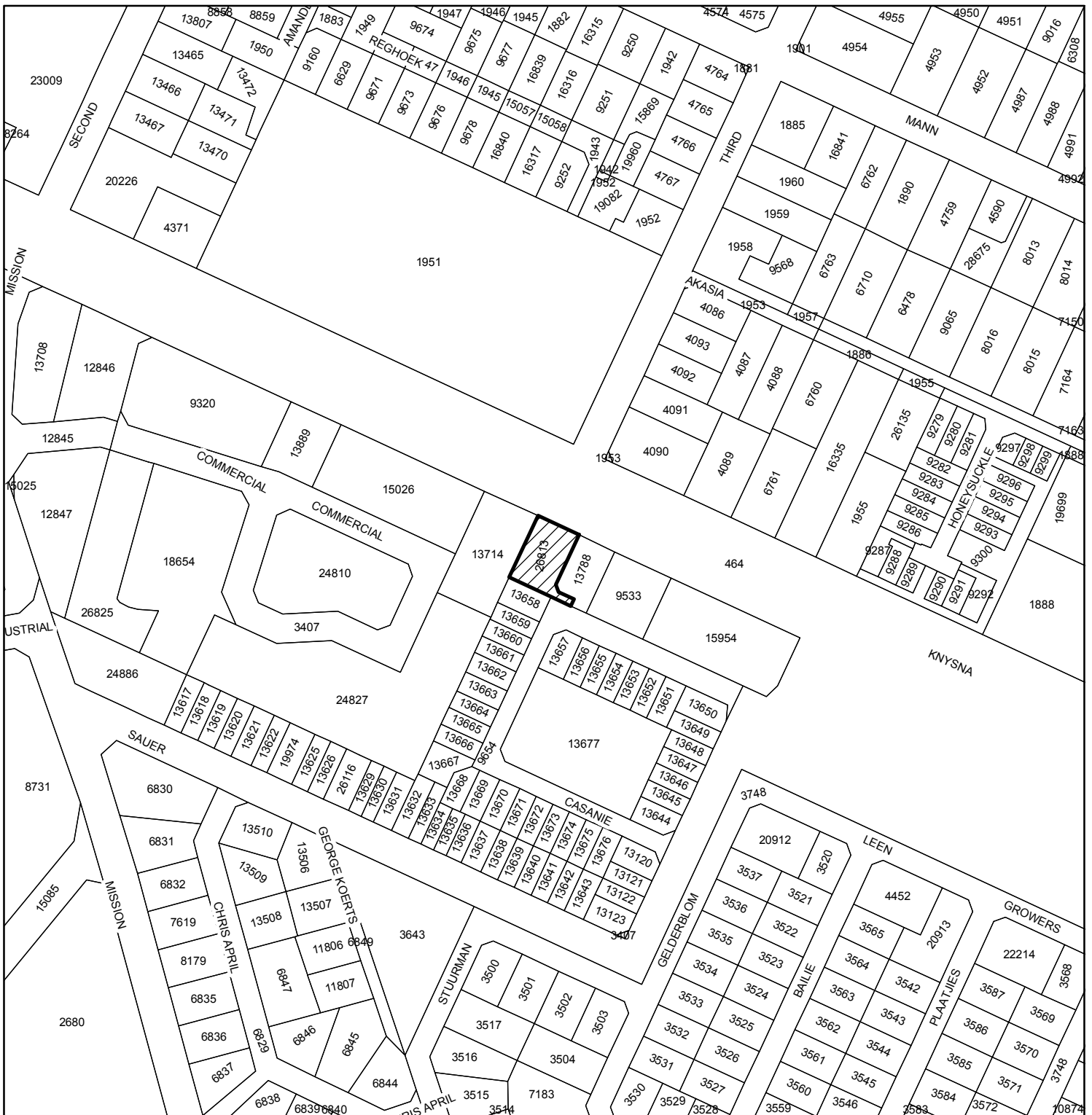
SIGNED at BELLVILLE on this 27<sup>TH</sup> day of May 2024



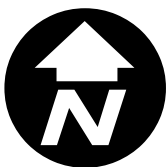
A handwritten signature in black ink, appearing to read 'JM Beyers', is written over a horizontal line. The signature is cursive and extends below the line.

**CONVEYANCER  
JM BEYERS**

# **ANNEXURE 5**



**LEGEND:**



A4 Scale:  
1:3,000

**PROJECT:**

Proposed rezoning & departure  
for Buitendag Property Investment (Pty) Ltd

**PROJEK:**

**DESCRIPTION:**

Erf 76813, Knysna Road, George

**BESKRYWING:**

**TITLE:**

Locality plan

**TITEL:**

1327/GE0/23/GIS/Ligging

DESIGNED: SG  
ONTWERP:

DRAWN: MV  
GETEKEN:

DATE: APRIL 2024  
DATUM:

PLAN NO: ANNEXURE  
PLAN NR:

Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
[www.delplan.co.za](http://www.delplan.co.za)



URBAN & REGIONAL PLANNERS

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**KOPIEREG:**

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



# **ANNEXURE 6**



**G E O R G E**

MUNISIPALITEIT  
Wes Kaap

UMASIPALA WASE  
Ishona - Kofon

MUNICIPALITY  
Western Cape

Postbus / P.O. Box 19 George 6530 Tel: 044 - 8019111 Fax: 044 - 8733776  
Email: e-post: sluds@planning@george.org.za

Ref/Verw: Erf 13788, George  
Contact/Kontak: Ms M Welman  
Tel: 044 801 9477

RECEIVED

18 MAR 2014

18 February 2014

Hutchinson, Du Plessis, Robin & Stoloff  
PO Box 405  
PLETTENBERG BAY  
6600

REGISTERED POST

**APPLICATION FOR REZONING, SUBDIVISION AND DEPARTURE:  
ERF 13788, GEORGE**

Abovementioned application as well as the municipality's decision letter dated 14 March 2012 in this regard refers.

Please find attached the final decision of PGWC: Department of Environmental Affairs and Development Planning

**Final approval** is hereby granted and the application is thus regarded as finalised and can be implemented as per the abovementioned letter.

Yours faithfully

  
T. BOTHA

**MUNICIPAL MANAGER**

G:\Michelle\Michelle\Briewe\erf13788G(RezoningSubDepartureFinalApproval)\Hutchinson.doc

Cc: Directorate: Civil Engineering Services  
Directorate: Electrotechnical Services  
Directorate: Environmental Services  
Directorate: Financial Services  
Directorate: Financial Services S Langeveldt  
Town Planning Section  
Building Control Section

MUNICIPALITEIT GEORGE / GEORGE MUNICIPALITY  
 Hierdie onderverdeling is goedgekeur in kragtens artikel 25(1) van  
 Ordinance 16 van 1982 en is onderworpe aan die voorwaardes van die  
 in die delingsplan.  
 This subdivision is approved in terms of Section 25(1) of the Land Use  
 Divisions Act of 1982 subject to the conditions contained in  
 the planning scheme.

**GEORGE MUNICIPALITY**  
**GEORGE MUNISIPALITEIT**

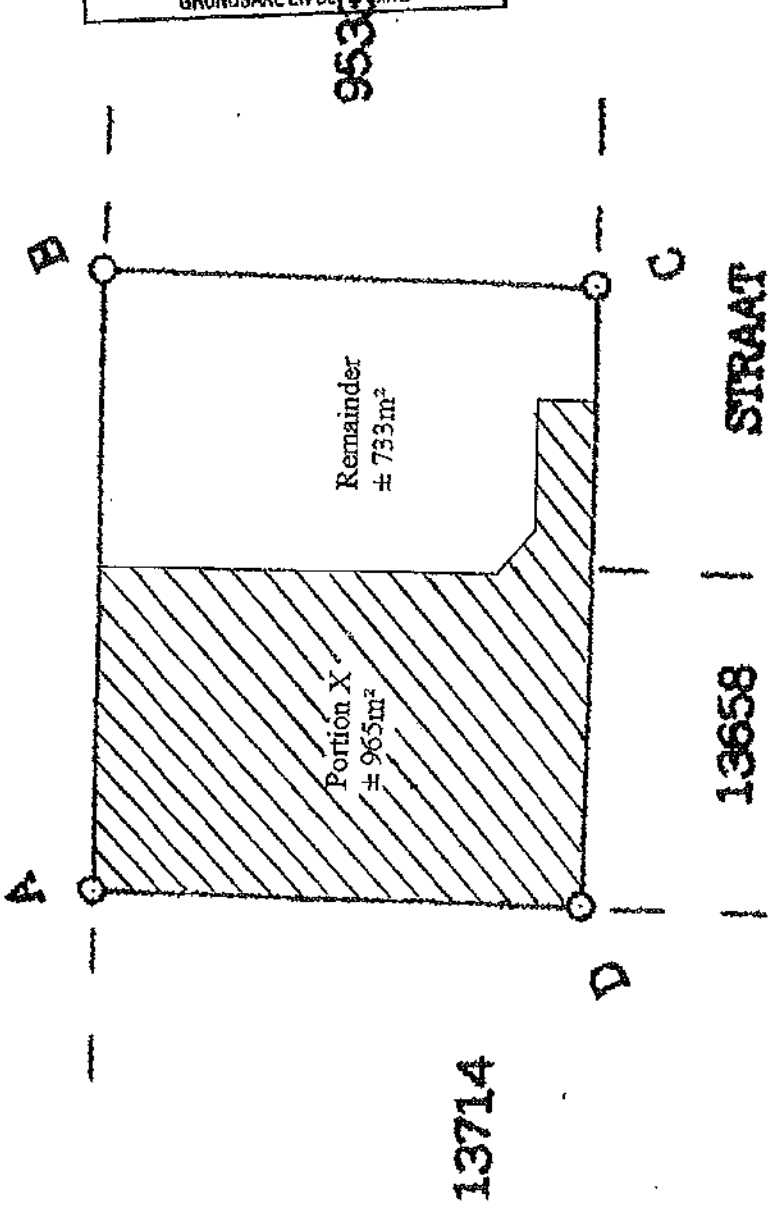
2014 -02- 18 Datum/Datums

DIRECTORATE: HUMAN SETTLEMENTS, LAND  
 AFFAIRS AND PLANNING  
 DIREKTORAAT MENSLIKE NEDERSETTING,  
 GRONDSAKE EN BEPLANNING

Director: Planning & Ontwikkeling  
 Director Planning & Development

**HIS R**  
 HUTCHINSON, DU PLESSIS, ROBIN  
 & STOLOFF ATTORNEYS

**KNYSNAWEG**



**Subdivisional Plan**

Erf 13788 - George

Date: May 2011  
 Scale: 1:500  
 Ref: Erf 13788/Sub



**G E O R G E**

MUNISIPALITEIT  
Was Keap

UMASIPALA WASE  
Intshona - Koloni

MUNICIPALITY  
Western Cape

Postbus/P.O. Box 19 George 6530 Tel: 044 8019111 Fax: 044 8739776

VERW/REF: **E-mail: [marina@george.org.za](mailto:marina@george.org.za)**  
Erf 13788, George

NAVRAE:  
ENQUIRIES:

Ms M Welman

TEL:

044 - 801 9171

RECEIVED

10 APR 2012

14 March 2012

Hutchinson, Du Plessis, Robin & Stoloff  
PO Box 405  
PLETTENBERG BAY  
6600

Registered Mail

**REZONING, SUBDIVISION AND DEPARTURE: ERF 13788, GEORGE**

Abovementioned application refers.

During the special Planning Committee meeting held on 28 November 2011 it was decided that the following applications on Erf 13788, George, in order to permit an apartment block comprising 12 flats, **BE APPROVED**:

- (a) Rezoning of Erf 13788, George in terms of Section 16 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), from Reserved for Authority Purposes to a Subdivisional Area;
- (b) Subdivision of the Subdivisional Area in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) into 1 General Residential Zone property (Portion X = 965m<sup>2</sup>) and 1 Reserved for Authority Purposes property (Remainder = 733m<sup>2</sup>) as per the subdivision plan (ref: erf 13788/sub) dated May 2011;
- (c) A Departure in terms of Section 8.3.1 of the George Zoning Scheme Regulations (1977) in order to reduce the minimum size for a General Residential Zone property from 991m<sup>2</sup> to 965m<sup>2</sup>.

**REASONS FOR APPROVAL:**

- The proposal will not have a negative impact on the surrounding property owners' amenities or rights;
  - The proposal represents a good opportunity for densification in the area;
  - The proposal complies with the spatial planning objectives for the area;
- The abovementioned approval is subject to the following conditions, imposed in terms of Section 42(1) of Ordinance 15/1985.

1. Conditions of the Directorate: Planning and Housing:

- (a) That approval of the above applications shall lapse in accordance with the Land Use Planning Ordinance, No. 15 of 1985 and/or if the conditions of approval are not complied with;
- (b) That the final subdivision plan be in accordance with the subdivision plan as submitted (i.e. Plan No Erf13788/Sub dated May 2011);
- (c) That at least 25% of all materials used in the construction of buildings within the development comprise renewable materials to the satisfaction of the Department: Planning and Housing;
- (d) That the use of rainwater harvesting systems as well as solar heating systems, low-flow toilets and water efficient showerheads be used in the development;
- (e) That parking be provided for the development at 1.5 parking bays per dwelling unit of which 0.25 bays per dwelling unit must be reserved for visitors;
- (f) That a site layout plan for the development indicating the following be submitted to the Department: Planning and Housing for consideration prior to the submission of building plans:
  - (i) Position of buildings on site and properties in the immediate surrounds;
  - (ii) List of proposed land uses and extent thereof;
  - (iii) Parking layout and access points, also for the disabled;
  - (iv) Erf boundaries and building lines;
  - (v) Contour lines at 1m intervals;
  - (vi) Any servitudes;
  - (vii) Position of water, electricity and sewerage lines;
  - (viii) Position of existing trees on site and in the road reserve;
  - (ix) Elevations and description of architectural finishes
  - (x) Landscaping and boundary walls/fences
- (g) That the Department: Planning and Housing reserve the right to impose any additional conditions, including parking requirements, on evaluation of the above site development plan;
- (h) That the homeowners association or body corporate established for the development shall ensure that enforceable rules are implemented to maintain a peaceful living environment for the surrounding residents.
- (i) That no building plans be approved until all conditions of approval has been met to the satisfaction of the George Municipality.

2. Conditions of the Directorate: Civil Engineering Services:

- (a) Capital contributions are payable by the developer for each new equivalent erf (ee) created, as per the standard tariffs for George, as applicable on transfer of a portion of the approval of building plans, or as stipulated in the Services Agreement between the George Municipality and the Developer. The total amount payable will be determined by the Dept: CES, and will be subject to annual adjustment. Contributions payable may be adjusted should the actual water usage exceed the accepted normal daily usage based on the guidelines for human settlement Planning and Design, based on a six month average use.
- (b) Should more than two developments/properties be party to or share any service the Dept: CES will in conjunction with the parties determine pro-rata contributions payable.
- (c) Any existing service damaged during the development of the erf is to be repaired at the developer's expense, and in accordance with municipal standards.
- (d) The developer will be responsible for all costs related to the development
- (e) All civil services – internal, link and relocation or upgrades to existing – are to be designed by a registered consulting engineer in accordance with "the Guidelines for Human Settlements Planning and Design" and Council specifications. All drawings and plans submitted to the Dept.: CES (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out under the supervision of the consulting engineer who is to provide the Dept.: CES a certificate on completion, and as-built plans in electronic format. All costs will be for the developer.
- (f) A meter must be installed by the developer at commencement of construction to monitor water usage during the construction phase. The Dept.: CES (Water Section) is to be consulted by the developer, prior to installation, regarding the required specifications. Installation of separate water meters is to be addressed in conjunction with the Dept.: CES.
- (g) Only municipal water for residential use is provided.
- (h) Water Demand Management Plan (WDMP) to be submitted to the Dept.: CES. All recommendations stipulated in the WDMP are to be implemented by the developer/applicant. All costs involved will be for the developer/applicant.
- (i) Storm Water Demand Management Plan (SWDMP) to be submitted to the Dept.: CES. All recommendations stipulated in the SWDMP are to be implemented by the developer/applicant. All costs involved will be for the developer/applicant.
- (j) Storm water runoff from the individual erven need to be addressed by the developer (Condition e). All costs involved will be for the developer.
- (k) As only a general layout has been provided, with no dimensions indicated, the developer is to take note that all



- road reserve widths are to be a minimum of 10m in accordance with the Guidelines for Human Settlement Planning and Design standards.
- (l) Internal parking requirements (i.e. within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
  - (m) If required, the developer is to have a Traffic Impact Statement (TIS) constructed by a registered traffic engineer. The terms of reference of the TIS are to be finalized with the Dept.: CES together with any other approving authority, which must also approve the TIS. All recommendations stipulated in the TIS report and as approved by the relevant authority are to be implemented by the developer prior to any transfer being approved or an occupation certificate being issued. All costs involved will be for the developer.
  - (n) Adequate parking with a hardened surface must be provided on the premises of the proposed development.
  - (o) No parking is allowed in the road reserve.
  - (p) Transfers may be withheld if any sums of money owing to the George Municipality are not paid in full, or any services have not been completed to the satisfaction of the Dept.: CES
  - (q) The applicant is to comply with the National Forests Act No 84 of 1998, should it be required.
  - (r) The developer is to adhere to the requirements of the OHS Act at all times, as well as all conditions stipulated by any other authority whose approval was required and obtained for this development.

### 3. Conditions of the Directorate: Electrotechnical Services:

- (a) Partial contributions are payable for electricity for each equivalent portion created as per standard tariffs for George by the applicant, based on the development proposal submitted applicable on approval of building plans. The total amount payable will be determined by the Department Electrotechnical Services, and will be subject to annual adjustment should development not commence immediately after approval of building plans
- (b) Any and all costs directly related to the supply of electricity to this erf remain the owner's responsibility
- (c) All electrical link and internal services as well as the upgrades to the existing network, are to be designed in accordance with George Municipal specifications. All drawings and plans are to be submitted to the Department Electrotechnical Services (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out under the supervision of the consulting engineer who is to provide the Department Electrotechnical Services with a

certificate on completion, and as-built plans in electronic format. All costs will be for the developer.

It is important to note that TWENTY THREE objections against the approval of the application have been received and that the objectors to your application have in terms of Section 44 of Ordinance 15/1985, a right of appeal against this approval, which right should be exercised within 21 days of registration of this letter.

A copy of this letter has been forwarded to each objector.

The approval may therefore not be implemented until the 21-day period has lapsed, at which stage a further letter will be addressed to yourself with regard to your application.

Yours faithfully

  
T BOTHA  
**MUNICIPAL MANAGER**

G:\Michelle\Michelle\Brieva\erff3788George(RezoningSubdividingDepartureApproval)\Hutchinson.doc



# HUTCHINSON, DU PLESSIS, ROBIN & STOLOFF

Attorneys, Notaries,  
Conveyancers,  
Appraisers, Valuers.  
Prokureurs, Notarisse,  
Aktevervaardigers,  
Waardeerders, Taksateurs.

**PARTNERS / VENNOTE**  
F. DU PLESSIS B.Proc. LLB.  
J.M. STOLOFF Dip. Law  
**ASSISTED BY / BYGESTAAN DEUR**  
C. DU PLESSIS B.Proc. LLB.  
M. VAN DER MESCHT B.Proc. LLB.  
**CONSULTANT / KONSULTANT**  
M.L. ROBIN B.A.Hons Dip. Law

P.O. Box/Posbus 405  
Tel.: (044) 533-4485/677  
Fax.: (044) 533-3733  
8 High Street/Straat  
Plettenberg Bay  
6600  
Docex 2  
Email: [Info@hdrs.law.za](mailto:Info@hdrs.law.za)

YOUR REF.:  
U VERW.:

OUR REF.: Mr F du Plessis/lr/W4908  
ONS VERW.:

04 July 2014

Mr S Chilli - Junior Town Planner  
Total Facilities Management Company  
email: [CHILIS@TFMC.co.za](mailto:CHILIS@TFMC.co.za)

Dear Sir

**ERF 13788 GEORGE**

Your email of the 1st instant has reference.

**First query:**

The final approval dated the 18th February 2014 includes all the conditions contained in the letter dated the 14th March 2012. The final approval in actual fact incorporates this letter which should be read with the final approval by virtue of the direct reference to the letter in the final approval.

The conditions are applicable with the new approval as the final approval needs to be read with the letter dated the 14th March 2012.

**Second query:**

We attach hereto the original final approval together with the duly stamped subdivisional diagram by the George Municipality.



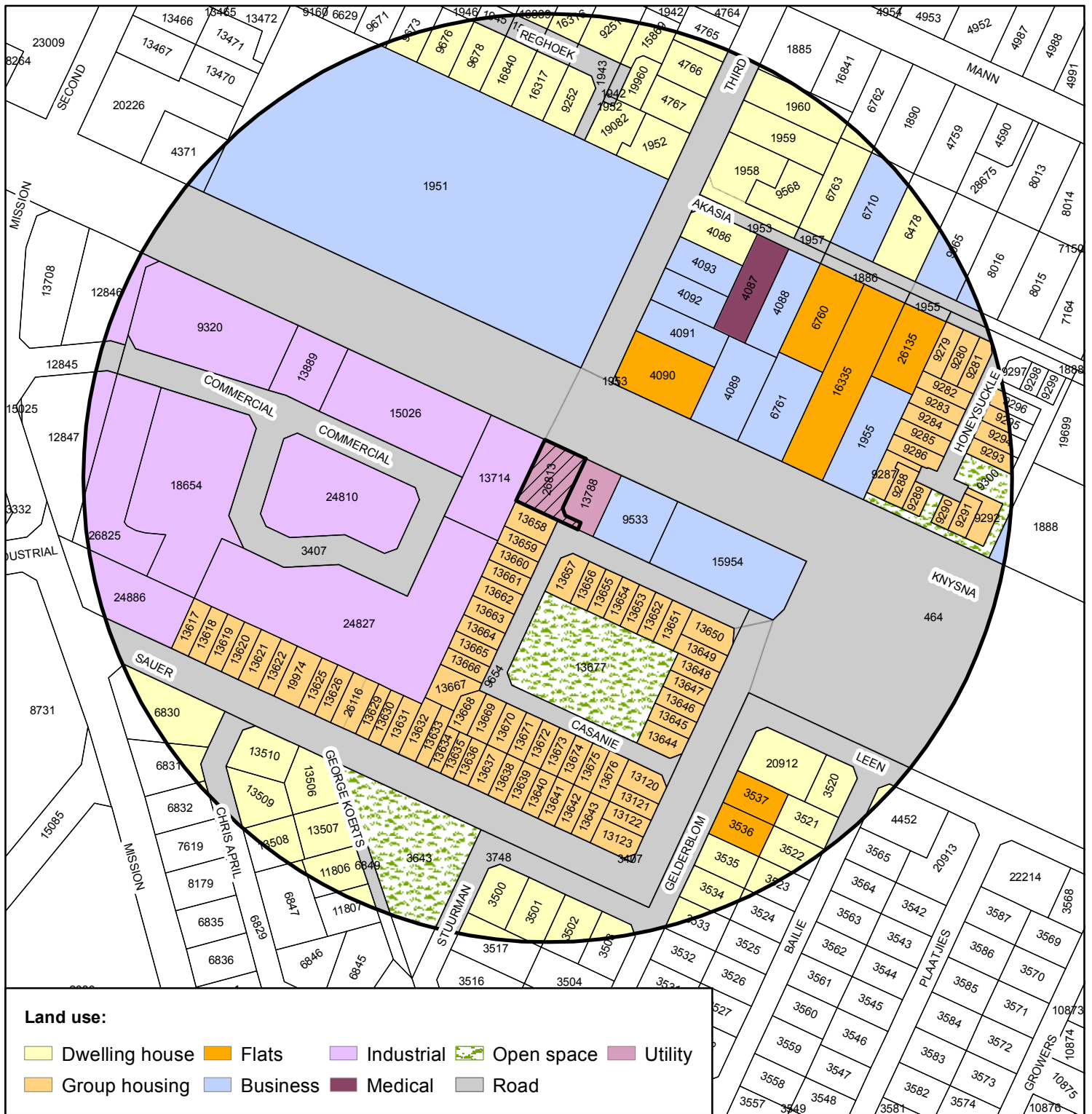
Lastly we attach hereto our revised Pro Forma Memorandum to incorporate Ludolph Gericke's fees for dealing with the appeals.

We trust you find same in order and look forward to payment of our account.

Yours faithfully  
**HUTCHINSON, DU PLESSIS, ROBIN & STOLOFF**

Per: **MR F DU PLESSIS**  
Writer's direct email: [fdp@hdrs.law.za](mailto:fdp@hdrs.law.za)

# **ANNEXURE 7**



**Land use:**

- Dwelling house
- Flats
- Industrial
- Open space
- Utility
- Group housing
- Business
- Medical
- Road

**LEGEND:**



A4 Scale:  
1:3,000

**PROJECT:**

Proposed rezoning & departure  
for Buitendag Property Investment (Pty) Ltd

**PROJEK:**

**DESCRIPTION:**

Erf 76813, Knysna Road, George

**BESKRYWING:**

**TITLE:**

Land use plan

**TITEL:**

1327/GEO/23/GIS/LandUse

DESIGNED: SG  
ONTWERP:

DRAWN: MV  
GETEKEN:

DATE: APRIL 2024  
DATUM:

PLAN NO: ANNEXURE  
PLAN NR:

Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
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CONSULTING

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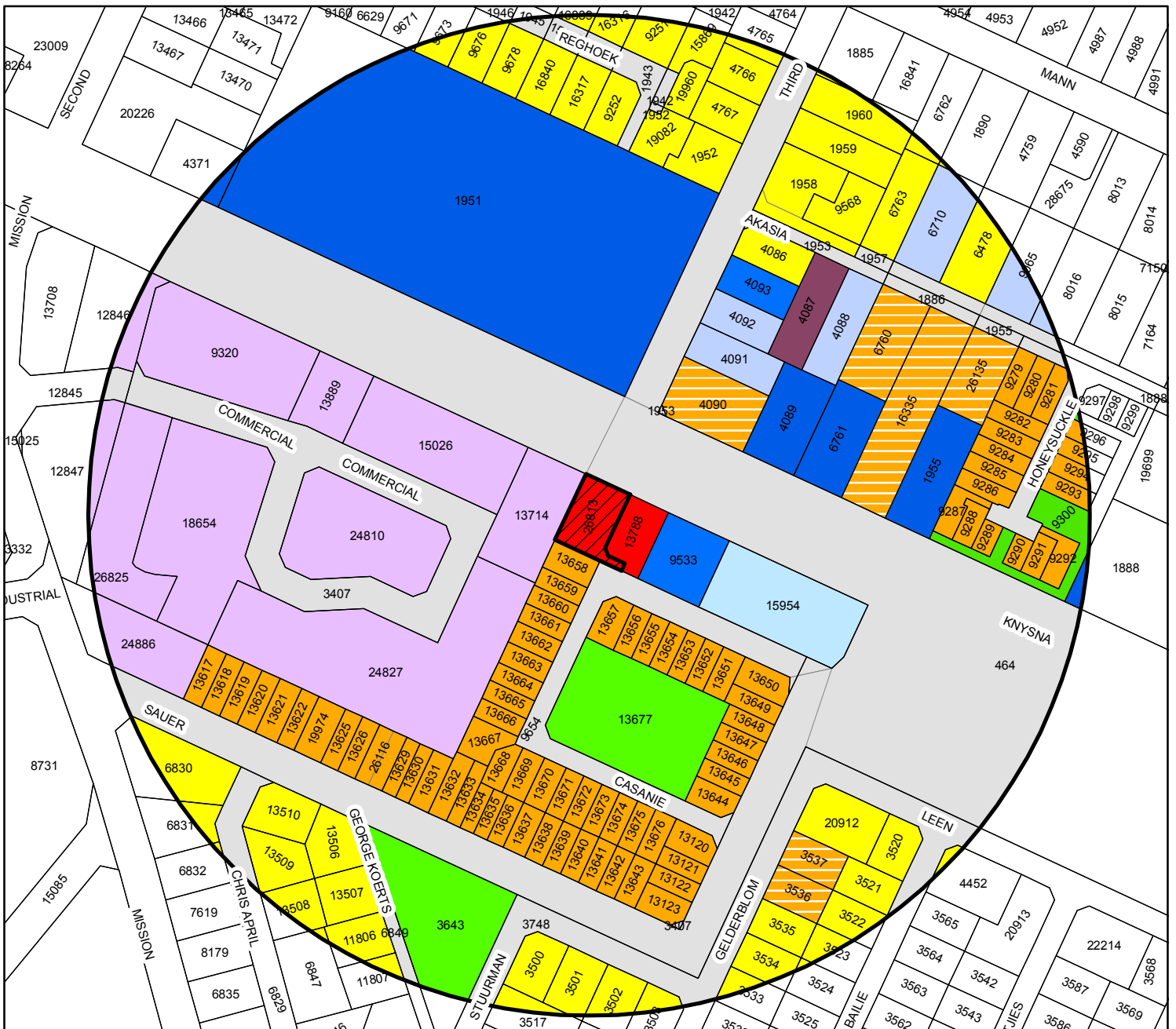
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**KOPIEREG:**

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# **ANNEXURE 8**





**Zoning**

- Single Res Zone I
  Community Zone III
  Business Zone IV
  Open Space Zone I
  Utility Zone
- General Res Zone II
  Business Zone I
  Business Zone VI
  Open Space Zone II
- General Res Zone IV
  Business Zone II
  Industrial Zone I
  Transport Zone II

**LEGEND:**



A4 Scale:  
1:3,000

**PROJECT:**

Proposed rezoning & departure  
for Buitendag Property Investment (Pty) Ltd

**PROJEK:**

**DESCRIPTION:**

Erf 76813, Knysna Road, George

**BESKRYWING:**

**TITLE:**

Current zoning plan

**TITEL:**

1327/GEO/23/GIS/CurZon

DESIGNED: SG  
ONTWERP:

DRAWN: MV  
GETEKEN:

DATE: APRIL 2024  
DATUM:

PLAN NO: ANNEXURE  
PLAN NR:

Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
[www.delplan.co.za](http://www.delplan.co.za)



URBAN & REGIONAL PLANNERS

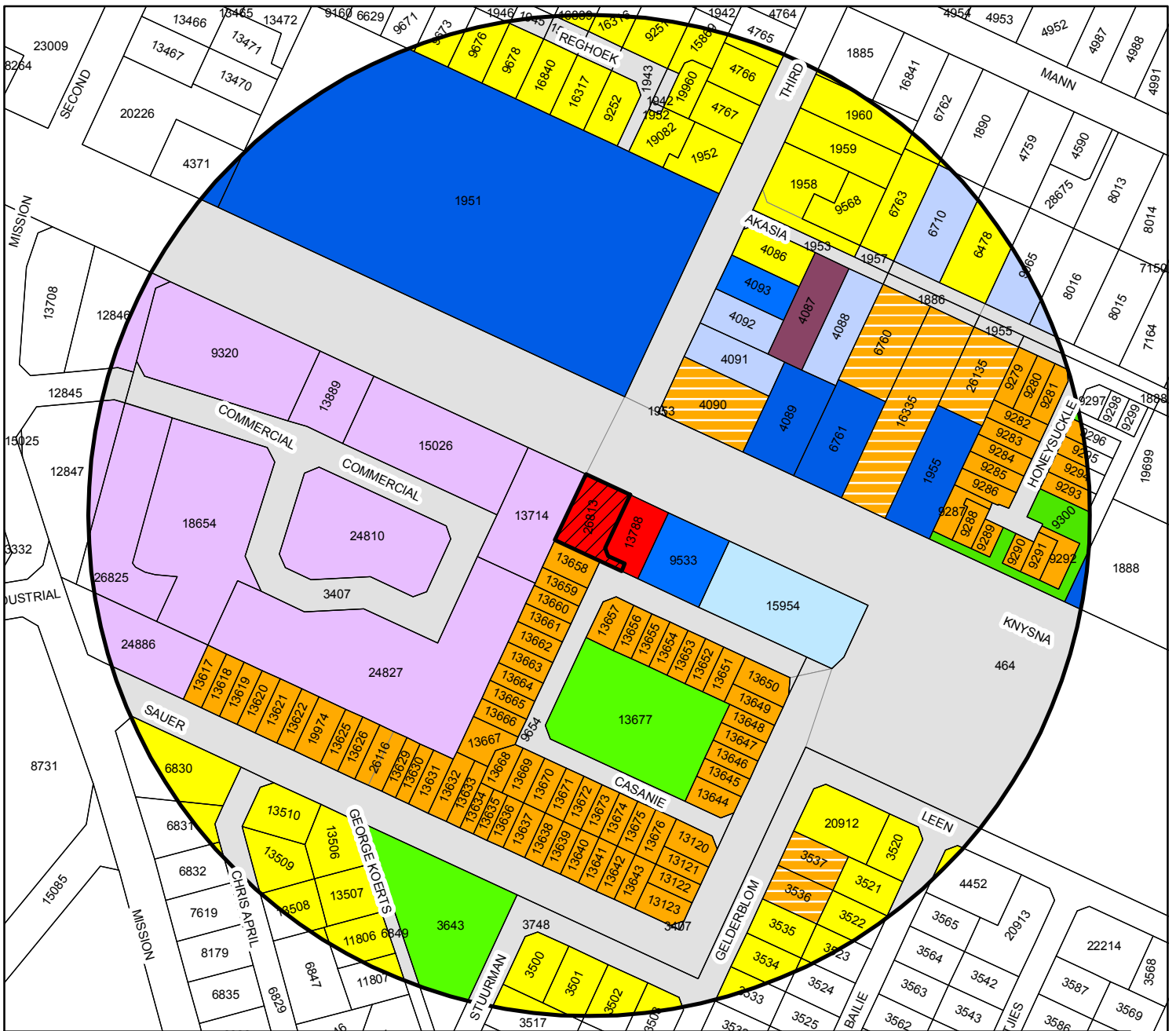
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**KOPIEREG:**

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# **ANNEXURE 9**



**Zoning**

- Single Res Zone I
  Community Zone III
  Business Zone IV
  Open Space Zone I
  Utility Zone
- General Res Zone II
  Business Zone I
  Business Zone VI
  Open Space Zone II
- General Res Zone IV
  Business Zone II
  Industrial Zone I
  Transport Zone II

**LEGEND:**



A4 Scale:  
1:3,000

**PROJECT:**

Proposed rezoning & departure  
for Buitendag Property Investment (Pty) Ltd

**PROJEK:**

**DESCRIPTION:**

Erf 76813, Knysna Road, George

**BESKRYWING:**

**TITLE:**

Proposed zoning plan

**TITEL:**

1327/GEO/23/GIS/PropZon

DESIGNED: SG  
ONTWERP:

DRAWN: MV  
GETEKEN:

DATE: APRIL 2024  
DATUM:

PLAN NO: ANNEXURE  
PLAN NR:

Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
[www.delplan.co.za](http://www.delplan.co.za)



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**KOPIEREG:**

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# **ANNEXURE 10**



**LEVELS AND DIMENSIONS.**  
 THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DESCRIPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWING AND/OR WORK.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.

**AREA SCHEDULE:**

DESCRIPTION	TOTAL
NEW STUDENT HOUSING ERF 26813	
GEORGE EAST	
NEW GROUND STORY PARKING	494m <sup>2</sup>
NEW FIRST STOREY	474m <sup>2</sup>
NEW SECOND STOREY	474m <sup>2</sup>
NEW THIRD STOREY	474m <sup>2</sup>
NEW SOFT LANDSCAPE	183M/2m <sup>2</sup>
NEW HARD LANDSCAPE	239M/2m <sup>2</sup>
TOTAL PARKING PROVIDED	
AS PER PARKING STUDY	
ERF AREA	965m <sup>2</sup>
NEW COVERAGE	494m <sup>2</sup>
TOTAL COVERAGE	51.1%

No. Nr.	Date Datum	Description Beskrywing	By Deur
<b>Revisions Wysigings</b>			



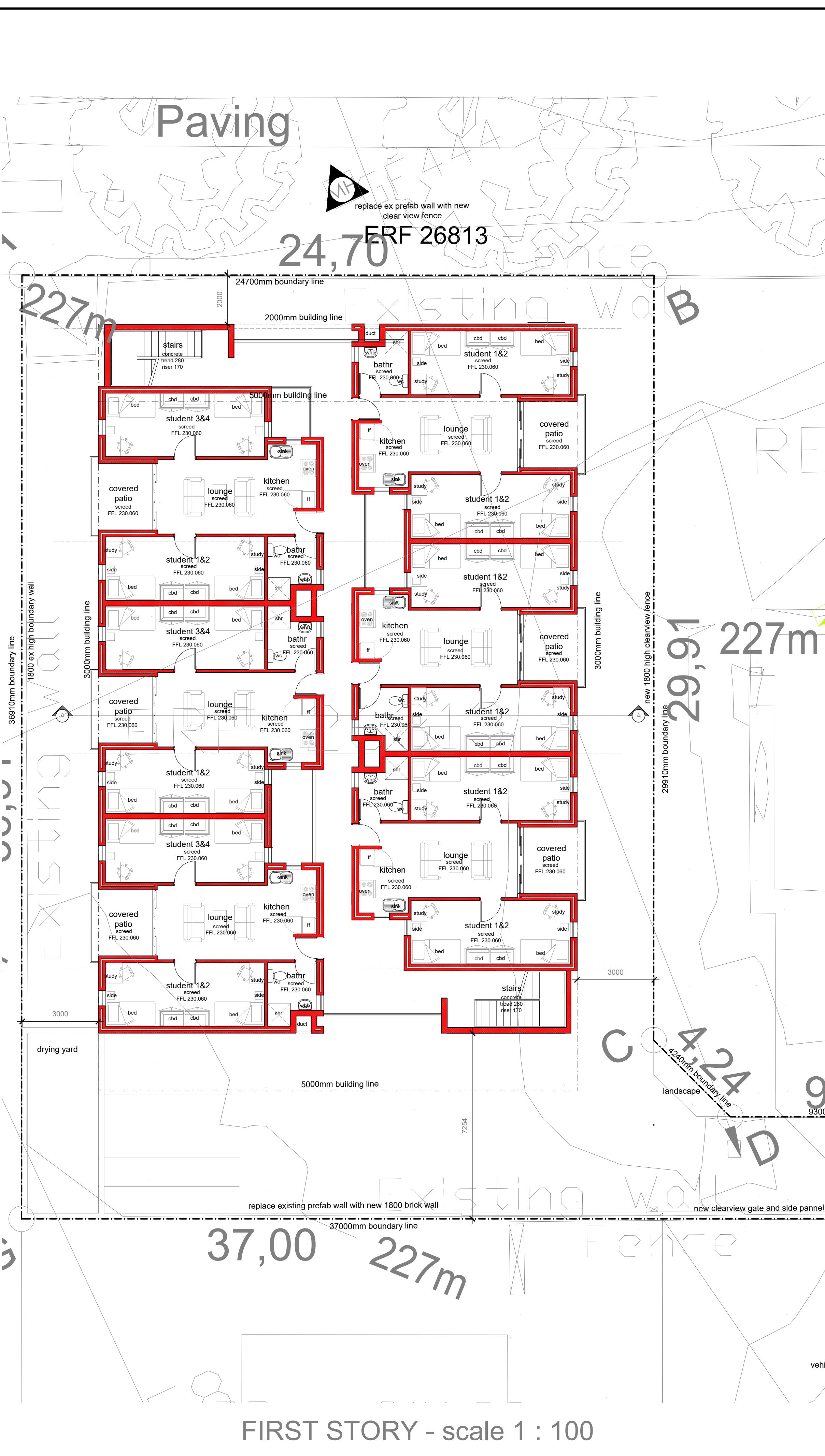
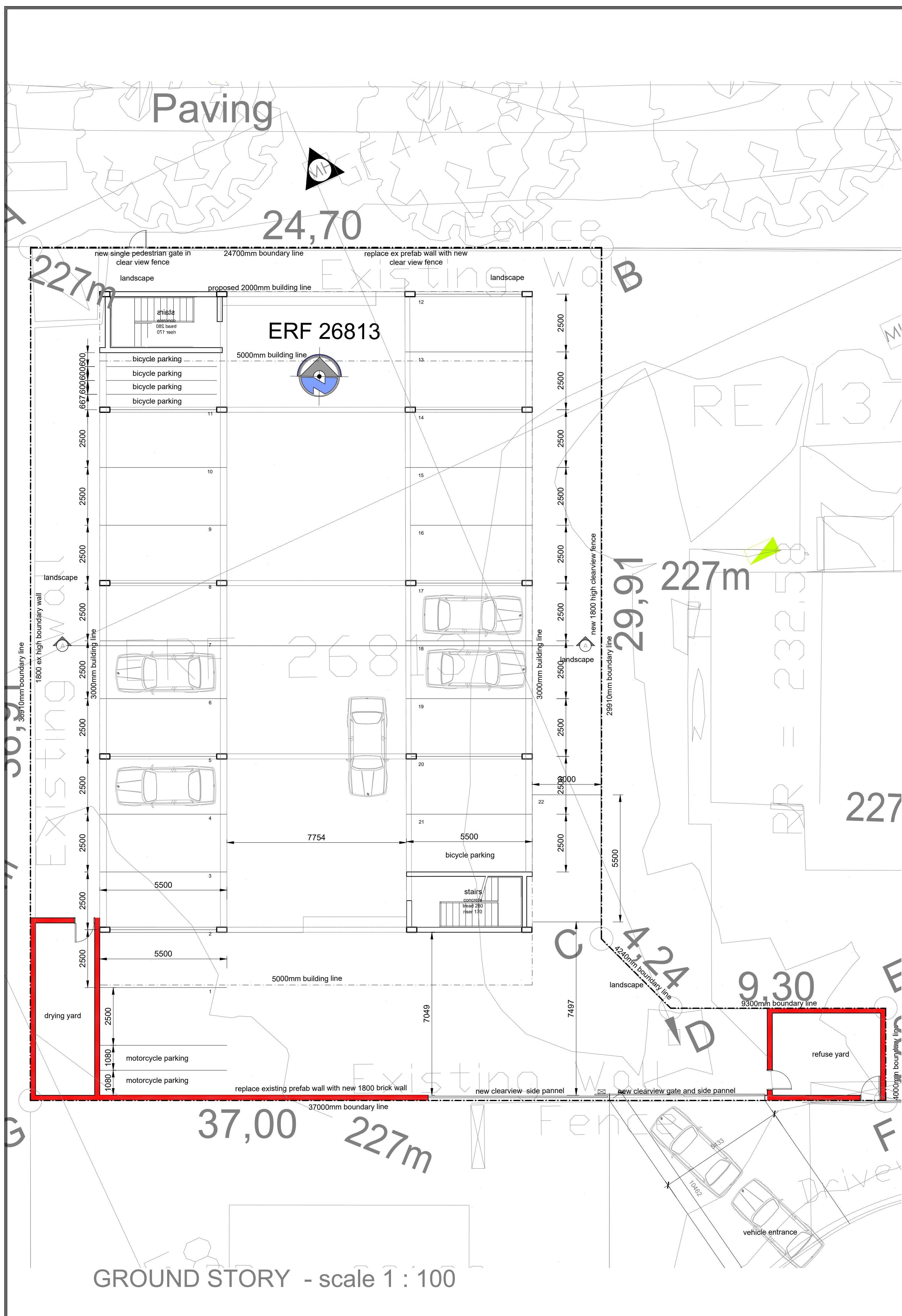
**Client/Klient**  
 BUITENDAG  
 PROPERTY  
 INVESTMENT (PTY) LTD

**Project/Projek**  
 Proposed New  
 Apartments on Erf 26813  
 Casani Crescent  
 George

**Drawing Title/Tekening Titel**  
 GROUND STORY AND FIRST STORY

<b>Drawing Number/Tekening Nommer</b> BA23-021 2-01 CD	<b>Wys Mr./Rev No.</b> 2
---	-----------------------------

<b>Scale/Skaal</b> AS SHOWN	<b>Designed/Ontwerp</b> RIAAN LE ROUX
<b>Date/Datum</b> NOV 2023	<b>Drawn/Geteken</b> RIAAN LE ROUX
	<b>Checked/Nagesien</b> RIAAN LE ROUX
	<b>Op oorspronklike tekening</b> On original drawing





**LEVELS AND DIMENSIONS.**  
 THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWING AND/OR WORK.  
 FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.

**AREA SCHEDULE:**

DESCRIPTION	TOTAL
NEW STUDENT HOUSING ERF 26813	
GEORGE EAST	
NEW GROUND STORY PARKING	494m <sup>2</sup>
NEW FIRST STOREY	474m <sup>2</sup>
NEW SECOND STOREY	474m <sup>2</sup>
NEW THIRD STOREY	474m <sup>2</sup>
NEW SOFT LANDSCAPE	183M/2m <sup>2</sup>
NEW HARD LANDSCAPE	239M/2m <sup>2</sup>
TOTAL PARKING PROVIDED AS PER PARKING STUDY	
ERF AREA	965m <sup>2</sup>
NEW COVERAGE	494m <sup>2</sup>
TOTAL COVERAGE	51.1%

No. Nr.	Date Datum	Description Beskrywing	By Deur



Client/Klient  
**BUITENDAG PROPERTY INVESTMENT (PTY) LTD**

Project/Projek  
**Proposed New Apartments on Erf 26813 Casani Crescent George**

Drawing Title/Tekening Titel  
**SECOND STOREY AND THIRD STOREY**

Drawing Number/Tekening Nommer	Wys Nr./Rev No.
BA23-021 2-02 CD	1

Scale/Skaal	Designed/Ontwerp
AS SHOWN	RIAAAN LE ROUX
Date/Datum	Drawn/Geteken
NOV 2023	RIAAAN LE ROUX
	Checked/Nagesien
	RIAAAN LE ROUX
	Op oorspronklike tekening
	On original drawing

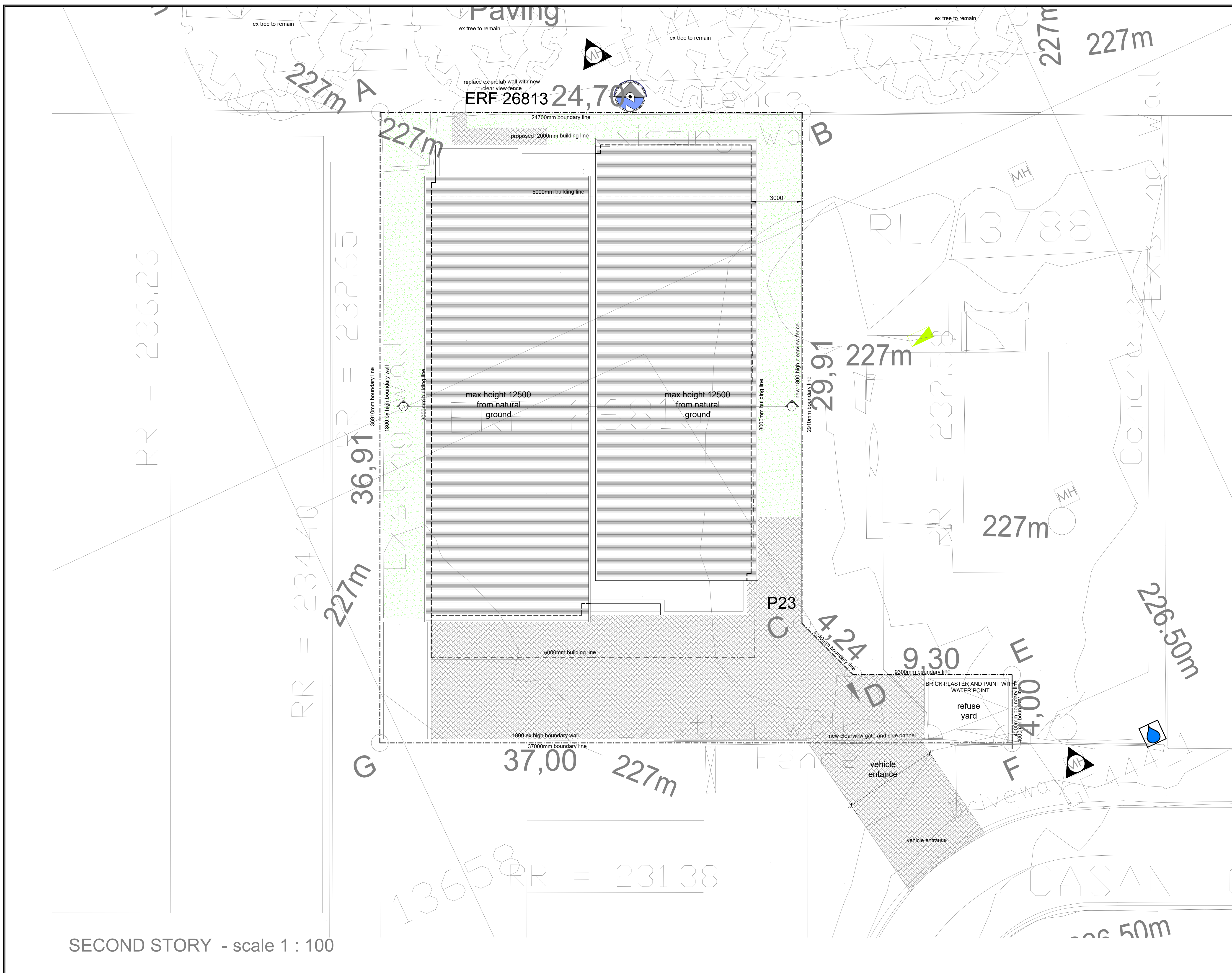


SECOND STOREY - scale 1 : 100



THIRD STOREY - scale 1 : 100





SECOND STORY - scale 1 : 100

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**LEVELS AND DIMENSIONS.**  
 THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DESCRIPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWING AND/OR WORK.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.

**AREA SCHEDULE:**

DESCRIPTION	TOTAL
NEW STUDENT HOUSING ERF 26813 GEORGE EAST	
NEW GROUND STORY PARKING	494m <sup>2</sup>
NEW FIRST STOREY	474m <sup>2</sup>
NEW SECOND STORY	474m <sup>2</sup>
NEW THIRD STORY	474m <sup>2</sup>
NEW SOFT LANDSCAPE	183M/2m <sup>2</sup>
NEW HARD LANDSCAPE	239M/2m <sup>2</sup>
TOTAL PARKING PROVIDED AS PER PARKING STUDY	
ERF AREA	965m <sup>2</sup>
NEW COVERAGE	494m <sup>2</sup>
TOTAL COVERAGE	51.1%

No. Nr.	Date Datum	Description Beskrywing	By Deur
<b>Revisions Wysigings</b>			

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Client/Klient  
**BUITENDAG PROPERTY INVESTMENT (PTY) LTD**

Project/Projek  
**Proposed New Apartments on Erf 26813 Casani Crescent George**

Drawing Title/Tekening Titel  
**ROOF PLAN**

Drawing Number/Tekening Nommer BA23-021 2-03 CD	Wys Nr./Rev No. <b>2</b>
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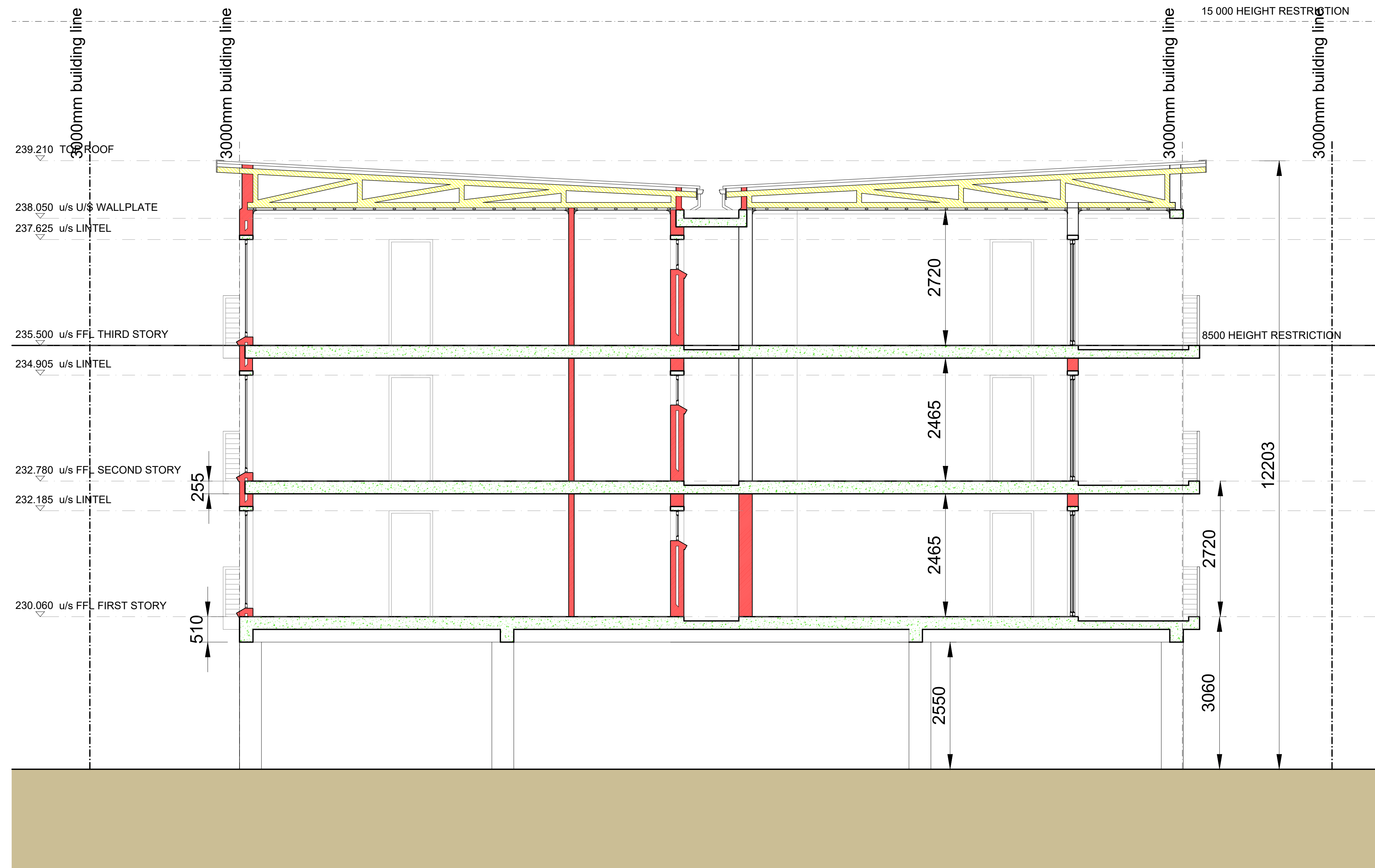
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	Checked/Nagesien RIAAN LE ROUX
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**LEVELS AND DIMENSIONS.**

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FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.



SECTION AA - scale 1 : 50

No. Nr.	Date Datum	Description Beskrywing	By Deur
		<b>Revisions</b>	<b>Wysigings</b>



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 PROPERTY  
 INVESTMENT (PTY) LTD**

Project/Projek

**Proposed New  
 Apartments on Erf 26813  
 Casani Crescent  
 George**

Drawing Title/Tekening Titel

ELEVATIONS

Drawing Number/Tekening Nommer

BA23-021 4-01 CD

Wys Nr./Rev No.

2

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RIAAN LE ROUX

Date/Datum

NOV 2023

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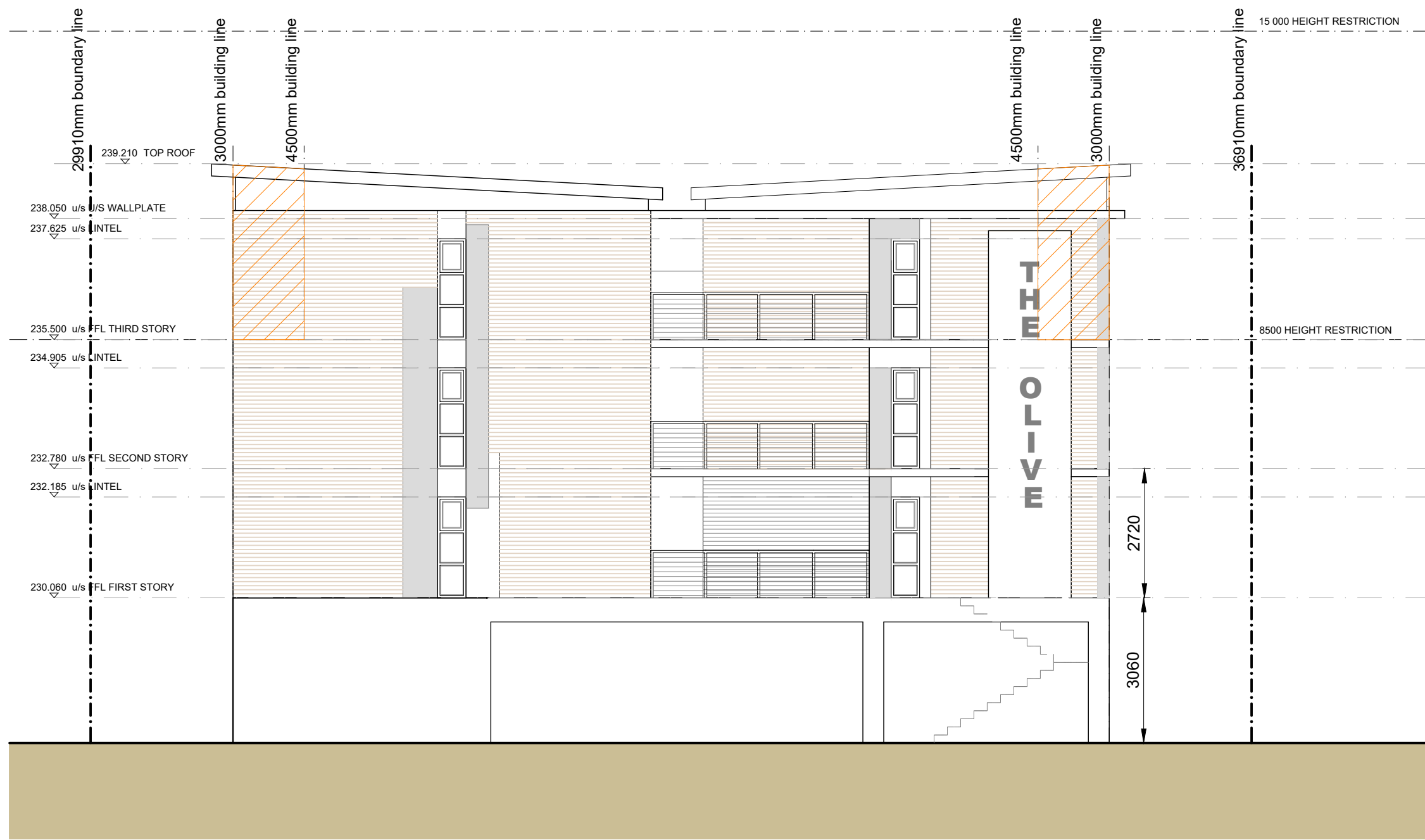
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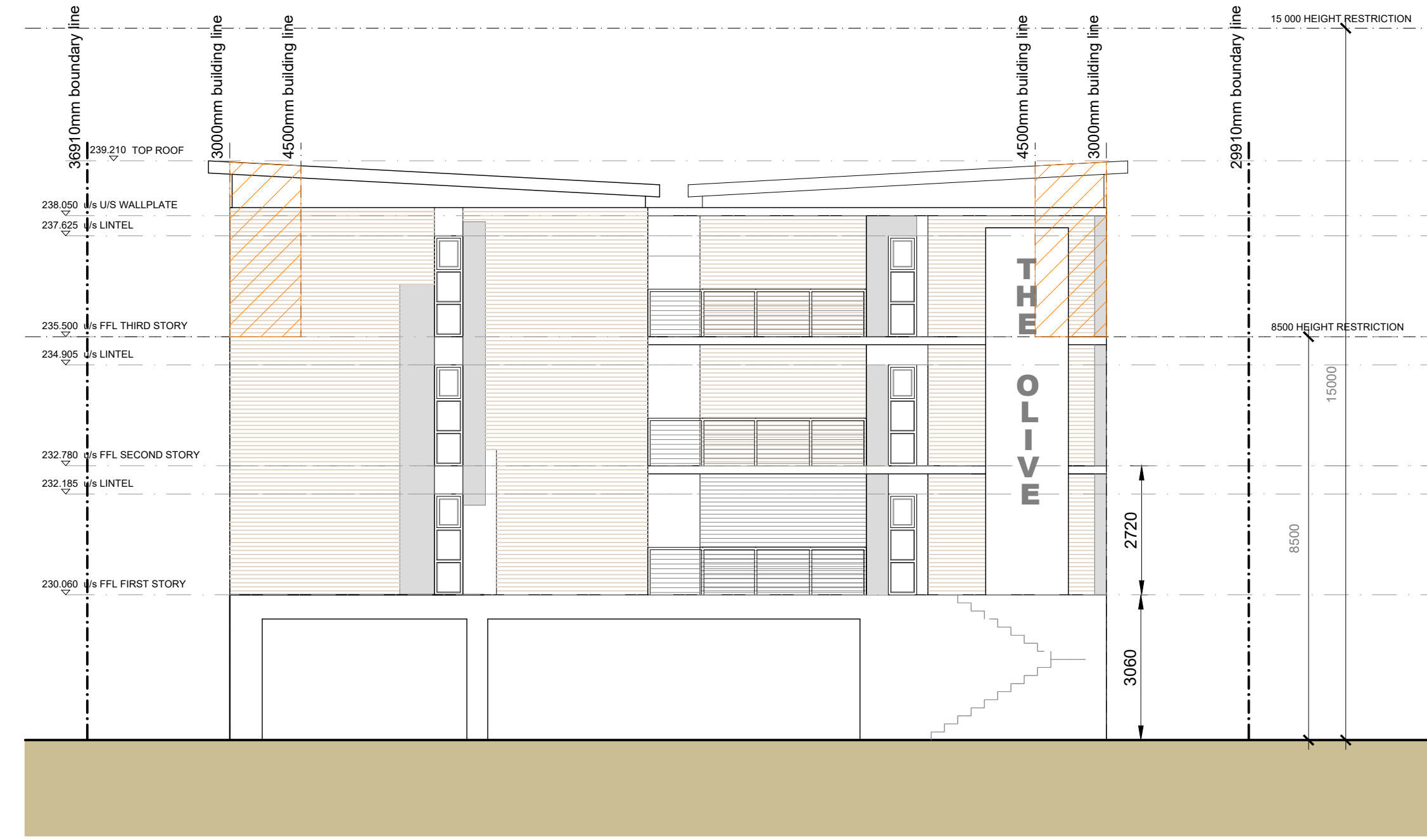
**LEVELS AND DIMENSIONS.**

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SOUTH ELEVATION - scale 1 : 100



NORTH ELEVATION - scale 1 : 100



WEST ELEVATION - scale 1 : 100



EAST ELEVATION - scale 1 : 100

No. Nr.	Date Datum	Description Beskrywing	By Deur

**Revisions Wysigings**



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 PROPERTY  
 INVESTMENT (PTY) LTD**

**Project/Projek**

**Proposed New  
 Apartments on Erf 26813  
 Casani Crescent  
 George**

**Drawing Title/Tekening Titel**

ELEVATIONS

**Drawing Number/Tekening Nommer**

BA23-021 4-01 CD

**Wys Nr./Rev No.**

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# **ANNEXURE 11**





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# **ANNEXURE 12**

09 April 2024

Buitendag Property Investments (Pty) Ltd  
Erf 26813  
**GEORGE**  
6529

## **PARKING STUDY – REZONING FROM UTILITY ZONE TO GENERAL RESIDENTIAL ZONE IV FOR FLATS, ERF 26813, GEORGE**

### **1 INTRODUCTION**

Urban Engineering (Pty) Ltd was appointed by Ben Buitendag of Buitendag Property Investments (Pty) Ltd to undertake a transportation investigation pertaining to the rezoning and development of Erf 26813, George.

### **2 OBJECTIVE OF THIS REPORT**

This study will aim to look at the effect of any additional traffic generated by the proposed development on the surrounding road network. Where necessary the report will also aim to introduce mitigative measures to reduce the impact at the site, and the surrounding transportation network.

### **3 TERMS OF REFERENCE**

The following documentation was referenced throughout this investigation:

- George Municipality Integrated Zoning Scheme By-Law, 2023
- George Municipality Universal Design Guidance Notes, March 2020
- George Municipality Civil Engineering Standards & Requirements for Services, January 2009
- South African Parking Standards, South African Roads Board, Department of Transport, 2<sup>nd</sup> Edition, November 1985
- COTO TMH 17 South African Trip Data Manual (Committee Draft 2.0 May 2018)

To better align with the recommendations of the TMH16, the Access Management Guidelines recommends that when a development is likely to generate a minimum of 50 additional vehicular trips in a highest hour of its traffic generation, (including passer-by trips) a TIS is required.

### **4 STUDY OBJECTIVES**

The study objectives are:

- i. Assess the traffic generation effects of the proposal (if any)
- ii. Assess the interface conditions between the road network and the proposed development.
- iii. Highlight any traffic concerns resulting from the proposed development (including and specifically provision of parking)
- iv. Make recommendations.



## 5 LOCALITY

The site is situated in the Lavalia Area, Casani Crescent, George. The site has approximate WGS coordinates 33°57'52"S and 22°28'45"E. A basic locality plan has been included as Figure 4-5-1.



Figure 4-5-1 - Locality Plan

## 6 CURRENT ZONING

The site is currently zoned as a Utility Zone, as indicated in the extract of the George GIS Viewer included as **Error! Reference source not found.**



Figure 6-1 - Current Zoning



## 7 STATUS QUO

The 965m<sup>2</sup> erf is currently undeveloped and covered with grass and trees (see Figure 7-1).



Figure 7-1 – Status Quo

## 8 THE PROPOSED DEVELOPMENT

The proposed Site Development Plan (SDP) was prepared by Blue Architects and has been attached as **ANNEXURE A** to this report. For ease of reference, an extract of the SDP has been included as Figure 8-1 below.

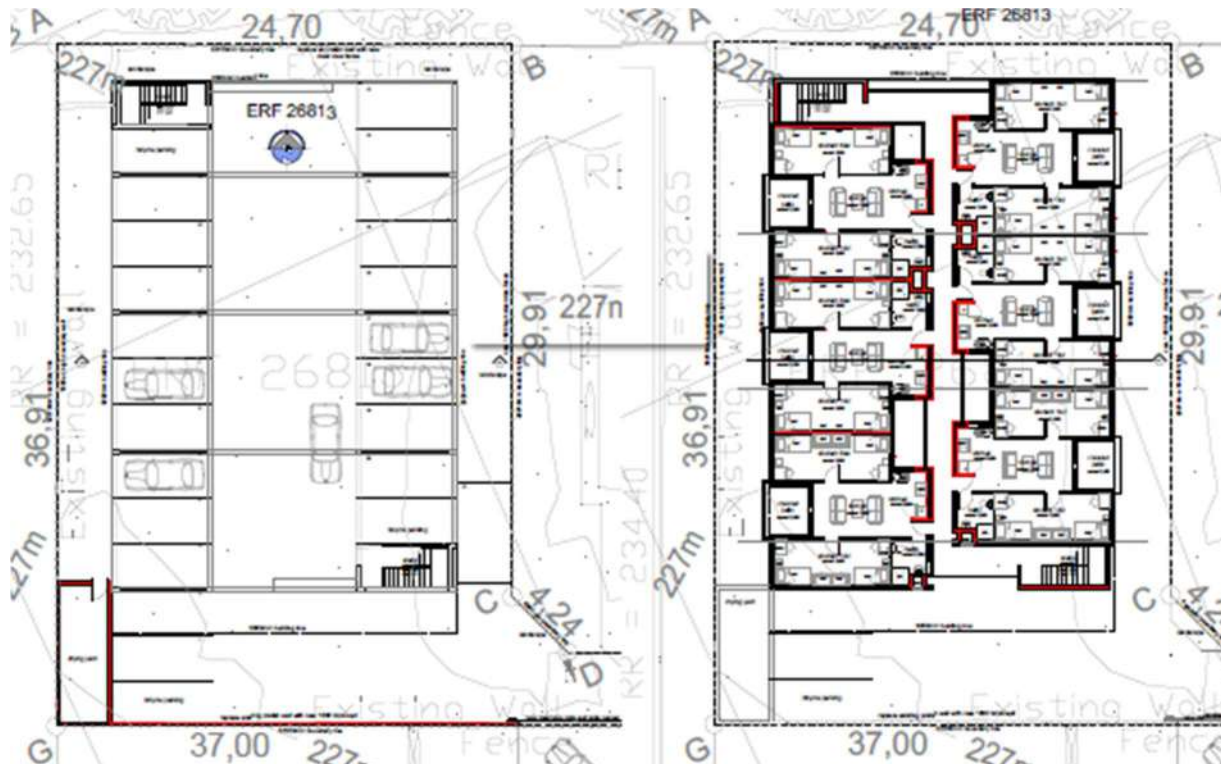


Figure 8-1 - Extract of SDP

The site development plan makes provision for a total of 18 apartments, made up as follows:

- 18 x 2 bedroom units

Access to the proposed development will be obtained off Casani Crescent and will be via an access-controlled gate.

## 9 THE SURROUNDING ROAD NETWORK

Roadways are classified by function, based on the priority given to land access versus through-traffic movement. Class 1 and 2 arterial roads provide a predominantly “mobility” function and Classes 4 and 5 roads perform a collector and local “access” function. The functions of “mobility” and “access” overlap on minor arterials (Class 3 roads).

### 9.1 CASANI CRESCENT



Road Width	5.7m
Road Length	+340m
Road reserve width	Varies between 10m and 13m
Surfacing Type	Bitumen Based
Cross section	Kerbs and formalized stormwater inlet structures both sides of road.
Kerb side Environment	Mainly residential
Non-Motorised Transport	No Formal Walkways or Cycle lanes present. Pedestrians walk mainly within roadways.
Intersection Controls	T-Junction with stop along minor road (Casani Crescent) at both intersection with Gelderblom Street. (Unhindered traffic flow along Gelderblom Street)
Proposed Functional Classification	Class 5 Local Street



**10 INTEGRATION WITH GO GEORGE BUS ROUTES**

The George Integrated Public Transport Network (GIPTN) is a project aimed at providing a new and improved public transport system for George and surrounding areas. GO GEORGE is operated by the public transport operators with existing services in the George area. The aim of GO GEORGE is to provide a quality public transport service that is reliable, affordable, safe, convenient and accessible, and contributes to a better quality of life for all. At the heart of GO GEORGE is an empowerment model that sees public transport operators who were operating minibus taxi or bus services in George forming a company to deliver the new scheduled bus service in terms of a contract.

As indicated in the GO GEORGE bus routes extract below, the site is situated close to Route 7 (CBD to Garden Route Mall). Both the “Third A” and “Fourth B” bus stop are within walking distance from the site.



Figure 10-1 - Relevant GO GEORGE Bus Routes

**11 TRIP GENERATION POTENTIAL**

The trip generation potential of the site was estimated based on the guidelines published in the COTOC TMH 17 (Trip Data) guideline. The land use that best fits the ethos of the proposed development is that of *Apartments and Flats*:

**220 Apartments and Flats Dwelling Units**

Dwelling units located in one building. Buildings are normally multi-storied while dwelling units are relatively small in size.

It is important to note that the alternative land use is that of “Student Apartments and Flats”. However the TMH guidelines specifies that a guarantee must accompany the application that the development will only be used by students.

At the time of writing this report, no such guarantee has been issued and hence the more conservative trip generation potential of Apartments and Flats were applied. The relevant trip generation rates have been indicated in the table below.

<b>220 Apartments and Flats</b>					<b>D/Unit</b>
Description	AM Peak	PM Peak	Midday	Saturday	Sunday
Trip Rate	0.65	0.65	-	0.35	0.35
IN/OUT	25:75	70:30	-	50:50	50:50

Based on the above, trip generation potential of the development can therefore be estimated as indicated in Figure 11-1.

Description	Number	Weekday AM		Weekday PM		Saturday/Sunday	
		IN	OUT	IN	OUT	IN	OUT
Dwelling Units	18	3	9	9	3	3	3
Total		12		12		6	

Figure 11-1 - Trip Generation Potential

## 12 PARKING

### 12.1 GEORGE INTEGRATED ZONING SCHEME BY-LAW

The 2023 George Integrated Zoning Scheme By-Law (GIZSBL) is published by George Municipality and is used to:

- Give effect to the municipal spatial development framework;
- Make provision for orderly development and the welfare of the community; and
- Determine the rights and development parameters, with due consideration of the principles referred to in the Land Use Planning Act.

Section 42 of the George Integrated Zoning Scheme By-Law stipulates the following:

#### OFF-STREET PARKING REQUIREMENTS

- If parking requirements are not stipulated for a particular use, or in terms of a specific condition imposed by the Municipality, parking must be provided at a minimum ratio in accordance with the table entitled “Minimum off-street parking requirements”;
- the Municipality must determine off-street parking requirements for land uses not stipulated in the table “Minimum off-street parking requirements”;
- the column in the table titled “Minimum off-street parking requirements” which is headed “Normal Areas” refers to standard requirements which apply to areas where public transport is not being specifically promoted.
- the column with heading “PT1 Areas” refers to areas where the use of public transport is to be promoted as well as areas dominated by pedestrian movement and/or non-motorised transport movement, but where the Council considers the provision of public transport to be inadequate.
- the column with heading “PT2 Areas” refers to areas where the use of public transport is to be promoted as well as areas dominated by pedestrian movement and/or non-motorised



- transport movement, and the Council considers the provision of public transport sufficient enough to justify the reduced parking requirements
6. areas initially determined to be PT1 Areas may be changed to PT2 Areas once the Municipality is satisfied that the provision of public transport is adequate;
  7. if an area has not been specifically identified by Council as a PT1 or PT2 area, then the parking requirements for Normal areas shall apply;
  8. off-street parking space must be provided—
    - a) on the property for which parking is required;
    - b) subject to the Municipality's approval, in public parking facilities available in the vicinity; or
    - c) in accordance with the table on page 31 of the GIZSBL;
  9. areas designated as "PT1" or "PT2" areas shall be incorporated as a schedule in the zoning scheme.

**Clause 46: - Parking layout requirements**

- 1) The following parking layout requirements apply unless otherwise stated in this zoning scheme:
  - a) parking layout configurations, minimum dimensions and ramps to a parking area must be in accordance with this zoning scheme or an approved site development plan;
  - b) A standard 90-degree parking bay for a motor vehicle shall measure at least 2,5 metres in width and 5.0 metres in length with 7.5 metres manoeuvring space or otherwise determined by the Municipality;
  - c) the layout of any parking area, except for parking in Single Residential Zone I, Single Residential Zone III and General Residential Zones I to III must ensure that vehicles can readily leave the site without reversing across the sidewalk, unless otherwise approved by the Municipality;
  - d) a tandem bay accommodating two motor vehicles is regarded as one bay for the purposes of this zoning scheme, except for Single Residential Zone I, Single Residential Zone III and General Residential Zones I to III, where a tandem bay is regarded as 2 bays;
  - e) visitor parking bays must be clearly demarcated, readily visible and accessible to visitors, and preferably grouped together;
  - f) parking areas must be used for the parking of vehicles which are lawfully allowed on them, and any activity which causes an obstruction for vehicular traffic or pedestrian use of the sidewalk is prohibited;
  - g) parking areas must be constructed and maintained in a state suitable for the parking and movement of vehicles;
  - h) control of access to and reservation of parking bays and / or areas is not permitted unless written approval has been obtained from the Municipality; either through an approved site development plan or other written approval; and
  - i) despite paragraphs (a) to (h), the Municipality may lay down more restrictive requirements related to parking, site access or motor vehicle carriageway crossing, if it considers this to be necessary from a pedestrian or traffic safety point of view.
- 2) The Municipality may require an applicant to submit a parking layout plan indicating—
  - a) the way in which it is proposed that motor vehicles park;
  - b) the means of entrance and exit from parking areas;
  - c) landscaping proposals; and
  - d) construction details.

**12.2 PARKING REQUIREMENTS**

**12.2.1 ACCORDING TO GIZSBL**

Since the site is situated close to the GoGeorge bus route, (and across the street from a large retail development) it could be classified as falling within a PT1 zone and hence the parking requirements can be determined as follows:

Land Use	Normal Areas	PT1 Areas	PT2 Areas
Flats	1.25 bays per dwelling unit with 2 habitable rooms or less 1.75 bays per dwelling unit with 3 or more habitable rooms 0.25 bays per unit for visitors	1 bay per dwelling unit with 2 habitable rooms or less 1.25 bays per dwelling unit with 3 or more habitable rooms 0.25 bays per unit for visitors	0.5 bays per dwelling 0.25 bays/unit for visitors Or As determined by the Municipality or a parking study/TIA As determined by the Municipality or a parking study/TIA

Table 12-1 - GIZSBL Parking Specification

Based on Table 12-1, the parking requirement can be calculated as follows:

Description	Number	PT 1 Areas	Bays Required
DU with 2 habitable rooms or less	18	1 bay x Unit	18
Visitor Parking per Unit	18	0.25 bays x Unit	5
Total			23

Table 12-2 - GIZSBL Parking Requirement

**12.2.2 ACCORDING TO NDOT SOUTH AFRICAN PARKING STANDARD**

The parking requirements specified in Table 4.10 of the Department of Transport’s South African Parking Requirements are included as Table 12-3

LAND USE	STANDARD
1. Residential	
1.1 Dwelling Units - Single and attached	
Dwelling unit of 1 habitable room	1,0 space/unit
Dwelling unit of 2 habitable rooms	1,0 space/unit
Dwelling unit of 3 habitable rooms	1,25 spaces/unit
Dwelling unit of 4 or more habitable rooms	1,5 spaces/unit
Visitors	0,5 additional spaces/unit
1.2 Hotels and motels	1 space/habitable room + 10 spaces per 100 m <sup>2</sup> PAA
1.3 Residential hotels, boarding houses, etc.	0,6 spaces/habitable room

Table 12-3 - NDOT Parking Specification

Based on Table 12-4, the parking requirements can be calculated as follows:

Description	Specification	Number of bedrooms	Bays Required
Boarding Houses	0,6 Spaces / Habitable Room	36	22
Total			22

Table 12-4 - NDOT Parking Requirements

### 12.2.3 ACCORDING TO GEORGE STUDENT ACCOMMODATION POLICY, 2023

George Council adopted the amended Zoning Scheme Bylaw in September 2023, which introduces a new land use description for student accommodation. In the original Zoning Scheme Bylaw of 2017, accommodation for students were treated under the normal requirements for a household or as a boarding hostel / house on properties with the appropriate rights. The purpose of this policy is to provide guidelines to regulate and manage student accommodation in George Municipality. Student accommodation is defined in the Zoning Scheme Bylaw, 2023 as ‘a building designed as a dwelling house which is used primarily by students for residential purposes and who may share communal facilities such as a kitchen, lounge, and bathroom.

According to the George Student Accommodation Policy, parking should be provided according to Table 12-5.

Land Use	Normal Area	PT1 Areas	PT2 Areas
Student Accommodation	1 bay per bedroom 2 bays per owner’s/manager’s unit 1 bay for visitors	0.75 bay per bedroom 2 bays per owner’s/manager’s unit	0.5 bay per bedroom 1 bay per owner’s/manager’s unit

Table 12-5 - George Student Accommodation Specification

The parking requirements of the proposed development can therefore be calculated as indicated in Table 12-6 - George Student Accommodation Requirements

Description	PT1 Area	Number of bedrooms	Bays Required
Student Accommodation	0.75 bay per bedroom	36	27
Owner/Manager	2bays/ owner’s/manager’s unit	-	2
Total			29

Table 12-6 - George Student Accommodation Requirements

### 12.2.4 COMPARISON BETWEEN GUIDELINES

The requirements of the three guidelines are summarized in Table 12-7 below:

Description	Requirements
NDOT SA Parking Standards	22 bays
George Integrated Zoning Scheme By-Law	23 bays
George Student Accommodation Policy 2023	29 bays

Table 12-7 - Comparison of the Guidelines

### **13 PARKING OFFERING**

The parking layout on the proposed SDP makes provision for the following:

- 22 x Normal (passenger vehicle) parking bays (2,5m x 5,5m)
- 2 x Motorcycle parking bays (1,080m x 5,5m)
- 4 x Bicycle parking bays (0.6m x 5,5m)

Based on Clause 48 of the George Integrated Zoning Scheme By-Law, for every 2 motorcycle or 3 bicycle parking spaces provided, a credit of 1 vehicle parking bay may be given towards applicable parking requirements, provided that the total credit may not exceed 5% of the parking bays required. It therefore follows that the 4 x bicycle parking bays and the 2 x motorcycle parking bays, allowed for on the site, provides a credit of 1 (one) normal (passenger vehicle) parking bay.

The total number of parking bays (including the 1 credit) can therefore be stated as 23 bays.

#### **13.1 SWEEP PATH ANALYSIS**

In order to analyse the turning movements of the design vehicles making use of the proposed parking area, a Sweep Path simulation was performed on the parking layout. The results of the sweep path analysis has been attached as **ANNEXURE B** but some of the findings are summarized below:

1. The design vehicle (normal S90 Passenger Vehicle) will be able to negotiate the parking bays, albeit with some forward and backward manoeuvring.
2. The site access should be revised to create a straight line for ingress and egress movements. Since ingress and egress vehicle will struggle to move past each other in front of the building, a trellis/lattice/open grid type (i.e. Palisade or Clearview type) fence should be installed for the first 10m (starting at the gate), to help with visibility.

### **14 GEOMETRIC CONSTRAINTS**

#### **14.1 THROAT LENGTHS**

Where some form of access control is provided, the ingress throat must be of sufficient length to prevent queue spillback onto the surrounding public road or street system. In order to determine the 95<sup>th</sup> percentile queue length (for a gate/boom) the following formula should be used:

$$\text{Traffic Ratio} = \frac{\text{Total Traffic Volume/PHF}}{\text{Service Flow Rate}} \times 100$$

The Peak Hour Factor (PHF) is the factor required to convert the hourly volume to a peak 15-minute volume. Peak-hour factors in urban areas generally range between 0.80 and 0.98. Lower values signify greater variability of flow within the subject hour, and higher values signify little flow variation. Peak hour factors over 0.95 are often indicative of high traffic volumes, sometimes with capacity constraints on flow during the peak hour. Service Flow Rates for various types of access control are indicated in Table 14-1

Service flow rates (veh/h) fo different control types	
Control type	Service flow (vph)
Swipe magnetic card	480
Remote controlled gates	450
Ticket dispenser: Automatic	390-450
Ticket dispenser: Push button	220-360
Pin number operated gates	150
Pay fee on entry	120
Cell-phone operated gates(gate opens when a call is receieved)	100
Manual recording, Visitor completes form	80
Intercom operated gates(visitor contacts resident by intercom)	50

Table 14-1 - Service Flow Rates for Different Control Types

Based on the SDP, it is assumed that access control will be in the form of self service gates (no provision for a gatehouse). Of the various Self Service controls listed in Table 14-1, a conservative assumption would be to assume access control will be in the form of cell-phone operated gates. A service flow rate of 80vph will therefore be used for the throat length calculation.

From Figure 11-1 it follows that the worst-case scenario from a site ingress point of view will take place during the Weekday PM peak hour period when a total of 9 vehicles can be expected to enter the site via the security gate.

Using a PHF of 0.80, the corresponding minimum throat lengths are therefore calculated as follows:

$$Traffic\ Ratio = \frac{9/0.80}{80} \times 100$$

The above equation returns a Traffic Ratio of 14. The corresponding 95<sup>th</sup> percentile queue length (based on the calculated traffic ratios) are indicated in Table 14-2.

95 <sup>th</sup> Percentile queue length (vehicles per channel) at controlled accesses						
Storage (Vehs)	Traffic ratio (Percentage) for different Numbers of Channels					
N <sub>Que</sub>	1 Channel	2 Channel	3 Channel	4 Channel	5 Channel	6 Channel
1	23	58	97	140	188	235
2	39	94	155	220	292	363
3	49	115	186	261	341	421
4	56	128	205	283	367	449
5	61	137	216	297	382	466
6	65	143	22	306	392	476
7	68	147	229	312	399	484
8	70	151	233	317	403	489
9	71	153	236	321	407	493
10	73	155	239	324	410	496

Table 14-2 - 95th Percentile Queue Length at Controlled Accesses

Based on Table 14-2, it follows that one (1) ingress channels with sufficient stacking distance (storage) for 1 vehicles (approximately 6 m) will be required between the access control structure and Casani Crescent. The throat length provided in the SDP is sufficient.



### 14.2 SHOULDER SIGHT DISTANCE

At a stop-controlled intersection, the driver of a stationary vehicle must be able to see enough of the intersecting main road to be able to cross before an approaching vehicle reaches the intersection, even if this vehicle comes into view just as the stopped vehicle starts to cross. Shoulder Sight Distance is measured from a passenger driver eye height (passenger car) of 1.05m to an object height of 1.3m. There must be no obstruction to the view in the sight triangle, defined as the area enclosed by the sight line and the centre line of the intersecting main road. The eye position is located 5m back from the road edge as indicated in Figure 14-1

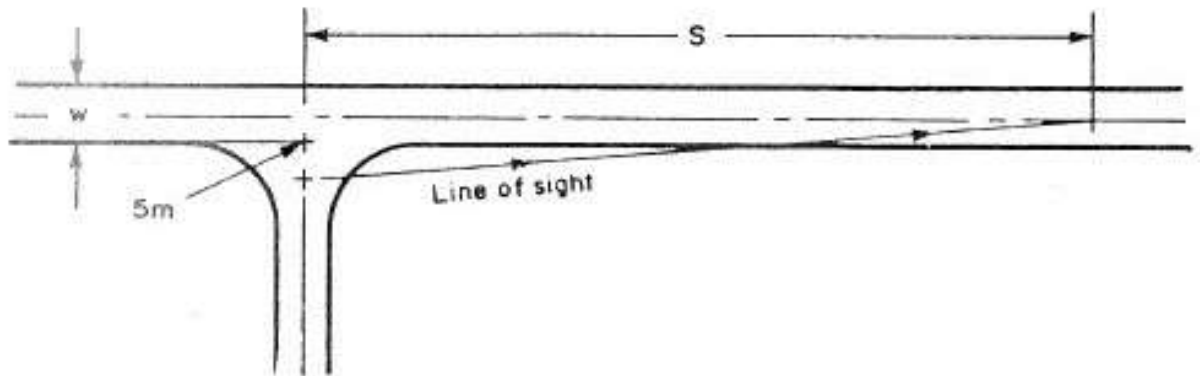


Figure 14-1 - Shoulder Sight Distance Parameters

In the case of the proposed development, shoulder sight distance is limited by the length of the Casani Crescent. The sight distances (measured from the site access) are indicated in Figure 14-2.



Figure 14-2 – Line of Sight

## 15 SUMMARY

The findings of this report have been summarised below:

1. It is the owner's intention to rezone erf 26813 to General Residential Zone IV for the purpose of student accommodation.
2. The proposed development will consist of 18 x 2-bedroom units.
3. Assuming trip generation equals that of *Apartments and Flats* (COTO TMH 17, Land Use 220), the student accommodation has the potential to generate 12 Weekday AM (3/9 IN/OUT) and 12 Weekday PM (9/3 IN/OUT) peak hour trips. The development is classified as a low trip generator and the impact on the surrounding road network is expected to be insignificant.
4. The development is situated within less than 500m (walking distance) of one existing Go George bus stops on the CBD – Garden Route Mall Route Number 7. The development can therefore be classified as falling within a PT1 zone.
5. Based on the GIZSBL, the proposed development requires a total of 23 parking bays. According to the proposed SDP (ANNEXURE A) the development will make provision for the following:
  - 22 x Normal (passenger vehicle) parking bays (2,5m x 5,5m)
  - 2 x Motorcycle parking bays (1,080m x 5,5m)
  - 4 x Bicycle parking bays (0.6m x 5,5m)

The total number of parking bays (including 1 credit due to bicycle and motorcycle parking bays) can therefore be stated as 23 bays.

6. Sweep path analysis indicates that the extra wide (7,75m) isle width helps to improve manoeuvrability. However, some sweep path overlap was encountered at the first 15m inside the property.
7. Sufficient throat length to accommodate 1 (one) vehicle is required.
8. Maximum sight lines are available when exiting the site.

## 16 CONCLUSION AND RECOMMENDATIONS

The rezoning of erf 26813 to General Residential Zone IV I to accommodate the new proposed student accommodation, is supported from a traffic and transportation point of view, subject to the following recommendations:

1. The site should be classified as falling within a PT1 zone.
2. In order to encourage NMT and reduce dependency on motor vehicles, access to the existing Paddagat Shopping Centre and GoGeorge bus routes must be provided in the form of a pedestrian gate linking the site with Knysna Road. This access should be aligned (as far as practical) with the existing pedestrian crossing at the signalised intersection of Knysna Road and 3<sup>rd</sup> Street. The pedestrian gate and the existing Knysna Street asphalt surfaced sidewalk, should be linked by means of a new asphalt surfaced sidewalk, to the specifications listed in the George Municipality's UA guidelines.
3. Signage, bollards and accessible sheltered and secured racks or other devices for storing bicycles and enabling motorcyclists to make use of such bays must be installed.



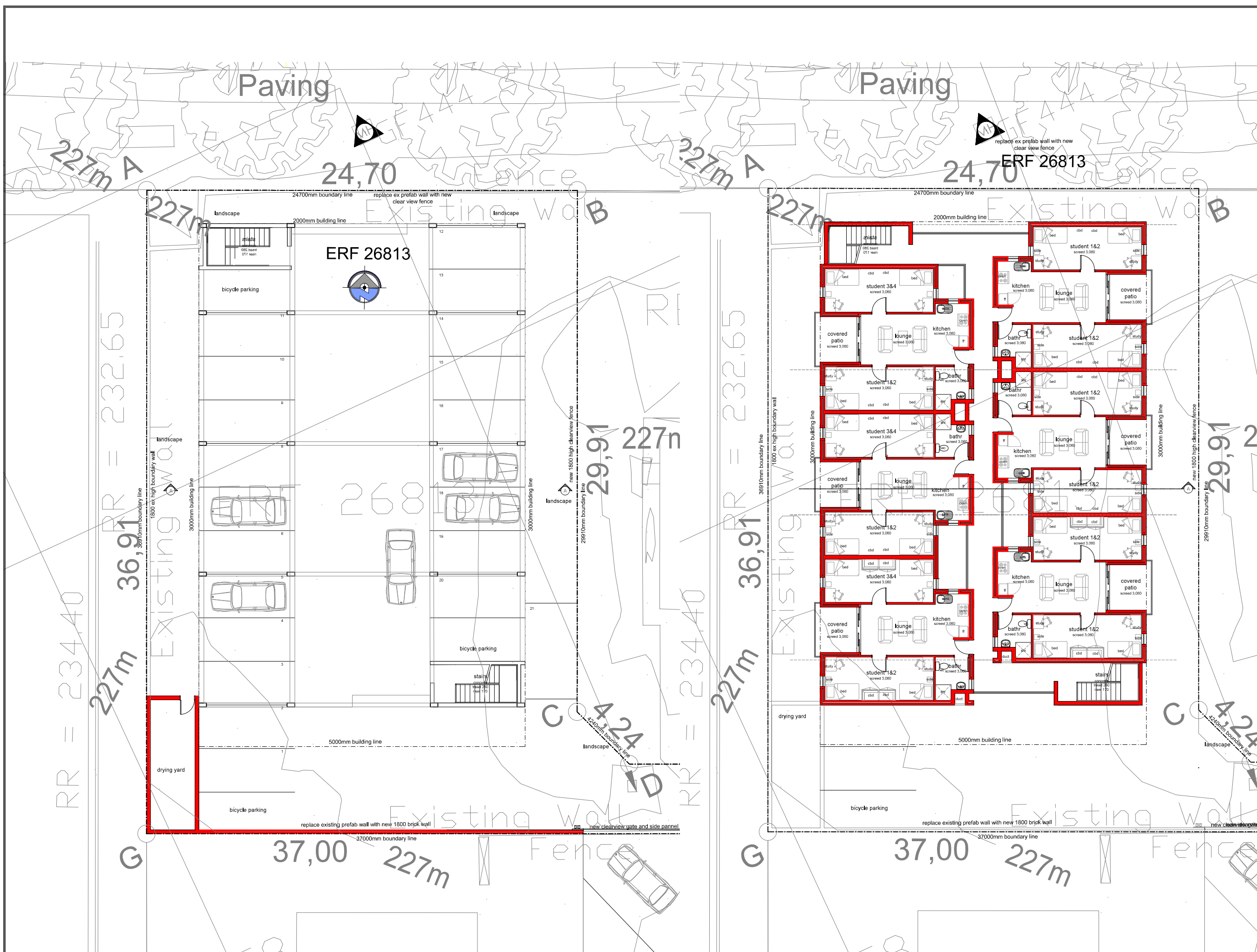


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**ANNEXURE A**  
**SITE DEVELOPMENT PLAN**

**LEVELS AND DIMENSIONS.**  
 THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DESCRIPANCES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWING AND/OR WORK.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.



GROUND STORY - scale 1 : 100

FIRST STORY - scale 1 : 100

No.	Date	Description	By



TEL: +27 83 3953 089 • FAX: +27 86 6904 942 •  
 E-MAIL: riaan@ba.co.za • ADDRESS: 120 YORK STREET,  
 LACHE HOUSE, GEORGE, 6529 • POSTAL:  
 P.O. BOX 4232, GEORGE EAST, 6539

**Client/Klient**  
 BUITENDAG  
 PROPERTY  
 INVESTMENT (PTY) LTD

**Project/Projek**  
 Proposed New  
 Apartments on Erf 26813  
 Casani Crescent  
 George

**Drawing Title/Tekening Titel**  
 GROUND STORY AND FIRST STORY

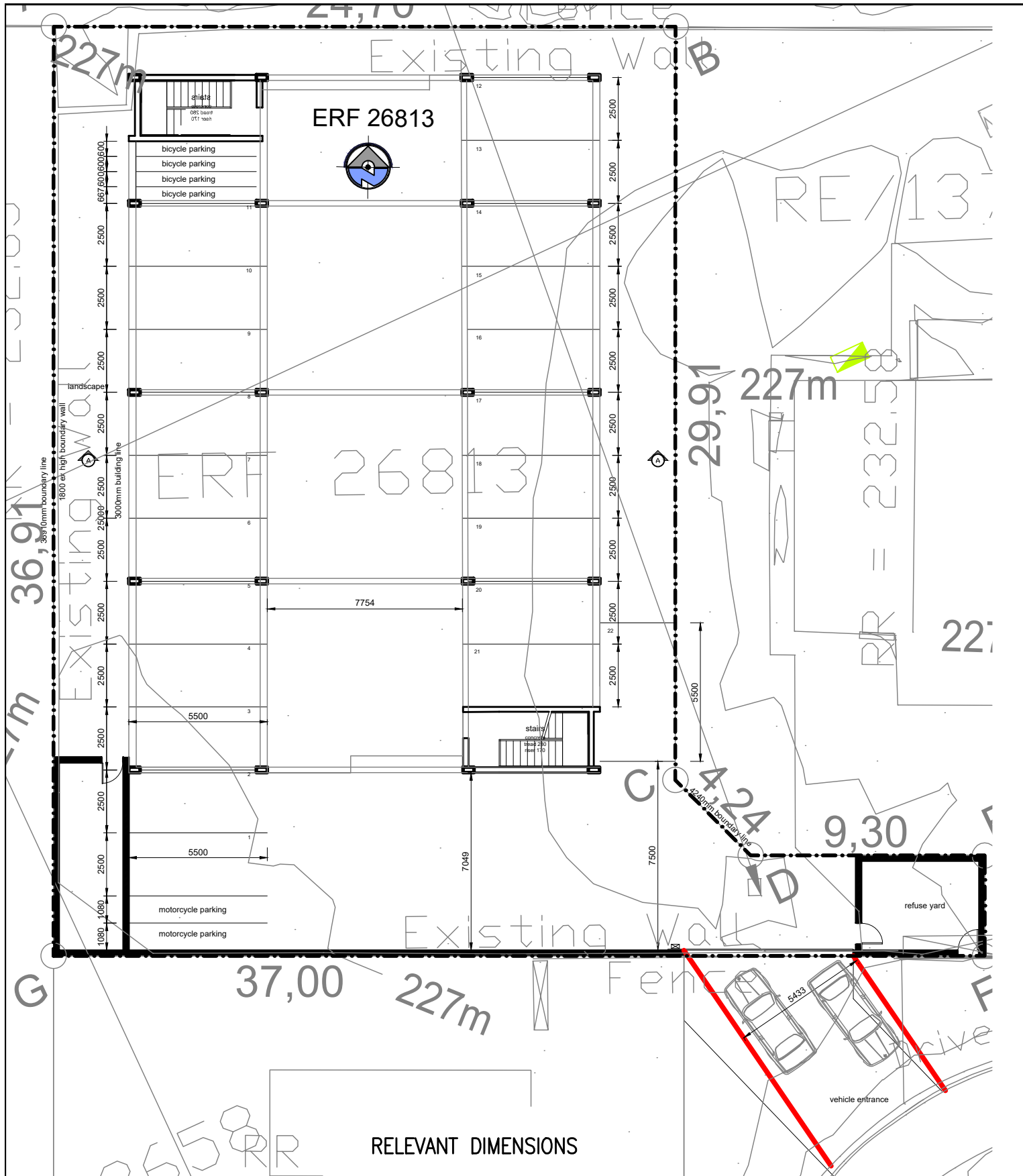
<b>Drawing Number/Tekening Nummer</b> BA23-021 2-01 CD	<b>Wys Nr./Rev No.</b> 2
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<b>Scale/Skaal</b> AS SHOWN	<b>Designed/Ontwerp</b> RIAAN LE ROUX
<b>Date/Datum</b> NOV 2023	<b>Drawn/Geteken</b> RIAAN LE ROUX
	<b>Checked/Nagesien</b> RIAAN LE ROUX

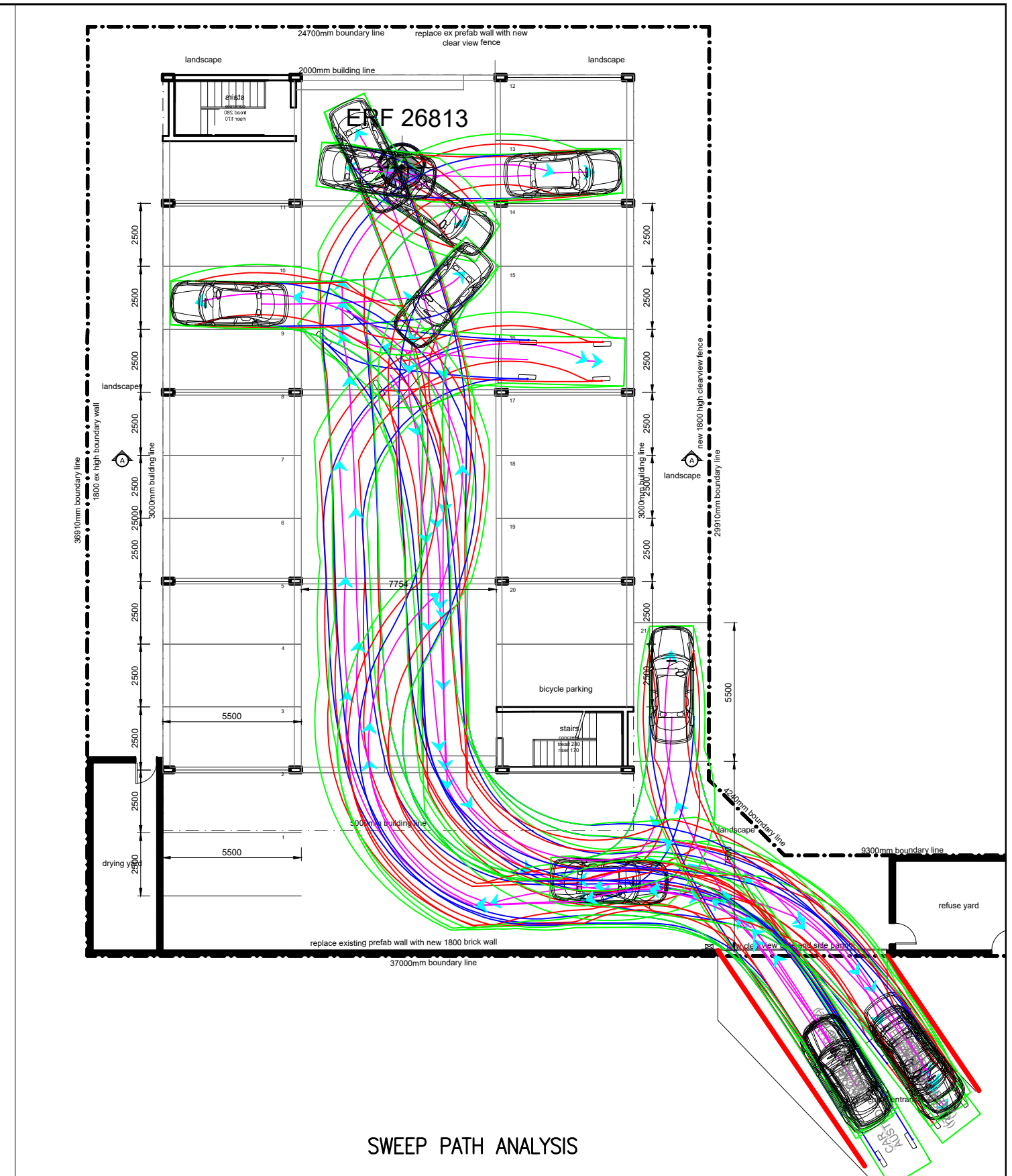
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 On original drawing

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**ANNEXURE B**  
**PARKING DIMENSIONS AND SWEEP**  
**PATH ANALYSIS**



RELEVANT DIMENSIONS



SWEEP PATH ANALYSIS

No.	Date	Description	Designed
0	14/2024	FOR TIS PURPOSES	F van AARDT (Pr Eng)
			Checked F van AARDT (Pr Eng)
			Drawn F van AARDT (Pr Eng)
			Checked F van AARDT (Pr Eng)



**ERF 26813**  
**THE OLIVE STUDENT**  
**ACCOMMODATION**

**PARKING ANALYSIS**

A3	Scale	NTS
Drawing No.		
24-033		
Rev No.	00	

# **ANNEXURE 13**

**MESSRS. BUITENDAG PROPERTY INVESTMENTS (PTY) LTD**

3

**ELECTRICAL SERVICES REPORT**

**FOR**

**PROPOSED ELECTRICAL CONNECTION FOR NEW APARTMENTS  
ON ERF No. 26813, CASANI CRESCENT, GEORGE**

REPORT NO: G/19425/R REV 1

21 May 2024



**CLINKSCALES MAUGHAN-BROWN**  
CONSULTING MECHANICAL  
& ELECTRICAL ENGINEERS

**Prepared by:**

ClinkScales Maughan-Brown (South) (Pty) Ltd.

39 Victoria Street

GEORGE

6529

Contact: J Olivier

Tel. No. 044-8741511



**PROPOSED ELECTRICAL CONNECTION FOR NEW APARTMENTS ON ERF No. 26813,  
CASANI CRESCENT, GEORGE - SERVICES REPORT ON ELECTRICAL RETICULATION:  
REPORT NO G/19425/E/R OF MAY2024**

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4.0	Basis of Report	1
5.0	Demand	1
6.0	Availability of Capacity	2
7.0	Point of Connection	2
8.0	Bulk and Link Services	2
9.0	Internal Services	2
10.0	Technical Particulars	3
11.0	Environmental Requirements	3
12.0	Programme	3
13.0	Capital Costs	4
14.0	Conclusion	4
Annexures	A – Drawing No. 19425/E/SK01 B – Development Contribution Calculation	

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Clinkscapes Maughan-Brown Manager.*

## 1.0 **INTRODUCTION**

This report has been prepared by Messrs. Clinkscales Maughan-Brown, who has been appointed by the Developer, Messrs. Buitendag Property Investments (PTY) Ltd, as the Electrical Consultants for the main supply to this development. The purpose of this report is to provide the necessary information on the proposed electrical connection to the existing municipal network in the area, in order to obtain all the necessary statutory approvals and to draw up a services agreement.

## 2.0 **LOCATION**

The planned development is on Erf 26813, located in Casani Crescent, George.

The property to be developed will accommodate 18 student accommodation units in a 4 level apartment block.

## 3.0 **SUPPLY AUTHORITY**

The Supply Authority for the area is George Municipality, and therefore their Electricity Department was consulted on matters related to the electrical services.

## 4.0 **BASIS OF REPORT**

The report is based on the following:

- (i) Proposed floor layouts of the building, prepared by Messrs Blue Architects and received from Messrs Delplan Consulting.
- (ii) Information obtained from Mr Mzwanele Gatyeni, George Municipality's Electro-Technical Services: Planning & Design, during discussions and e-mail messages on 2, 7, 15 and 16 May 2024.
- (iii) Inspection and discussion on site with George Municipality's Electrotechnical Department's Electrician on 16 May 2024.
- (iv) Recorded data of load on the existing municipal miniature substation received on 20 May 2024.
- (v) General information received from the Client and other members of the professional and construction teams.

## 5.0 **DEMAND**

Based on the information currently available, the peak kVA demand of the Development has been estimated at 18 units x 6.9kVA + 3kVA General Consumption = 68.8kVA (100Amps) after diversity demand.

It is proposed that the demand will be supplied from the existing 315kVA miniature substation "MS-PK Oos" as indicated on the drawing.

The following objectives will be set to reduce consumption:

- Comply with SANS 10400.
- Energy efficient light fittings, air conditioning, mechanical ventilation, refrigeration and water heating installations as applicable, etc.
- Use of LPG gas instead of electrical appliances for cooking where economically feasible.
- Use of energy efficient appliances.
- Installation of Photo Voltaic (PV), if it can be economically justified.

The demand calculated for the Development will be made available and will be energized after all related costs, including Development Charges, have been received by George Municipality.

Should an increased or decreased demand be needed, all related cost including Development Charges as applicable, shall be for the Developer's account.

Details regarding the electrical capacity allocation to each unit to be included in the rental agreements or sales contracts.

#### 6.0 **AVAILABILITY OF CAPACITY**

There is capacity available at existing miniature substation "MS-PK Oos" for the proposed development as confirmed by means of load measurements and recordings undertaken at the miniature substation recently.

#### 7.0 **POINT OF CONNECTION**

The identified point of connection for this development is at the low voltage busbars of existing miniature substation "MS-PK Oos", as indicated on Drawing No. 19425/SK/01 which is attached as Annexure A.

Currently there is spare space in the LV compartment of the abovementioned miniature substation to accommodate a new feeder circuit breaker.

#### 8.0 **BULK AND LINK SERVICES**

The Developer will not be required to install any bulk infrastructure upstream from the Point of Connection, but will contribute towards same in the form of the standard development contribution.

It is proposed that the Developer supply and install a new dedicated low voltage cable from the existing miniature substation to a new dedicated municipal LV bulk metering point inside the Main Distribution board of the Development as the sidewalk around the miniature substation is currently congested with distribution kiosks, traffic light control and back-up equipment.

The crossing of the sidewalk will be subject to receiving the necessary wayleave approvals from George Municipality.

#### 9.0 **INTERNAL SERVICES**

The Municipality's responsibility will end at the load terminals of the new LV bulk meter to be installed in a dedicated compartment of the main distribution board of the Development.

The Developer will have to enter into a supply agreement with the Municipality. The Developer will be responsible for operating and maintaining the internal network downstream from the meter.

The Developer will be responsible for metering of each individual residential unit's and General consumption, sending out accounts, debt collection, etc. The services of a metering agent could be employed to assist in this regard and using prepayment metering.

All cables and electrical equipment outside the erf will be installed in servitudes, road reserves and open spaces and will be accessible to the Municipality at all times.

The Developer shall appoint and maintain an appointment of a responsible person as defined in the General Machinery regulations of the OHS Act to take responsibility of the installation and operation thereof beyond the metering point.

No embedded generation will be installed without prior approval from George Municipality.

No individual consumer can connect to the Municipal network, as the power need to be supplied via the bulk metering point.

#### 10.0 **TECHNICAL PARTICULARS**

All drawings and specifications of the proposed network must comply with the Municipality's technical requirements and must be submitted to them for official approval before any construction can commence.

The LV bulk kWh/kVA consumption meter will be the Landis & Gyr type and must have the ability to be read remotely from the electrical department's offices. The meter shall be 4 quadrant, 4 wire and programmed as such.

The Low Voltage (LV) supply will be underground cable. The LV cable type will be PVC insulated, PVC bedded, galvanised steel wire armoured 600/1000V with four copper or aluminium conductors.

The internal network must be designed so that any internal faults do not cause nuisance tripping of the upstream municipal network.

No switching of supplies or work in close proximity of existing cables / overhead lines will be carried out without prior arrangement with the Municipality's electrical department. The Electrical Contractor will also be required to liaise with the Municipality's civil department and communication service provider/s to ensure that no damage is caused to existing underground piped services during construction.

Should this development ever in future need to be taken over by George Municipality, the infrastructure shall be designed and upgraded to their standards before this can be requested.

#### 11.0 **ENVIRONMENTAL REQUIREMENTS**

All work will comply in all respects with the relevant environmental management requirements.

#### 12.0 **PROGRAMME**

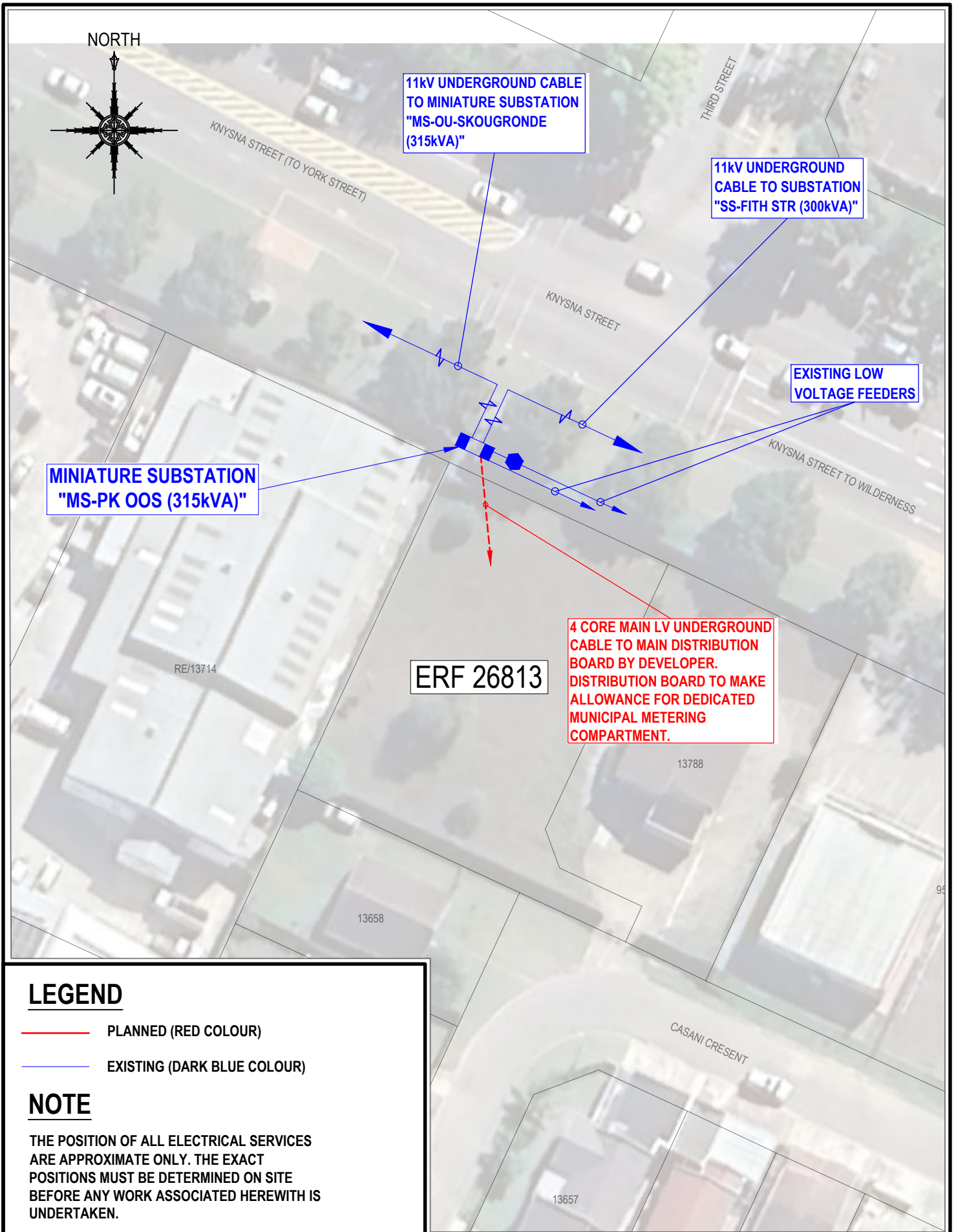
It is expected that construction of services to the two portions will commence immediately after all the necessary approvals have been received and the feasibility has been approved.





## **ANNEXURE A**

Drawing No: 19425/E/01 – Plan layout of proposed electrical connection.



**ERF 26813**


**4 CORE MAIN LV UNDERGROUND CABLE TO MAIN DISTRIBUTION BOARD BY DEVELOPER. DISTRIBUTION BOARD TO MAKE ALLOWANCE FOR DEDICATED MUNICIPAL METERING COMPARTMENT.**

**LEGEND**

- PLANNED (RED COLOUR)
- EXISTING (DARK BLUE COLOUR)

**NOTE**

THE POSITION OF ALL ELECTRICAL SERVICES ARE APPROXIMATE ONLY. THE EXACT POSITIONS MUST BE DETERMINED ON SITE BEFORE ANY WORK ASSOCIATED HEREWITH IS UNDERTAKEN.



**CLINKSCALES MAUGHAN-BROWN**  
CONSULTING MECHANICAL & ELECTRICAL ENGINEERS

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PORT ELIZABETH  
EAST LONDON  
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WINDHOK  
C E S A  
Quality System ISO 9001

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CLIENT  
**BUITENDAG PROPERTY INVESTMENTS (PTY) LTD**

PROJECT  
**ELECTRICAL CONNECTION FOR NEW APARTMENTS ON ERF No. 26813, CASANI CRESCENT**

DRAWING TITLE  
**NEW LV CONNECTION**

DRAWN <b>KM</b>	DESIGNED <b>JO</b>	CHECKED	APPROVED
SCALE <b>1:500</b>	DATE <b>20/05/2024</b>	CAD REF No. <b>19425-E-SK01</b>	DWG-SIZE <b>A4</b>
DRAWING NO <b>19425/E/SK01</b>			REVISION

## **ANNEXURE B**

Development Contribution Calculation



Erf Number  
Allotment area  
Elec DCs Area/Region  
Elec Link Network  
Elec Development Type  
Developer/Owner  
Erf Size (ha)  
Date (YYYY/MM/DD)  
Current Financial Year  
Collaborator Application Reference

Erf Number	26183
Allotment area	George
Elec DCs Area/Region	George Network
Elec Link Network	MV/LV
Elec Development Type	Normal
Developer/Owner	0
Erf Size (ha)	0
Date (YYYY/MM/DD)	2024-05-21
Current Financial Year	2023/2024
Collaborator Application Reference	0

Code	Land Use	Unit	Total Existing Right	Total New Right
<b>RESIDENTIAL</b>				
	Single Res > 650m² Erf (Normal)	unit	1	
<b>OTHERS</b>				
	Others. No further diversity applied. (as applied by consultant)	Actual kVA (ADMD)		69,3

Is the development located within Public Transport (PT1) zone? Please select **Yes**

Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	4,33	69,30	R 5 942,45	R 386 052,96	R 57 907,94	R 443 960,90
Total bulk engineering services component of Development Charge payable					R 386 052,96	R 57 907,94	R 443 960,90

**Link engineering services component of Development Charge  
Total Development Charge Payable**

City of George  
 Calculated (ETS):   
 Signature : \_\_\_\_\_  
 Date : **May 21, 2024**

**NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month**

Notes:  
 Departmental Notes:

For the internal use of Finance only

Service	Financial code\Key number	Total
Electricity	20220703048979	R 443 960,90
		R 443 960,90

# **ANNEXURE 14**





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

**LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM**

**PLEASE NOTE:**

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

**PART A: PARTICULARS**

Reference number: **2912960**

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

Brief proposal: **Application for Rezoning from Utility Zone to General Residential Zone IV for flats.**

Property description: **Erf 26813, George**

Date: **18 October 2023**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Mun.	044 801 9477	<a href="mailto:lhuyser@george.gov.za">lhuyser@george.gov.za</a>
Official	Fakazile Vava	George Mun.	044 801 9477	<a href="mailto:fvava@george.gov.za">fvava@george.gov.za</a>
Pre-applicant	Delarey Viljoen	DELPLAN	044 873 4566	<a href="mailto:delarey@delplan.co.za">delarey@delplan.co.za</a>

**Documentation provided for discussion:**

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

Locality (in text)

Title Deed

SG Diagram

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)*

**Comprehensive overview of proposal:**

YES	NO
-----	----

The Property is situated in the Lavalia area, along Knysna Road and measures 965m<sup>2</sup> in extent as seen in figure 1. An application for rezoning of the property was approved, but the rights were never implemented, thus the property currently remains the same zoning as the adjacent erf (Utility Zone) as can be seen in figure 2. It was subdivided of the Telkom property.



**Figure 1:** Locality





Figure 2: Zoning

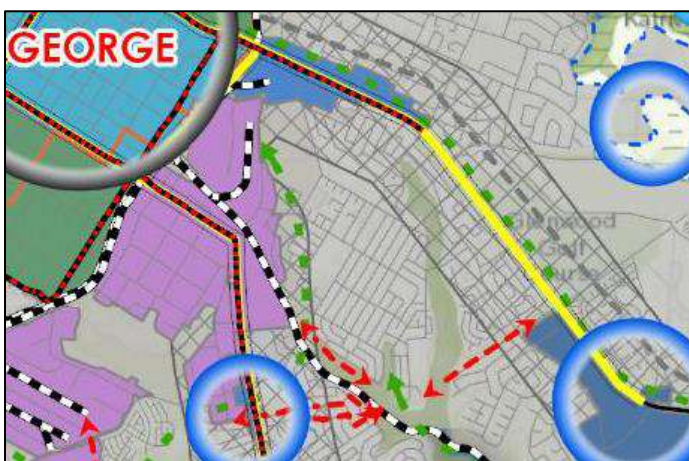


Figure 3: MSDF 2023 extract

Currently the property is empty thus making it underutilised, especially considering its proximity to a major road such as Knysna Road. The clients wish to rezone the Property to General Residential Zone IV for Flats as this property is located within the densification Zone set forth by the 2023 MSDF, as seen in figure 3, along a major transport route. Vehicle access will on be gained off Casani Crescent. An option is to have a pedestrian access of Knysna Road for easy

access to the bus route and shops close by. It is also ideal for students as they have a bus pick up point at the nearby Pick 'n Pay Shopping Centre.

The application thus entails the following:

**Rezoning:** Application in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 to rezone the property from Utility Zone to General Residential Zone IV for flats.

**Departures from the parking requirements to PT1 and building line relaxations to be determined.**

**PART C: QUESTIONNAIRES**

**SECTION A:**

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

Tick if relevant	What land use planning applications are required?	Application fees payable
✓	2(a) a rezoning of land;	To be determined
✓	2(b) a permanent departure from the development parameters of the zoning scheme;	To be determined
	2(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e) a consolidation of land that is not exempted in terms of section 24;	R
	2(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g) a permission required in terms of the zoning scheme;	R
	2(h) an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i) an extension of the validity period of an approval;	R
	2(j) an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l) a permission required in terms of a condition of approval;	R
	2(m) A determination of a zoning;	R
	2(n) A closure of a public place or part thereof;	R
	2(o) a consent use contemplated in the zoning scheme;	R
	2(p) an occasional use of land;	R
	2(q) to disestablish a home owner's association;	R
	2(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R

Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
<b>TOTAL APPLICATION FEE* (VAT excluded):</b>			To be determined

**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?	<b>X</b>			
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)]		<b>X</b>		
Any other Municipal by-law that may be relevant to application? (If yes, specify)		<b>X</b>		
<b>Zoning Scheme Regulation considerations:</b> Which zoning scheme regulations apply to this site? <b>George Integrated Zoning Scheme, 2023</b> What is the current zoning of the property? <b>Utility Zone</b> What is the proposed zoning of the property? <b>General Residential Zone IV - Flats</b> Does the proposal fall within the provisions/parameters of the zoning scheme? <b>Yes</b> Are additional applications required to deviate from the zoning scheme? (if yes, specify)				



No	
----	--

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?	X			
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		X		

**SECTION C:**

**CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE**

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) <del>(strikethrough irrelevant)</del>		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)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claim?		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? ( <del>strikethrough irrelevant</del> )		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 wastewater:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services
Telecommunication services:			X	
Other services required? Please specify.			X	
Development charges:	x			

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

**COMPULSORY INFORMATION REQUIRED:**

Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent (conveyancer to confirm)

**MINIMUM AND ADDITIONAL REQUIREMENTS:**

Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
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
		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

## PART E: DISCUSSION

Pre-application as discussed on 18 October 2023 for the proposed rezoning of Erf 26813, George for development of flats and possible student accommodation. No site layout was a made available for the meeting:



### Town Planning comments:

- A site layout plan to be prepared for another pre-app discussion- more detail to be given on the proposed use viz. flats or student accommodation.
- The proposal is situated on a mixed-use development node (business park and residential), the use of flats within this area is prioritised by the spatial development objectives contained in the MSDF.
- The density/number of units to be confirmed.
- Applicant to take note of the high-density guidelines and possible visual-impact mitigations measures that could be applied along Knysna Road.
- Height of the flats to be sensitive to the surrounding area specifically in terms of the existing single residential properties to the south.
- It is recommended that underground parking be investigated as this will allow more functionality of the site.
- It is also noted that the applicant will make enquiries regarding the adjacent property (Erf 13788) for possible parking overflow.
- A departure for to PT1 requirements will be considered by the department.
- A pedestrian access along Knysna Road to be considered to optimize accessibility to public transport.
- A functional open space to be provided together with the development proposal.
- Refuse collection site to be indicated on the site layout plan.

- Removal, cutting or trimming of trees along Knysna Road without the necessary approvals/permits is prohibited.
- Applicant to consult and address the 2023 MSDF requirements.

CES comments

- Vehicle access will be restricted to Casanie Street. Ideally, access for the property must be combined with access for Erf 13788, George onto Casanie Street. Pedestrian access will be allowed onto Knysna Road.
- All parking to be provided on site and no parking will be allowed within the road reserve.
- Water and sewer are available, subject to confirmation for the development.
- Stormwater for the development is subject to the Stormwater By-law.
- Applicable DC's will be payable in terms of the DC Policy.
- Refuse collection site to be indicated on the site layout plan.

ETS comments

- Electrical services report to be prepared by Consultant for ETS comments and approval.

**PART F: SUMMARY / WAY FORWARD**

See comments above. It is recommended to do another pre app if and when the developer has more clarity on the development that's proposed.



OFFICIAL: \_\_\_\_\_

PRE-APPLICANT: **DELAREY VILJOEN Pr. Pln**

**Fakazile Vava (Town Planner)**



SIGNED: \_\_\_\_\_



SIGNED: \_\_\_\_\_

**Ilané Huyser (Senior Town Planner)**

DATE: 2023.10.26

DATE: **16/10/2023**

*\*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.*





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

## LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

### PLEASE NOTE:

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

### PART A: PARTICULARS

Reference number: **2940199**

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

Brief proposal: **Application for Rezoning from Utility Zone to General Residential Zone IV for flats. Departure from parking requirements to PT1, as well as departure from PT1 requirements.**

Property description: **Erf 26813, George**

Date: **15 November 2023**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Mun.	044 801 9477	<a href="mailto:lhuyser@george.gov.za">lhuyser@george.gov.za</a>
Official	Fakazile Vava	George Mun.	044 801 9477	<a href="mailto:fvava@george.gov.za">fvava@george.gov.za</a>
Pre-applicant	Delarey Viljoen	DEPLAN	082 808 9624	<a href="mailto:Delarey@delplan.co.za">Delarey@delplan.co.za</a>

**Documentation provided for discussion:**

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

Locality (in text)

Title Deed

SG Diagram

Layout Plan

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

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

YES	NO
-----	----

**Comprehensive overview of proposal:**

The Property is situated in the Lavalia area, along Knysna Road and measures 965m<sup>2</sup> in extent as seen in figure 1. An application for rezoning of the property was approved, but the rights were never implemented, thus the property currently remains the same zoning as the adjacent erf (Utility Zone) as can be seen in figure 2. It was subdivided off the Telkom property.

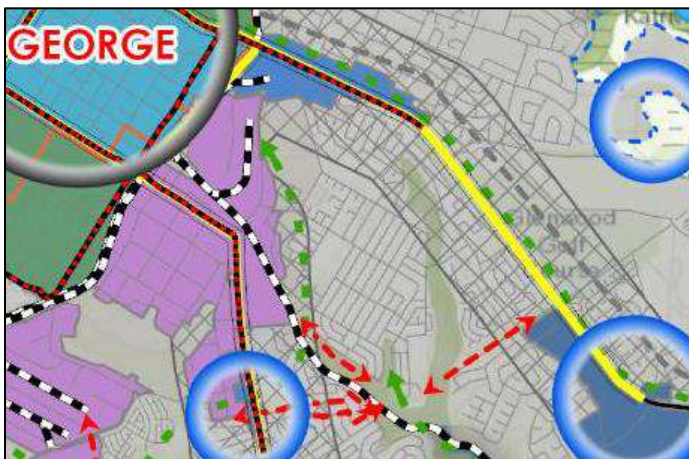


**Figure 1: Locality**





**Figure 2: Zoning**



**Figure 3: MSDF 2023 extract**

Currently the property is empty thus making it underutilised, especially considering its proximity to a major road such as Knysna Road. The clients wish to rezone the Property to General Residential Zone IV for Flats as this property is located within the densification Zone set forth by the 2023 MSDF, as seen in figure 3, along a major transport route. Vehicle access will on be gained off Casani Crescent. An option is to have a pedestrian access of Knysna Road for easy access to the bus route and shops close by. It is also ideal for students as the have a bus pick up point at the nearby Pick 'n Pay Shopping Centre.

The current proposal entails parking on the ground floor with, three storeys on top. The first and second storey entails 6 units each comprising of 2 bedrooms per unit. The third storey entails 6 units comprising of 1 bedroom each. The parking provided currently amounts to 21. Parking for: normal" areas should amount to 33 parking bays and under PT1 requirements, 22 bays should be provided with

an additional 6 for visitors, amounting to 28 bays. A departure application would therefore be required to depart from the minimum parking requirements under PT1 requirements. It is, however, argued that parking will still be sufficient as a portion of these flats are geared toward student accommodation, of which many do not own private transport. As previously mentioned, the pick-up point for students is located in close proximity at the Pick 'n Pay Shopping Centre.

The current proposal was drawn up based on comments from the previous pre application held on 20 October 2023.

The application thus entails the following:

**Rezoning:** Application in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 to rezone the property from Utility Zone to General Residential Zone IV for flats.

**Departure** Application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 from the parking requirements for “normal” areas (33 parking bays) to allow “PT1” parking requirements of 28 parking bays.

**Departure** Application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 from the parking requirements for “PT1” parking requirements of 28 parking bays to allow 21 parking bays.

## PART C: QUESTIONNAIRES

### SECTION A:

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

Tick if relevant	What land use planning applications are required?	Application fees payable
✓	2(a) a rezoning of land;	To be determined
✓	2(b) a permanent departure from the development parameters of the zoning scheme;	To be determined
	2(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e) a consolidation of land that is not exempted in terms of section 24;	R
	2(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g) a permission required in terms of the zoning scheme;	R
	2(h) an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i) an extension of the validity period of an approval;	R

	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a home owner's association;	R
	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
<b>Tick if relevant</b>		<b>What prescribed notice and advertisement procedures will be required?</b>	<b>Advertising fees payable</b>
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
<b>TOTAL APPLICATION FEE* (VAT excluded):</b>			<b>To be determined</b>

**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?	<b>X</b>			
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)]			<b>X</b>	<b>Conveyance Attorney to confirm</b>



Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
<b>Zoning Scheme Regulation considerations:</b> Which zoning scheme regulations apply to this site? <b>George Integrated Zoning Scheme, 2023</b> What is the current zoning of the property? <b>Utility Zone</b> What is the proposed zoning of the property? <b>General Residential Zone IV - Flats</b> Does the proposal fall within the provisions/parameters of the zoning scheme? <b>Yes</b> Are additional applications required to deviate from the zoning scheme? (if yes, specify) <b>No</b>				
<b>QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS</b>	<b>YES</b>	<b>NO</b>	<b>TO BE DETERMINED</b>	<b>COMMENT</b>
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?	X			
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		X		

**SECTION C:**

**CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE**

<b>QUESTIONS REGARDING CONSENT / COMMENT REQUIRED</b>	<b>YES</b>	<b>NO</b>	<b>TO BE DETERMINED</b>	<b>OBTAIN APPROVAL / CONSENT / COMMENT FROM:</b>
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)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
<p>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)</p> <p><del>(strikethrough irrelevant)</del></p>		X		National Department of Environmental Affairs (DEA) & DEA&DP
<p>Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?</p>		X		National Department of Water & Sanitation (DWS)
<p>Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?</p>		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
<p>Will the proposal have an impact on any National or Provincial roads?</p>		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
<p>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</p>		X		National Department of Labour (DL)
<p>Will the proposal affect any Eskom owned land and/or servitudes?</p>		X		Eskom
<p>Will the proposal affect any Telkom owned land and/or servitudes?</p>		X		Telkom
<p>Will the proposal affect any Transnet owned land and/or servitudes?</p>		X		Transnet
<p>Is the property subject to a land / restitution claims?</p>		X		National Department of Rural Development & Land Reform
<p>Will the proposal require comments from SANParks and/or CapeNature?</p>		X		SANParks / CapeNature
<p>Will the proposal require comments from DEFF?</p>		X		Department of Environment, Forestry and Fishery

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
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? ( <del>strikethrough irrelevant</del> )		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 wastewater:			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		Y	N	
		Power of Attorney / Owner's consent if applicant is not owner (if applicable)			S.G. noting sheet extract / Erf diagram / General Plan
		Motivation report / letter			Full copy of the Title Deed
		Locality Plan			Site Layout Plan
		Proof of payment of fees			Bondholder's consent

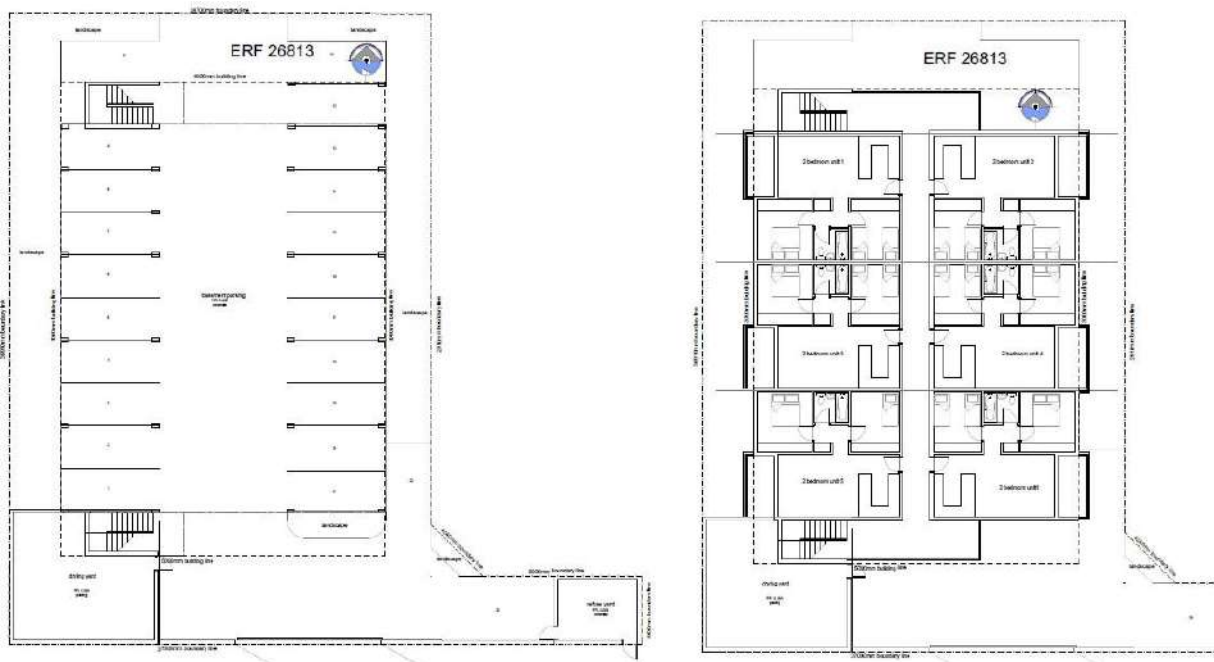
**MINIMUM AND ADDITIONAL REQUIREMENTS:**

Y	N		Y	N	
		Site Development Plan			Conveyancer's Certificate
		Land Use Plan			Proposed Zoning plan
		Phasing Plan			Consolidation Plan

Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
		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) ( <del>strikethrough irrelevant</del> )	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)	Y	N	Required number of documentation copies

## PART E: DISCUSSION

Pre-application as discussed on 15 November 2023 for the proposed rezoning and departures on Erf 26813, George for development of flats and possible student accommodation. No site layout was a made available for the meeting:



### Town Planning comments:

- Applicant to submit a parking study to justify the reduced parking from PT1.
- Applicant to make use of the densification strategy and student accommodation policies which the municipality has adopted.
- Applicant to take note of the high-density guidelines and possible visual-impact mitigations measures that could be applied along Knysna Road.

- Height of the flats to be sensitive to the surrounding area specifically in terms of the existing single residential properties to the south.
- It is also noted that the applicant will enquire about the possibility to utilize the adjacent property (Erf 13788) for possible parking overflow.
- A pedestrian access along Knysna Road to be considered to optimize accessibility to public transport.
- A functional open space to be provided together with the development proposal.
- Refuse collection site to be indicated on the site layout plan.
- Removal, cutting or trimming of trees along Knysna Road without the necessary approvals/permits is prohibited.
- Applicant to consult and address the 2023 MSDF and 2023 Zoning Scheme requirements.
- Applicant to take into account the previous pre-app minutes.

#### CES comments

- Vehicle access will be restricted to a single access along Casanie Street (maximum 8.0m width). Ideally, access for the property must be combined with access for Erf 13788, George onto Casanie Street. Pedestrian access will be allowed onto Knysna Road.
- All parking to be provided on site and no parking will be allowed within the road reserve.
- Water and sewer are available, subject to confirmation for the development.
- Stormwater for the development is subject to the Stormwater By-law.
- Applicable DC's will be payable in terms of the DC Policy.
- Refuse collection site to be indicated on the site layout plan.

#### ETS comments

- Electrical services report to be prepared by Consultant for ETS comments and approval.

### **PART F: SUMMARY / WAY FORWARD**

Applicant to refer to comments above and previous pre-app comments.



OFFICIAL: \_\_\_\_\_

PRE-APPLICANT: **DELAREY VILJOEN Pr. Pln**

**Fakazile Vava (Town Planner)**





SIGNED: \_\_\_\_\_

**Ilané Huyser (Senior Town Planner)**

DATE: 2023.11.23



SIGNED: \_\_\_\_\_

DATE: **13/11/2023**

*\*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 15**



## 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)	DELAREY				
Surname	VILJOEN				
SACPLAN Reg No. (if applicable)	A/1021/1998				
Company name (if applicable)	DELPLAN CONSULTING				
Postal Address	PO BOX 9956				
	GEORGE	Postal Code	6530		
Email	<a href="mailto:planning@delplan.co.za">planning@delplan.co.za</a>				
Tel	044 873 4566	Fax	044 873 4568	Cell	082 808 9624

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

Registered owner	Buitendag Property Investments (Pty) Ltd			
Address	Unit F3 Pinotage House Vineyards Office Estate 99 Jip De Jager Drive, De Bron Western Cape 7530			
		Postal code	7530	

E-mail		ben@wbcape.co.za			
Tel		Fax		Cell	082 685 5300

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 26813, George				
Physical Address	8 Casanie Crescent George 6529				
GPS Coordinates	-33.964676, 22.479265		Town/City	George	
Current Zoning	Utility Zone	Extent	965m <sup>2</sup>	Are there existing buildings?	N
Current Land Use	Vacant				
Title Deed number & date	T49125/2023				
Any restrictive conditions prohibiting application?		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	If Yes, please complete the information below and attach the minutes.		
Official's name	Ilané Huyser	Reference number	2912960 2940199	Date of consultation	18 /10/23 13/11/23

**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: **FIRZAJJ**  
 VAT Registration Nr: **4630193664**  
 E-MAIL: **msbrits@george.gov.za**  
 \*Payment reference: **Erf 26813, George**

**PART F: DETAILS OF PROPOSAL**

**Brief description of proposed development / intent of application:**

**1. Rezoning** in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 26813, George from Utility Zone to General Residential Zone IV (Flats).

**2. Departure** in terms of Section 15(2) (b) of the George Municipality: Land Use Planning By-Law, 2023 on Erf 26813, George for:

- relaxation of the northern street building line from 5m to 2m for the proposed Flats.
- relaxation of the eastern and western common boundary building lines from 4.5 to 3m for the top storey above the mandated 8.5m height.
- departure from the parking requirements of 37 “normal areas” to allow 27 as “PT1” bays.
- departure from the 27 PT1 parking bay requirement to allow 23.

**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		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		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 <b>2 copies</b>
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**

	N	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

Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			Management: Air Quality Act, 2004 (Act 39 of 2004),
	N	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
	N	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	National Water Act, 1998 (Act 36 of 1998) <del>(strikethrough irrelevant)</del>
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. <b>N/A</b>			
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:

**31/05/2024**

Full name:

**DELAREY VILJOEN**

Professional capacity:

**PROFESSIONAL PLANNER**

SACPLAN Reg. Nr:

**A/1021/1998**