



The Municipal Manager  
P O Box 19  
George  
6530

Reference: Erf 438 Blanco

15 May 2024

Sir

**APPLICATION FOR REZONING, SUBDIVISION AND PERMANENT DEPARTURE  
(BUILDING LINE RELAXATION): ERF438 BLANCO**

Attached hereto, please find

- an application in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of Erf 438 Blanco from Single Residential Zone I to Subdivisional Area to allow for a group housing development comprising of the following:
  - 5 Residential Zone II erven (Group housing at a density of 30du/ha); and
  - 1 Transport Zone III erf (Private road).
  
- an application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into:
  - 5 General Residential Zone II erven (Portions 1 to 5); and
  - 1 Transport Zone III erf (Portion 6).
  
- an application in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for the relaxation of the street boundary building line on the south-eastern corner of Erf 438 Blanco (intersection of Fabriek Street and Pieter

Theron Street) from 3.0 metres to 1.573 metres in order to permit a portion of the double garage of the group house on Portion 5.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

A handwritten signature in black ink, appearing to read 'J. Vrolijk', written in a cursive style.

**Jan Vrolijk**

**MOTIVATION REPORT**  
**APPLICATION FOR REZONING, SUBDIVISION AND PERMANENT DEPARTURE**  
**(RELAXATION OF BUILDING LINE)**  
**ERF 438 BLANCO**

15 May 2024



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**MOTIVATION REPORT**  
**APPLICATION FOR REZONING, SUBDIVISION, PERMANENT DEPARTURE**  
**(RELAXATION OF BUILDING LINE)**  
**ERF 438 BLANCO**

**1. BACKGROUND**

The following applications in respect of Erf 438 Blanco were approved by the Eden Joint Municipal Planning Tribunal – George Municipality on 7 June 2018

- a) *“Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2015 from Single Residential Zone I to Subdivisional Area to allow for (5) General Residential Zone II (group housing units) erven and (1) Transport Zone III (private road) erf;*
- b) *Subdivision of the Subdivisional Area in terms of Section 15 (2) (e) of the Land Use Planning By-Law for the George Municipality, 2015 into five (5) General Residential Zone II (group housing units) erven and one (1) Transport Zone III (private road) erf;*
- c) *Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality 2015, for the relaxation of the following building lines:*
  - i. *Street building line (Pieter Theron Street) from 5.0m to 4.5m in order to permit a dwelling unit on Portion 1.*
  - ii. *Street building line (Factory Street) from 5.0m to 4.5m in order to permit a dwelling unit on Portion 4.*
  - iii. *Street building line (Factory Street) from 5.0m to 4.5m in order to permit a dwelling unit on Portion 5.*
  - iv. *Street building line (Pieter Theron Street) from 5.0m to 1.735m in order to permit a dwelling unit on Portion 5.*

A copy of this provisional dated 8 June 2018 is attached hereto as **Annexure “A”**. A copy of the final approval dated 6 July 2018 is attached hereto as **Annexure “B”**.



Due to unforeseen delays in the execution of the development, the requisite Site Development Plan could not be submitted before the lapsing of the mentioned approval. It is, however, still the intention of the owners to develop the application erf with 5 General Residential Zone II (Group Housing) erven and 1 Transport Zone III (Private Road) erf, as previously approved.

The proposed development has however been surveyed and a copy of the approved General Plan for the development as approved in 2018 is attached hereto as **Annexure "C"**. As the proposed layout is to change slightly as a result of the recent amendments to the George Integrated Zoning Scheme By-law 2023 the General Plan will have to be cancelled.

To accommodate the subdivision of the application erf into 5 individual group housing erven and a private street, the erf must be rezoned to Subdivisional Area and the Subdivision Area must thereafter be subdivided into 5 General Residential Zone II erven and a Transport Zone III erf. Due to the application erf being a corner erf, with 2 street boundary building lines of 3.0 metres each, the street boundary building line on the south-eastern corner of the erf will have to be relaxed to accommodate the development as proposed.

## 2. APPLICATION

- Application is made in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of Erf 438 Blanco from Single Residential Zone I to Subdivisional Area to allow for a group housing development comprising of the following:
  - ⇒ 5 Residential Zone II erven (Group housing at a density of 30du/ha); and
  - ⇒ 1 Transport Zone III erf (Private road).
  
- Application is made in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into:
  - ⇒ 5 General Residential Zone II erven (Portions 1 to 5); and
  - ⇒ 1 Transport Zone III erf (Portion 6).

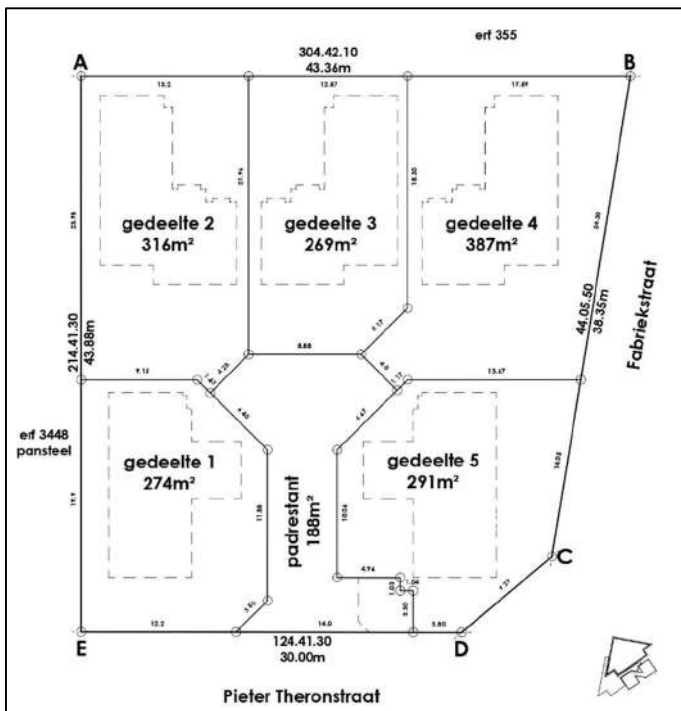
- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for the relaxation of the street boundary building line on the south-eastern corner of Erf 438 Blanco (intersection of Fabriek Street and Pieter Theron Street) from 3.0 metres to 1.573 metres in order to permit a portion of the double garage of the group house on Portion 5.

The subdivision plan is attached hereto as **Annexure “D”** whilst the completed application form for the rezoning, subdivision and permanent departure (building line relaxation) application is attached hereto as **Annexure “E”**.

### 3. DEVELOPMENT PROPOSAL

#### 3.1 Proposed land uses

It is the intention of the owner to rezone Erf 438 Blanco to a Subdivisional Area to allow for the erf to be subdivided into 5 General Residential Zone II (Group housing) erven, and 1 Transport Zone III (Private Street) erf, as indicated on the following subdivision plan which is also attached hereto as **Annexure “D”**.



The proposed 5 group housing erven will range from 269m² to 387m² in extent, whilst the private road will have a size of 188m².

The proposed double storey development entails two 3-bedroom dwelling units and three 2-bedroom dwelling units. The total floor area of the 3-bedroom units will be approximately 177m² each. The two 3-bedroom units will each consist of 3 bedrooms and 2 bathrooms on the first floor and an open-plan kitchen / dining / living area,

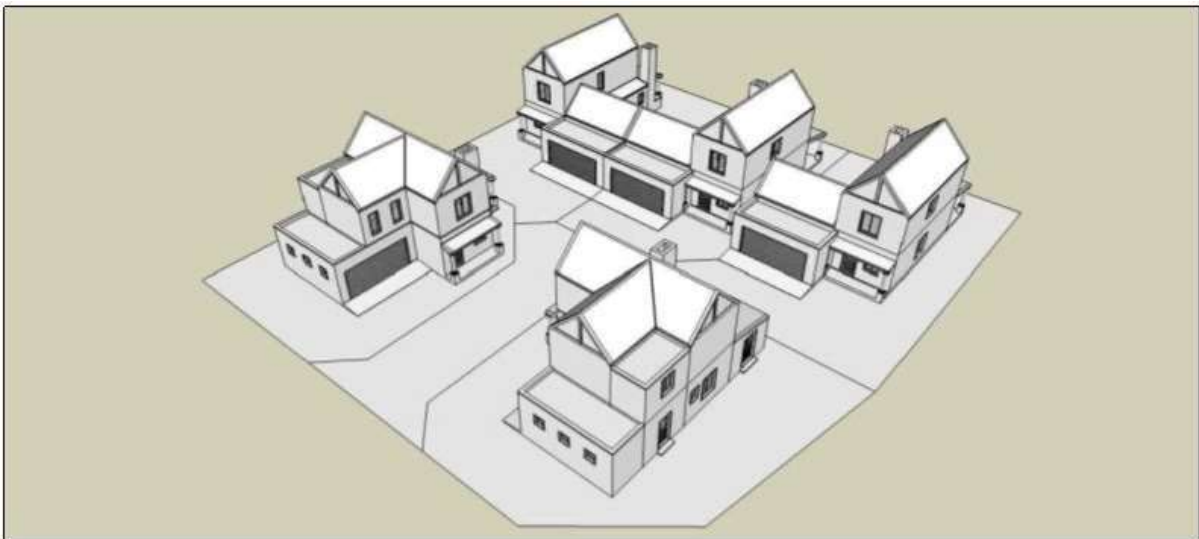
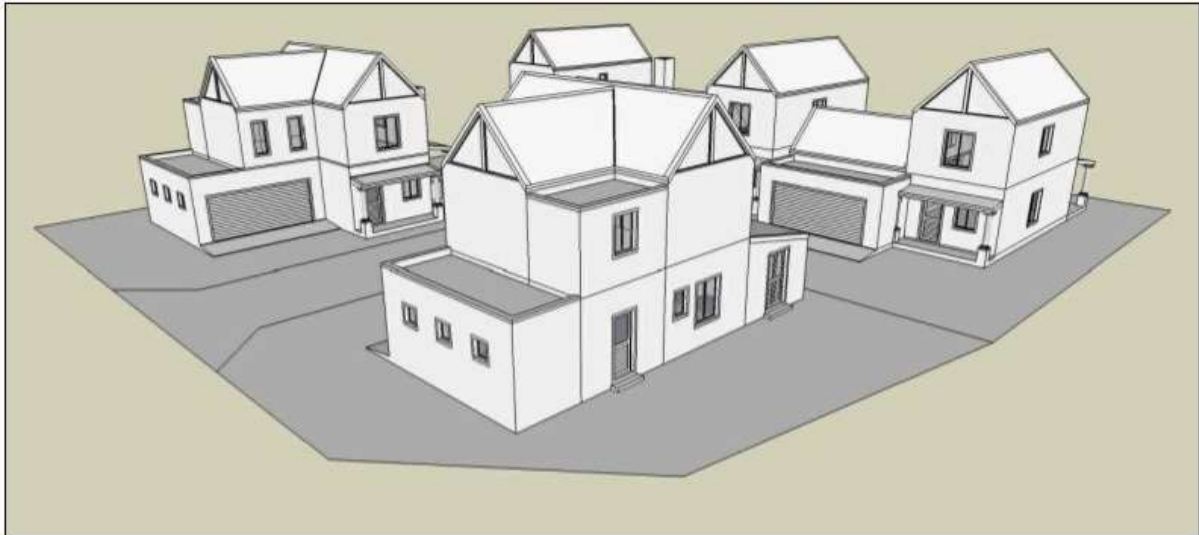
toilet, a covered stoep with built in braai, storeroom and a double garage on the ground floor.

The total floor area of the 2-bedroom units will be approximately 154m<sup>2</sup> each. The three 2-bedroom units will each consist of 2 bedrooms, a bathroom and passage on the first floor and an open-plan kitchen / dining / living area, toilet, a covered stoep with built in braai, storeroom and a double garage on the ground floor.

The proposed site layout and layout of the various group housing units are indicated on the following draft Site Development Plan, a copy of which is attached hereto as **Annexure "F"**.



The following perspective drawings, a copy of which is attached hereto as **Annexure “G”**, indicate the proposed architectural design and appearance of the proposal.



### 3.2 Building lines

A small corner of the double garage of the proposed group housing unit on Portion 5 will transgress the 3-metre street boundary building line on the corner of Pieter Theron and Factory Street by 1.573 metres as indicated on the draft Site Development Plan attached hereto as

**Annexure “F”**. The area of the double garage encroaching into the building line has an area of approximately 3m<sup>2</sup>.

Due to the eastern wall of the proposed dwelling unit on Portion 5 not being parallel to the street boundary of Factory Street, it is only the south-eastern corners of the dwelling unit on Portion 5 which transgress the mentioned building line.

The remainder of the development complies with the building lines as determined in the George Integrated Zoning Scheme By-law 2023.

### **3.3 Parking requirements / provision**

As indicated on the proposed draft Site Development Plan attached hereto as **Annexure “F”**, 5 double garages (2 per dwelling unit) will be provided in respect of the proposed development which is in keeping with the required parking bays as per the table entitled “Minimum off-street parking requirements” in Section 42(2) of the George Integrated Zoning Scheme By-law, 2023.

### **3.4 Open space requirement**

Development parameter (d) of the development parameters applicable to “Group Housing” as per the George Integrated Zoning Scheme Regulations reads as follows:

*“Within a group housing site, outdoor space of at least 50m<sup>2</sup> per dwelling unit must be provided, which may include private or communal open space or any functional outdoor space which is inaccessible to motor vehicles, but excludes roads, service yards and parking areas.”*

In terms of the development proposal, and as indicated in the table on the draft Site Development Plan attached hereto as **Annexure “F”**, sufficient “outdoor space” is provided on each separate group housing erf.

The open space provided on each portion is indicated in the legend of the subdivision plan and ranges between 53.94m<sup>2</sup> to 122.86 m<sup>2</sup>. The open space areas exclude roads, service yards and

parking areas. The proposal thus complies with the open space requirement applicable to the development.

### 3.5 Access, street name and street addresses

One access point is proposed from Pieter Theron Street. As indicated on the proposed subdivision plan, attached hereto as **Annexure "D"**, the individual group housing erven gain access from Pieter Theron Street via a single 5.5 metre wide, private cul de sac (Portion 6).

Provision is made for a stacking distance of 7.489 metres between the Pieter Theron street kerb and the proposed access gate to the development which is considered adequate in respect of the 5 dwelling units.

The private road will be transferred to the Homeowners Association to be established for the development who will be responsible for the maintenance of the private street.

It is proposed to name the private street Matroosberg Close. A plan indicating the proposed street name and street addresses is attached hereto as **Annexure "H"**. This street name and the proposed street addresses have been approved by the relevant section of the George Municipality. An email confirming the approval is attached hereto as **Annexure "I"**.

### 3.6 Service yards

Each erf will be provided with a small service yard which will make provision for a rainwater tank, washing line and an area to place a refuse bin. The service yards are indicated on the draft Site Development Plan attached hereto as **Annexure "F"**.

### 3.7 Refuse area

A refuse area which can accommodate a minimum of 5 wheelie bins is proposed at the entrance to the development. The refuse area will be accessible directly from Pieter Theron Street.

### 3.8 Phasing

The development will be developed as one phase.

### 3.9 Homeowners' Association Constitution

The proposed Homeowners Association Constitution for the development will be submitted for approval when the final site development plan and landscaping plan is submitted for approval.

### 3.10 Architectural guidelines

Architectural guidelines for the development will be submitted for approval when the final site development plan and landscaping plan is submitted for approval. The architectural guidelines will be based on the 3D perspective drawings attached hereto as **Annexure "G"**.

### 3.11 Summary

The purpose of this application is to obtain approval for the proposed rezoning, subdivision and permanent departure to enable the proposed development of the application erf in accordance with the proposed draft Site Development Plan.

## 4. PRE-APPLICATION CONSULTATION

The pre-application consultation discussion of the mentioned proposed development by the relevant officials of George Municipality took place on 7 September 2023. The signed pre-application consultation application form, which is attached hereto as **Annexure "J"**, contains the following comments:

### **"Town Planning & Spatial Planning"**

*The attached documents and plan below, were discussed.*

- *The application should be motivated in terms of the relevant legislation and spatial planning policies (i.e. MSDF 2023, LSDF 2012, SPLUMA 2013, LUPA 2014 etc.).*

- *The standard public participation requirements will apply.*
- *Please note that the layout must consider adequate maneuverability (the private road might need to be increased to provide proper access to proposed portion 1 and 4 as well as turning facilities).*
- *The shortcomings in the previous layout must be addressed: visitor parking, open space requirement, refuse removal as part of private road.*
- *Please take note of that it is anticipated that the revised zoning scheme be promulgated early in October (specifically referring to the open space requirements).*

### CES

- *Refer previous approval conditions.*
- *Standard conditions will apply.”*

No negative issues were mentioned, and permission was granted to proceed with the submission of the application. The issues mentioned in the comments are addressed in various points in this motivation report.

## **5. GENERAL INFORMATION REGARDING ERF 438 BLANCO**

### **5.1 Locality**

Erf 438 Blanco is situated on the north-western corner of the junction of Pieter Theron Street with Factory Street, in Blanco. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure “K”**.

### **5.2 Existing land use**

Erf 438 Blanco is currently vacant.

### **5.3 Extent**

Erf 438 Blanco is 1 725m<sup>2</sup> in extent.



#### **5.4 Present zoning**

In terms of the George Integrated Zoning Scheme By-Law, 2017 the zoning of Erf 438 Blanco is Single Residential Zone I.

#### **5.5 Surveyor General Diagram**

A General Plan has been approved for the development proposal as approved in 2018. A copy of the General Plan is attached hereto as **Annexure “C”**. As the proposed layout is to change slightly as a result of the recent amendments to the George Integrated Zoning Scheme By-law 2023 the General Plan will have to be cancelled.

The Surveyor General Diagram of Erf 438 Blanco is attached hereto as **Annexure “L”**.

#### **5.6 Title Deed**

Erf 438 Blanco is registered in the name of Ladovision (Pty) Ltd Registration number 2015/099725/07. A copy of the registered Title Deed is attached hereto as **Annexure “M”**.

#### **5.7 Power of Attorney**

A document certifying the names of the Directors of Ladovision (Pty) Ltd, Registration number 2015/099725/07, the registered owner of Erf 438 Blanco, is attached hereto as **Annexure “N”**.

A Power of Attorney whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Nicolette van Greunen, Anton Posthumus and Antoinette Scheepers, the Directors of Ladovision (Pty) Ltd, Registration number 2015/099725/07, the registered owner of Erf 438 Blanco, to prepare the application referred to in point 2 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “O”**.

#### **5.8 Bondholder's Consent**

Erf 438 Blanco is not encumbered by a bond.

## 5.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 438 Blanco is attached hereto as **Annexure “P”**. The Conveyancer Certificate confirms that there are no conditions in the Title Deed of the erf which restrict the development of the erf as proposed in this application.

## 6. DESIRABILITY OF THE APPLICATION FOR THE REZONING AND SUBDIVISION OF ERF 438 BLANCO

### 6.1 Introduction

The application erf is currently zoned Single Residential Zone I. In terms of this zoning, the erf may be used for the purposes of one dwelling house and a second dwelling unit of not larger than 175m<sup>2</sup>. The owner intends subdividing the application erf into 6 portions. Portions 1 to 5 will be zoned General Residential Zone II (Group Housing) and Portion 6 will be rezoned to Transport Zone III (Private Road).

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

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

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

The proposed rezoning of the erf to a Subdivisional Area and simultaneous subdivision of the erf into the 6 separate portions will, therefore, comply with the mentioned stipulations.

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

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

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

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

## **6.2 Physical characteristics of the property**

### **6.2.1 Topography**

The application erf has a gentle natural downwards slope from north-east to south-west. The topography is of such a nature that it will not have a negative impact on the proposed development and therefore, does not restrict the proposed rezoning and subdivision as applied for in this application.

### **6.2.2 Surface conditions**

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

be appointed to be responsible for the design and supervision of the civil services and any structural work which may be necessary.

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

### 6.2.3 Vegetation

The following photo, which was taken north-westwards across the application erf indicates that the application erf is overgrown with veld grass, which is cut regularly.



A small bush of banana trees covers the north-western corner of the erf. This bush will be removed. Vegetation will therefore have no influence on the proposed development.

### 6.2.4 Other characteristics

The application erf is not affected by any flood lines, fountains or other unique ecological habitats, which could restrict the rezoning and subdivision as proposed in this application.

### 6.2.5 Conclusion

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

### 6.3 Proposed land uses

The owner intends to develop the application erf with 5 General Residential Zone II (Portions 1 to 5) erven and a Transport Zone III (Portion 6) erf as indicated on the subdivision and draft Site Development Plan attached to this motivation report.

The 5 General Residential Zone II erven will be developed with group housing units with sizes varying between 154m<sup>2</sup> to 177m<sup>2</sup>. Portion 6 will be developed as a private street which gives access to all erven within the development perimeter.

### 6.4 Density of the proposed development

The total area of the application erf is 1 725m<sup>2</sup>. The proposed development of 5 group housing units relates to a density of approximately 29 dwelling units per hectare, which is compatible with the norm of 25 dwelling units per hectare, aimed at by the Department of Environmental Affairs and Development Planning.

### 6.5 Compatibility of the development proposal with existing planning documentation and policies

#### 6.5.1 Introduction

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

#### 6.5.2 “Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)”

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

➤ “Spatial justice”

- “Spatial sustainability”
- “Spatial efficiency”
- “Spatial resilience”
- “Good administration”

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

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

<p>Land use management systems must include all areas of a municipality and especially include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas.</p>	<p>Complies with.</p>	<p>George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of smaller erven, as proposed in this application.</p>
<p>Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal areas.</p>	<p>Not applicable.</p>	<p>This provision does not apply to this application, as no informal residential development is involved.</p>
<p>A Municipal Planning Tribunal, considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of this application.</p>	<p>Not applicable.</p>	<p>As far as is known, the Eden Joint Planning Tribunal - George Municipality's discretion when considering applications is not affected by the value of land or property. Decision making is, as far as is known, based on the principles, as stated in Section 7 of the Spatial Planning and Land Use Act, 2013 (Act 16 of 2013).</p>

<p style="text-align: center;"><b>Spatial sustainability</b></p>		
<p><b>Criteria</b></p>	<p><b>Compliance</b></p>	<p><b>Planning Implication</b></p>
<p>Promote land development that is within the fiscal, institutional and administrative means of the Republic.</p>	<p>Complies with.</p>	<p>The proposed development will have no impact on the fiscal, institutional or administrative capabilities of the George Municipality. The George Municipality's income base will in fact be broadened through this development proposal. The development proposal that forms the subject of the application is furthermore located within the urban edge of George and is earmarked for densification in terms of the George Spatial Development Framework, 2023.</p>

<p>Ensure that special consideration is given to the protection of prime and unique agricultural land.</p>	<p>Not applicable.</p>	<p>Erf 438 Blanco is zoned as indicated in point 5.4 of this Motivation Report. The provisions of the Act on the Subdivision of Agricultural Land, 1970 (Act 70 of 1970) therefore do not apply to the application.</p>
<p>Uphold consistency of land use measures in accordance with environmental management instruments.</p>	<p>Not applicable.</p>	<p>The proposed development does not trigger any listed activities in terms of environmental legislation.</p>
<p>Promote and stimulate the effective and equitable functioning of land markets.</p>	<p>Complies with.</p>	<p>The application erf is currently vacant and is situated in an area indicated for “densification” in the George Spatial Development Framework, 2023. Despite this indication, the residential density proposed in this application is considered appropriate and in keeping with the development density of the surrounding area. The proposed development will thus not have a negative impact on surrounding property values and will contribute to the upgrading of the area, which could result in increased property values in the vicinity.</p>
<p>Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.</p>	<p>Complies with.</p>	<p>All infrastructure required for the development will be provided by the developer at his cost in accordance with municipal requirements.</p>
<p>Promote land development in locations that are sustainable and limit urban sprawl.</p>	<p>Complies with.</p>	<p>The property is in terms of the George Spatial Development Framework, 2023 located within the urban edge of the George Municipal area and is in terms of the framework targeted for urban development. The proposal will thus not result in urban sprawl.</p>
<p>Result in communities that are viable.</p>	<p>Complies with.</p>	<p>Due to the high maintenance cost (labour, water and plants), as well as security risk associated with large properties, the development of large residential erven is increasingly considered not viable. This could lead to neglect, which could result in reducing property values in an area.</p>



		<p>The development of the erf with a small group housing development, as proposed in this application, can result in a vibrant and viable neighbourhood, which will have a positive effect on property values and the economy of George. This will result in additional income for the Municipality, which could be used for the improvement of quality of services to all the citizens of George.</p>
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<b>Spatial efficiency</b>		
<b>Criteria</b>	<b>Compliance</b>	<b>Planning Implication</b>
<p>Land development optimises the use of existing resources and infrastructure.</p>	<p>Complies with.</p>	<p>The required infrastructure for the proposed development will be provided by the developer at his costs. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden on municipal budget for the provision services infrastructure.</p>
<p>Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.</p>	<p>Complies with.</p>	<p>In terms of the contents of this Motivation Report the proposed development will have no negative financial, social, economic or environmental impacts. It will thus be possible to comply with any procedures which the George Municipality has designed to minimise negative financial, social, economic or environmental impacts.</p>
<p>Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.</p>	<p>Complies with.</p>	<p>George Municipality has adopted the George Municipality: Land Use Planning By-law, 2023 which prescribes procedures and time frames developers must comply with when submitting land use applications, and which officials must consider when</p>

		considering applications. This application has been prepared in accordance with the stipulations of the George Municipality: Land Use Planning By-law, 2023 and the application will therefore be handled and considered in accordance with the time frames as prescribed.
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<b>Spatial resilience</b>		
<b>Criteria</b>	<b>Compliance</b>	<b>Planning Implication</b>
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.	Complies with.	The application erf is situated within the urban Edge of George, in an area indicated for further development in the George Spatial Development Framework, 2023 and the Blanco Local Spatial Development Framework, 2015.

<b>Good administration</b>		
<b>Criteria</b>	<b>Compliance</b>	<b>Planning Implication</b>
All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.	This is general principle that municipalities need to comply with.	Input was received from all spheres of government when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As the development proposal can be deemed to comply with the contents of the George Spatial Development Framework, 2023 it can be stated that

		the proposal complies with the specific criteria.
All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.	This is general principle that municipalities need to comply with.	Input was received from all government departments and sectors when the George Spatial Development Framework and the Blanco Local Spatial Development Framework, 2015 was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the two Frameworks. As it can be deemed that the development proposal complies with the contents of the Frameworks, it can be stated that the proposal complies with this specific criterion.
The requirements of any law relating to land development and land use are met timeously.	This is general principle that municipalities need to comply with.	The George Municipality has adopted the George Municipality: By-law on Land Use Planning, 2023 which prescribes procedures and timeframes which developers must adhere to when submitting land use applications and which officials needs to take into consideration when considering applications. This application has been prepared in keeping with the requirements as per the George Municipality: By-law on Land Use Planning, 2023 and the application will from date of submission be dealt with and be considered within the timeframes prescribed in the by-law.
The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.	This is general principle that municipalities need to comply with.	This application will be advertised in accordance with the stipulations as contained in the George Municipality: By-law on Land Use Planning, 2023. All parties will be given the opportunity to participate in the public participation process and will be afforded the opportunity to provide input on the application.

<p>Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.</p>	<p>This is general principle that municipalities need to comply with.</p>	<p>The George Municipality: By-law on Land Use Planning, 2023 contains clear procedures set to inform and empower members of the public. This application will be subjected to these procedures.</p>
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As can be seen from the table above, it can be argued that the proposal can be regarded as being compatible with the 5 development principles of SPLUMA.

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

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

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

*19(1) If a spatial development framework or structure plan specifically provides for the utilization or development of land as proposed in a land use application or a land development application, the proposed utilization or development is regarded as **complying** with that spatial development framework or structure plan.*

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

The compatibility of the development proposal with existing spatial development frameworks is addressed in points 6.5.4 and 6.5.6 of this report.

The development principles referred to in Section 59 of LUPA, which should also be considered when motivating an application, are directly in line with the principles of SPLUMA which have

been discussed in detail in section 6.5.2 above. The comments in paragraph 6.5.2 are thus also relevant as far as Section 59 of LUPA is concerned.

#### 6.5.4 Western Cape Provincial Spatial Development Framework (WC-PSDF)

##### 6.5.4.1 Introduction

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

In terms of the framework, mention is made of several principles namely spatial justice, spatial sustainability, spatial resilience, spatial efficiency, accessibility and quality of life and good administration to which spatial planning must comply. The impact of the application on spatial justice, spatial sustainability, spatial resilience, spatial efficiency, has already been fully discussed in point 6.5.2 above and it has been shown that the proposed development complies with the mentioned principles.

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

##### 6.5.4.2 Protection of agricultural land

In terms of the WC-PSDF it is indicated that agricultural land must be protected. Erf 438 Blanco is zoned Single Residential Zone I and is not used for agricultural purposes. This objective of the WC-PSDF is therefore not relevant to this application.

##### 6.5.4.3 Urban edge

The WC-PSDF provides for a guideline which determines that towns should identify an urban edge and that development should be restricted to areas inside the urban edge. The George

Municipality identified an urban edge, and Erf 438 Blanco falls within the identified urban edge. As such, the proposed development will not result in "urban sprawl". The proposal therefore meets the requirement of this guideline set out in the WC-PSDF.

#### 6.5.4.4 Densification

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

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

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

- The ability to walk to several different destinations on foot.
- Improve surveillance and security.
- Employment and retail opportunities within easy distance.
- Vibrant and active streetscape.

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

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

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

The option of vacant land that is located within the urban edge of a town and that is targeted for residential development in terms of an approved spatial development framework has been identified to achieve the increased density and counteract urban sprawl. This specific proposal involves the development of a vacant erf located within the urban edge of George and targeted for residential development in terms of the George Spatial Development Framework, 2023 and the Blanco Local Spatial Development Framework, 2015. This development proposal, which will be developed at an average density of approximately 29 units per hectare, will contribute to the fact that the density prescribed by the framework will eventually be achieved and that urban sprawl will be limited.

This development takes place within the urban edge of George as well as in an environment that is indicated for residential densification in terms of the George Spatial Development Framework, 2023. However, it is important to point out that densification must take place within acceptable areas and that it must not detract from the environment within which the densification is proposed. The residential density proposed in this application is considered appropriate, as the application erf is adjacent to a public transportation route. The objectives as prescribed in the development framework are therefore achieved with this application.

#### 6.5.4.5 Summary

From the content of point 6.5.4 it seems clear that the application can indeed be considered compatible with the WC-PSDF.

#### 6.5.5 George Spatial Development Framework, 2023 (GSDF)

Erf 438 Blanco is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and the framework therefore applies to this application. The erf is situated in the

“Densification Zone” proposed for Blanco on Map 37: “Composite Spatial Development Framework for the George City Area” in the George Spatial Development Framework, 2023 (GSDF).

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

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

The application erf is situated approximately 300 metres to the south of the main public transportation route along George Road whilst the north-eastern corner of the erf is located adjacent to a bus stop in Factory Street, one of the link bus routes into the Blanco residential area. The erf, therefore, falls under the “60u for 151-350m” category. In terms of the development proposal a density of approximately 29 dwelling units per hectare is proposed, thus well within the density proposals as per the GSDF.

In terms of the present zoning (Single Residential Zone I), 3 dwelling units (a dwelling house + second and third dwellings) could be developed on the erf, which results in a density of approximately 18 dwelling units per hectare, which is very low. The proposed rezoning and subdivision of the application erf will result in 5 dwelling units being developed on the application erf, at a proposed density of approximately 29 dwelling units per hectare, which, although lower than that mentioned in the GSDF, is still substantially higher than the present density. The proposed density is therefore, considered appropriate for the area concerned. The development as proposed in this application will also result in a mixture of residential opportunities being available in the area concerned.



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

#### 6.5.6 Blanco Local Spatial Development Framework, 2016

The application erf is situated in an area which is indicated for “*Single Residential*” development in terms of the Blanco Local Spatial Development Framework, 2015. This land use indication is in conflict with the proposals for this area as indicated in the George Spatial Development Framework, 2023 as discussed in point 6.5.5 above. In terms of the GSDF the area the erf is located in is earmarked for densification. As the GSDF is a 2023 document and the Blanco Local Spatial Development Framework, 2015 is a 2015 document it is taken that the proposals as per the GSDF represents the present vision of the George Municipality for this specific area.

Even though the area is earmarked for single residential development it is argued that the proposal can for the following reason still be regarded to be compatible with the Blanco Local Spatial Development Framework, 2015.

Chapter 13 “*Planning Principles*” of the Blanco Local Spatial Development Framework, 2015, highlights 5 planning principles applicable to the future development of Blanco. Planning principle 2, which reads as follows, is applicable to this application

*“Promote compaction and densification as opposed to low-density sprawl, in order to achieve benefits in terms of efficiency, cost, convenience, resource utilization and to increase the generative capacity of urban systems.”*

The development as proposed in this application conforms with this principle.

In point 15.5 “*Precincts*” of Chapter 15 “*Management Proposals*” the following is stated:

*“In order to achieve and enhance an effective urban structure, precinct areas have been identified in accordance with its characteristics, land use, function and opportunities.”*

The application erf is situated in Precinct “F”. Table “D” in point 15.5 “*Precincts*” indicates the proposed density and land use applicable to Precinct “F” as follows:

TABLE D	
PRECINCT	LAND USE PROPOSALS AN DENSITIES
A	<ul style="list-style-type: none"> <li>• Maintain the existing character and density of the area</li> </ul>
B & F	<ul style="list-style-type: none"> <li>• Second dwelling units on erven of 600m and larger</li> <li>• Minimum erf size of 400m<sup>2</sup> for subdivision of larger erven</li> </ul>

The application erf is 1 725m<sup>2</sup> in extent. In terms of its existing Single Residential Zone I zoning it could, therefore, be developed with 2 erven of 600m<sup>2</sup> (consisting of a dwelling house and second dwelling each) and 1 erf of 525m<sup>2</sup> (consisting of a dwelling house only), resulting in a maximum of 5 dwelling units being developed.

The proposal contained in this application also amounts to the development consisting of 5 dwelling units. From a density point of view, there is therefore no deviation from the provisions of the framework. The development that is to be undertaken on Erf 438 Blanco will simply have a different zoning. It is therefore argued that the proposal does not deviate from the development density proposed for the specific erf as proposed in terms of the Blanco Local Spatial Development Framework, 2015.

From the contents of this point it is clear that the proposal can be regarded as being in keeping and compatible with the Blanco Local Spatial Development Framework, 2015.

### 6.5.7 George Integrated Zoning Scheme By-Law, 2023

Erf 438 Blanco is zoned General Residential Zone I in terms of the George Integrated Zoning Scheme By-Law, 2023. The erf has an area of 1725m<sup>2</sup> and the development of a single residential house on the erf will lead to a total under-utilization of the erf.

In terms of the objective in the mentioned Frameworks to increase the general density of George, it is therefore desirable to subdivide the erf into smaller Single Residential Zone I erven or to rezone it to a sensible zoning through which the objective of increased density can be achieved. It is shown in point 6.8 of this report that the rezoning of the erf to General Residential Zone II can allow for a more attractive development than by subdividing the erf into three Single Residential Zone I erven.

According to the Integrated Zoning Scheme By-laws for George Municipality, 2023, a General Residential Zone II zoning is a typical zoning that can be allowed within a residential area and through which the objective of increased densities can be achieved.

Certain planning parameters are prescribed in terms of the bylaw for a General Residential Zone II zoning. As pointed out in points 2 and 3 of this report, a departure is requested in respect of a street building line. Despite the departure, the opinion is still held that the proposal can be accommodated within the broad objectives and planning parameters of the George Integrated Zoning Scheme By-laws, 2023.

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

*“The objective of this zone is to encourage residential development of a medium density, with a coordinated design, and to accommodate group housing where special attention is given to aesthetics, architectural form and the inter-relationship between components of the group housing scheme. Group housing may be located in single residential areas in places where an increased density is desirable, including along main roads, near local shopping centres and other activity nodes, and also preferably near to public open spaces.”*

The owner intends developing the application erf with 5 group housing erven, which relates to a gross density of approximately 29 dwelling units per hectare.

To enable the erf to be developed in accordance with the development proposal, the application erf will have to be rezoned to Subdivisional Area and the Subdivisional Area will then have to be subdivided into the following erven:

- 5 General Residential Zone II erven, and
- 1 Transport Zone III erf.

In terms of Schedule II of the mentioned By-Law, the following development parameters are applicable:

Development Parameter	Description	Adherence
<b>Design principles</b>	All buildings and structures must be planned, designed and built as a harmonious architectural entity and special attention must be given to aesthetics, architectural coordination, urban design and landscaping.	Will be adhered to.
<b>Density</b>	The maximum gross density on a group housing site is 35 dwelling units per hectare.	The proposed density of 30 dwelling units per hectare is within the norm of 35 dwelling units per hectare.
<b>Height</b>	The height of dwelling units may not exceed 6,5 metres to the wall plate and 8,5 metres to the ridge of the roof.	Will be adhered to.
<b>Open spaces</b>	Functional outdoor space, which excludes roads, service yards and parking areas, of at least 50m <sup>2</sup> must be provided.	Will be adhered to.
<b>Building lines along the perimeter of a group housing site</b>	Public street boundary building line: 3 metres. Side - and rear boundary building lines: 1.5 metres.	<b>Relaxation applied for.</b> Will be adhered to.

<b>Building lines within a group housing site</b>	Internal roads: 0 metres, provided that garage doors facing the road must be 5 metres from the kerb of the road.  Side and rear boundary building lines: 0 metres, unless a building line is required for firefighting purposes.	Will be adhered to.
<b>Parking and access</b>	1.75 parking bays per dwelling unit for residents plus 0,25 parking bays for visitors.	Will be adhered to.
<b>Site development plan</b>	Must be provided.	Will be provided.
<b>Service yard and refuse room</b>	Must be provided.	Will be provided.

The proposed permanent departures in terms of the relaxation of the street boundary building line will be discussed in point 7 of this motivation report.

#### 6.5.8 Title Deed

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

The title deed of Erf 438 Blanco was scrutinised, and it was found that it contains no conditions prohibiting the rezoning and subdivision as proposed.

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

#### 6.5.9 Conclusion

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

### 6.6 Compatibility of the proposal with the character of the area

According to the Integrated Zoning Scheme By-laws for George Municipality, 2017 it is the objective of a General Residential Zone II zoning to encourage residential development of a medium density with a coordinated design. Furthermore, it is the objective to create housing where special attention is paid to aesthetics, architectural form and the interrelationship between components of the group housing complex. According to the bylaw, group housing in single residential areas can be located in places where increased density is desirable, including along main roads, near local shopping centers and along open spaces.



If the current development trend of Blanco is analyzed, it will be noticed that group housing complexes are scattered all over Blanco. There are currently approximately 13 developed group housing complexes in Blanco. The plan above shows the location of the respective group housing complexes (colored orange). The plan is also attached hereto as **Annexure “Q”**.

Blanco therefore clearly has a mixed residential character. No precedent will therefore be set by this proposal. The proposed group housing development will in fact fit in with the general development trend of Blanco.

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

### **6.7 Compatibility of the proposal with the natural environment of the property**

The application erf is situated within the Urban Edge of George and as indicated on the photo in point 6.2.3 of this motivation report, is overgrown with veld grass with a small banana tree bush located in the north-western corner of the erf.

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

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

### **6.8 Potential of the property**

The erf is zoned Single Residential Zone I at this stage and may only be used for the construction of a dwelling house and a second dwelling. The erf has an area of 1,725m<sup>2</sup> and the development of a single dwelling house on the erf will lead to total under-utilization of the erf. In terms of the size of the erf and the subdivision policy applicable in Blanco, the erf has the potential to be subdivided into 3 Single Residential Zone I residential erven with two erven having an area of 600m<sup>2</sup> and the third erf an area of 525m<sup>2</sup>.

It is theoretically possible to develop 5 dwelling units on the erf if the erf was to be subdivided into 3 Single Residential Zone I erven namely a dwelling house and a second dwelling on the two 600m<sup>2</sup> erven and a dwelling house on the 525m<sup>2</sup> erf. No architectural guidelines apply to this

type of development proposal and such a type of development can easily be experienced negatively in the environment from an appearance and aesthetic point of view. The disadvantage of this type of development is that ownership cannot be granted to the additional residential units and the additional dwellings are usually occupied by tenants who do not really have any interest in the property and have no interest in upgrading the property.

The proposed group housing development also provides for 5 dwelling units which is therefore in line with the current potential of the erf. Approval for more dwelling units is not sought with this application. The only difference is that an application is made to develop the 5 dwelling units in a different format, namely in the form of group housing. This format creates the opportunity to create a development where special attention is given to aesthetics, architectural form and the interrelationship between components of the group housing scheme and individual ownership can be granted.

According to the proposal, the erf will therefore be developed to its highest potential.

### **6.9 Access to the property**

Erf 438 Blanco is located on the corner of the junction of Pieter Theron Street with Fabriek Street. As Fabriek Street forms a main route through this section of Blanco and therefore carries high traffic volumes, it was decided that the safer option would be to provide access to the development from Pieter Theron Street. The access from Pieter Theron Street is of such a nature that it will not create any traffic hazard. Access therefore places no limitation on the developability of the property.

In terms of the development proposal a stacking distance of 7.489 metres is furthermore also proposed in front of the entrance gate to the development. No vehicle will thus have to wait in Pieter Theron Street to obtain access to the development.

### **6.10 Provision of parking**

The parking requirements applicable to different land uses are set out in a table in Section 42 of the George Integrated Zoning Scheme By-Law, 2023. In terms of the By-law 1.75 parking bays



per dwelling unit needs to be provided for the residents of the dwelling unit plus 0.25 bays per dwelling unit for visitors.

As indicated on the draft site development plan attached hereto as **Annexure "F"**, each dwelling house will be provided with a double garage. The proposed development will thus comply with the parking requirements applicable to the development proposal.

### **6.11 Provision of services**

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

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

## **7. DESIRABILITY OF THE APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF BUILDING LINE) IN RESPECT OF ERF 438 BLANCO**

### **7.1 Introduction**

Specific issues which must be addressed in the motivation of applications are highlighted in the Land Use Planning By-Law for George Municipality, 2023. These issues are, however, aimed at more complex applications and are not applicable to lesser applications, such as permanent departures in respect of the relaxation of building lines and parking requirements.

This application will therefore be motivated with reference to the following aspects:

- *Compatibility of the proposal with the existing planning and land uses of the surrounding area.*

- *The impact that the proposal will have on the environment.*
- *The impact that the proposal will have on traffic and parking in the surrounding area.*
- *The impact that the proposal will have on surrounding facilities such as schools, open spaces and other community facilities, should the application result in an increase in the population of the area concerned.*
- *The impact that the proposal will have on the existing character of the surrounding area and the right of the inhabitants of the area in respect of property values, privacy, view, sunlight, et cetera.*
- *Provision of essential services.*

## **7.2 Existing planning in the area**

The street boundary building line along the perimeter of the erf is 3.0 metres. As indicated on the proposed site development plan attached hereto as **Annexure “F”**, a small portion, approximately 3m<sup>2</sup>, of the corner of the proposed double garage of the dwelling units on Portion 5 will encroach into the street building line along the north-western corner of the junction of Pieter Theron Street with Factory Street. The extent of the encroachment will be of such a nature that it will have no impact on the character of the immediate surrounding area, and it is as such argued that it can be accommodated within the existing planning of the area concerned.

## **7.3 Impact on schools, open spaces and other community facilities**

The proposed permanent departure will not result in an increase in the number of inhabitants of the proposed group housing complex beyond that which is accommodated in the current zoning of the property. As such, the relaxation of the building line as applied for, will not have an impact on schools, open spaces and other community facilities in the area.

This aspect is therefore not relevant to this application.

## **7.4 Impact on sunlight, view and privacy**

The aerial photo in point 5.6 indicates that the application erf is surrounded by streets. There are, therefore, no surrounding erven which sunlight, view and privacy could be negatively affected by the proposed relaxation of the street boundary building line as proposed.

The permanent departure as applied for will thus have no impact on the sunlight, view or privacy of the surrounding development.

### **7.5 Impact on streetscape**

The small portion of the double garage which encroaches into the street building lines along Pieter Theron Street and Factory will form an integral part of the group housing complex with all the buildings and structures being planned, designed and built as a harmonious architectural entity with special attention being given to aesthetics, architectural coordination and urban design. As the building to which the building line relaxation is applicable forms an element in this development it is argued that the relaxation of the building line will have no negative impact on the streetscape along the two mentioned streets.

### **7.6 Impact on property values**

As indicated in the previous paragraphs, the structure in respect of which the building line relaxation is required will not have a negative impact on any of the surrounding properties. The architectural design is sound, and the finishes will be of good quality. The proposed group housing development will add value to the utilization of the application erf and represents a substantial capital investment by the owner.

The value of surrounding properties can therefore not be negatively impacted upon by the small departure as proposed in this application.

### **7.7 Impact on the provision of parking**

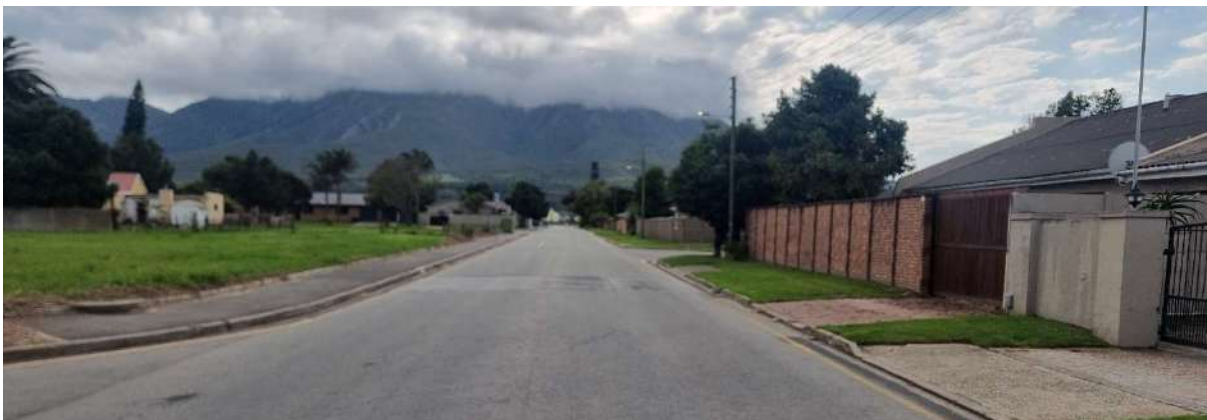
The relaxation of the street boundary building line as proposed in this application contributes to creating more space within the proposed group housing development for the provision of parking. The provision of on-site parking will, therefore, not be negatively impacted upon by the relaxation

of the building line as proposed in this application. In view of the latter, it is argued that there is no reason why the application for the relaxation of the building line cannot be approved.

### 7.8 Impact on traffic circulation

A single vehicular street access to the proposed development will be provided from Pieter Theron Street. The entrance gate will be set back to 7.449 metres from the erf boundary, to provide sufficient vehicular stacking space at the entrance.

As the portion of the double garage which will encroach into the street building line on the corner of Pieter Theron Street and Factory Street will be situated behind the security fence which will be erected on the street boundary of the erf, the proposed relaxation of the street boundary building line to accommodate the portion of the double garage of the dwelling unit on Portion 5 can have no negative impact on sight distances or traffic circulation in any direction in both these streets as indicated in the two photos below.



## **7.9 Provision of services**

The building line relaxation as proposed in this application will not have any negative impact on the existing services or the provision of services to the proposed group housing development as the services will be planned and installed with this building line relaxation in mind.

## **7.10 Firefighting**

The firefighting requirements stipulated in the fire-regulations will not be negatively impacted upon as the dwelling units on all 5 portions will still be fully accessible for fire-fighting purposes.

## **8 CONCLUSION**

Application is made in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of Erf 438 Blanco from General Residential Zone II to Subdivisional Area and in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into 5 General Residential Zone II erven (Portions 1 to 5) and 1 Transport Zone III erf (Portion 6).

Application is furthermore also made in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for a permanent departure for the relaxation of the street building line in respect of a portion of the double garage of the proposed dwelling unit to be erected on Portion 5.

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

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

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

**ANNEXURE "A" – PROVISIONAL MUNICIPAL APPROVAL DATED 8 JUNE 2018**



**G E O R G E**

MUNISIPALITEIT  
Wes Kaap

UMASIPALA WASE  
Intshona - Koloni

MUNICIPALITY  
Western Cape

Posbus / P.O. Box 19 George 6530 Tel: 044 8019111 Fax: 044 8733776

**BEPLANNING EN ONTWIKKELING  
PLANNING AND DEVELOPMENT**

OUR REF: Erf 438, Blanco  
YOUR REF: Erf 438, Blanco  
ENQUIRIES: Keith Meyer  
TEL: 044-801 9435  
FAX: 086 529 9985  
EMAIL: [Kbmeyer@george.gov.za](mailto:Kbmeyer@george.gov.za)  
DATE: 8 June 2018

[janvrolijk@vodamail.co.za](mailto:janvrolijk@vodamail.co.za)

Jan Vrolijk  
P O Box 710  
**GEORGE**  
6530

**REZONING, SUBDIVISION AND DEPARTURE : ERF 438, Cnr PIETER THERON-  
AND FACTORY STREETS, BLANCO, GEORGE**

Your application in the above refers.

The Eden Joint Municipal Planning Tribunal – George Municipality, meeting held on 7 June 2018 resolved:

That, notwithstanding the objection received, the following applications on Erf 438, Blanco:

- a) Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2015 from Single Residential Zone to Subdivisional area to allow for five (5) General Residential II (group housing units) erven and one (1) Transport Zone III (private road) erf;
- b) Subdivision of the Subdivisional area in terms of section 15 (2) (e) of the Land Use Planning By-Law for George Municipality, 2015 into five (5) General Residential II (group housing units) erven and one (1) Transport Zone III (private road) erf;
- c) Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law, for George Municipality 2015, for the relaxation of the following building lines:
  - i. Street building line (Pieter Theron Street) from 5,0m to 4,5m in order to permit a dwelling unit on Portion 1.



- ii. Street building line (Factory Street) from 5,0m to 4,5m in order to permit a dwelling unit on Portion 4.
- iii. Street building line (Factory Street) from 5,0m to 4,5m to permit a dwelling unit on Portion 5.
- iv. Street building line (Pieter Theron Street) from 5,0m to 1.735m to permit a dwelling unit on Portion 5.

**BE APPROVED** in terms of Section 60 of said By-law for the following reasons:

**REASONS FOR THE DECISION:**

- (i) The application will not have a negative impact on the surrounding natural and built environment, neighbours' rights and amenities to privacy, sunlight and views;
- (ii) The development constitutes an appropriate form of densification along a main bus route;
- (iii) The development of 5 units is not inconsistent with the intentions of the LSDF that promotes intensification of use of larger single residential properties in the area;
- (iv) Thus even though the application deviates from the spatial policies applicable to the area it is not in conflict with the spatial objectives stated in the George SDF.

That the following application on Erf 438, Blanco:

- d) Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law, for George Municipality 2015, to not provide the minimum open space required per dwelling for group housing of 50m<sup>2</sup>;

**BE REFUSED** in terms of Section 60 of said By-law for the following reasons:

**REASONS FOR THE DECISION:**

- (i) That the Departure is not needed to give effect to the proposal;
- (ii) The Departure was not motivated;

Subject to the following conditions imposed in terms of Section 66 of the said By-law:

**CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT**

1. In terms of the Land Use Planning By-law for the George Municipality, 2015, the above application shall lapse if not acted upon within a period of five (5) years from the date of approval;
2. That a Home Owners Association (HOA) be established for the Group Housing development in terms of Section 29 (1) of the Land Use Planning By-Law for George Municipality, 2015. The HOA shall be responsible for all private roads and private open spaces within the development;
3. That an Architectural Design Manual for the development be submitted along with the Site Development Plan (SDP) to the Directorate: Planning and Development for approval. The HOA shall be responsible for the implementation of the manual;
4. This approval shall be taken to cover only the applications applied for as indicated on the Subdivision Plan no: 1701- 01 sub dated August 2017, drawn by Design Centre attached as "Annexure A" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision;

5. That a site development plan for the development indicating the following be submitted to the satisfaction of the Directorate: Planning and Development for approval prior to the submission of building plans:
  - a) An annexure in which the zoning of the land unit is indicated as well as any restrictions with regard to floor areas, structures on site as well as the parking requirement applicable to the land unit. This annexure shall also indicate the proposed land use restriction for the planned development;
  - b) Erf boundaries and dimensions;
  - c) All servitudes applicable to the erf;
  - d) Building restriction areas;
  - e) Service connection points;
  - f) Contours at 1 (one) m intervals;
  - g) All existing land unit features such as trees, existing buildings, etc.;
  - h) All the development and features on adjoining land units;
  - i) Height and layout of all proposed buildings;
  - j) Functional open spaces, landscaping patterns and private open spaces;
  - k) Entrances to and from the land unit, internal roads and parking areas, including for the disabled;
  - l) Automatic roll up garage doors be installed for each dwelling unit;
  - m) Elevation treatment of all buildings and structures;
  - n) Provision made for refuse removal;
  - o) Elevation, section diagrams or perspective drawings of the proposed land unit layout;
  - p) Proposals regarding site boundaries (i.e. fences and boundary walls, if any)
6. A building plan be submitted for approval in accordance with the National Building Regulations (NBR);
7. The above approval will be considered as implemented on registration of at least one subdivided portion at the Deeds Office.

#### **CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES**

8. Capital contributions are payable by the developer for each new equivalent erf (ee) created, as per standard tariffs for George, applicable on transfer of a portion, or the approval of building plans, or on application for a CPT, or as stipulated in a 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;
9. All civil services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with The Guidelines for Human Settlement and Design and Council specifications. All drawings and plans are to be submitted to the Dept: CES, or any other relevant authority,(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 relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the civil services have been satisfactorily installed and as-builts submitted electronically as well as the surveyors plan;

10. Any, and all, costs directly related to the development remain the developers' responsibility;
11. Each new portion created must have separate water and sewer connections.
12. Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer/owner of the other erf; (Condition 9 applicable)
13. Any service from another relevant erf must be accommodated across the development or incorporated into the services of the development. All negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned; (Condition 6 applicable)
14. Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality; (Condition 9 applicable)
15. Servitudes must be registered for any pipeline not positioned within the normal building lines.
16. The applicant is to comply with the National Forests Act No 84 of 1998, should it be required;
17. Provisions for the removal of solid waste is to be addressed in conjunction with the Dept: Environmental Services;
18. The developer is to adhere to the requirements of all relevant Acts, as well as conditions stipulated by any other authority whose approval was required and obtained for this proposed development;
19. A home owners' association/s is/are to be established incorporating all even within security estates / developments. The private roads and the related stormwater infrastructure, and private open spaces within the development will be transferred by the developer to this / these home owners' association/s who will assume responsibility for the maintenance thereof;
20. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dept: CES, or any condition of any authority has not been satisfactorily complied with;
21. Developer responsible to obtain the necessary approval / way leaves from third parties which include, but not limited to the following: Telkom & Fibre optical cable;
22. Municipal water is provided for potable use only. No irrigation water will be provided.
23. A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dept: Civil Engineering Services (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to complying with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumptions by this department at a rate as per applicable tariff list. In this regard, transfers, building plan approval and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full. The water meter is to be removed on completion of construction if so required by the Dept: CES.
24. If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dept: Civil Engineering Services together with any other approving authority, and who

- must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the relevant Dir. CES, are to be implemented by the developer. All costs involved will be for the developer;
25. A Stormwater management plan is to be submitted and approved by the relevant departments/authority. All approved measures are to be implemented by the developer. The approved management plans must be incorporated into all home owner constitutions/body corporate/any such governing or controlling body.
  26. The discharge of surface stormwater is to be addressed by the developer. Condition (9) applies. All costs related is for the developer;
  27. Internal parking requirements (ie 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;
  28. Adequate parking with a hardened surface must be provided on the premises of the proposed development;
  29. No private parking will be allowed in the road reserve;
  30. The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dept: Civil Engineering Services. A site development plan is to be submitted to the Dept: CES, or any other relevant authority for approval prior to any construction work taking place;
  31. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities;

#### **CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES**

32. Capital contributions are payable by the developer for each new equivalent erf (ee) created, as per standard tariffs for George, applicable on transfer of a portion, or the approval of building plans, or on application for a CPT, or as stipulated in a Services Agreement between the George Municipality and the Developer. The total amount payable will be determined by the Dept: Electro Technical Services (ETS), and will be subject to annual adjustment. Contributions payable may be adjusted should the actual electricity connection be other than a conventional 60 Amp single phase per erf;
33. All electrical services -internal, link and relocation of or upgrades to the existing network - are to be designed by a registered consulting engineer in accordance with Council specifications. All drawings and plans are to be submitted to the Dept: ETS, (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 electrical department with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the electrical services have been satisfactorily installed and as-builts submitted electronically;
34. Any, and all, costs directly related to the development remain the developers' responsibility.
35. Only one electrical connection permitted per registered erf;
36. There is no bulk supply available on LV network. New LV mains must be provided by the developer.

You have the right to appeal to the Appeal Authority against the decision/conditions of approval of the Eden Joint Municipal Planning Tribunal – George Municipality, in terms of Section 79(2) of the George Municipality's By-law on Municipal Land Use Planning.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Municipal Manager, P O Box 19, George, 6530 or Directorate: Planning, 5th floor, Civic Centre, York Street, George on or before 29 June 2018 and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard.

The notice must be served in accordance with section 115 of the Municipal Systems Act and in accordance with the additional requirements as may be determined by the Municipality. The notice must allow persons 21 days from date of notification of the appeal to comment on the appeal. Proof of the notification must be submitted to the Municipality, within 14 days of the date of notification.

An appeal that is not lodged within the timeframe or that does not comply with Section 80 of the George Municipality's By-law on Municipal Land Use Planning will be deemed invalid.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

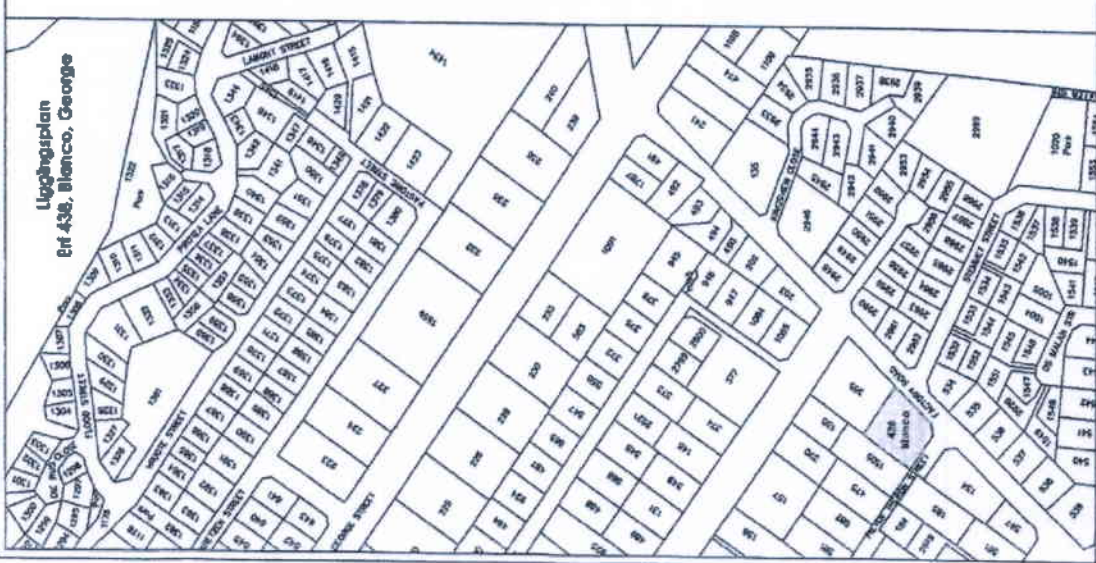
Please also note that in terms of Section 80(14) of the George Municipality's By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully



**T BOTHA**  
**MUNICIPAL MANAGER**

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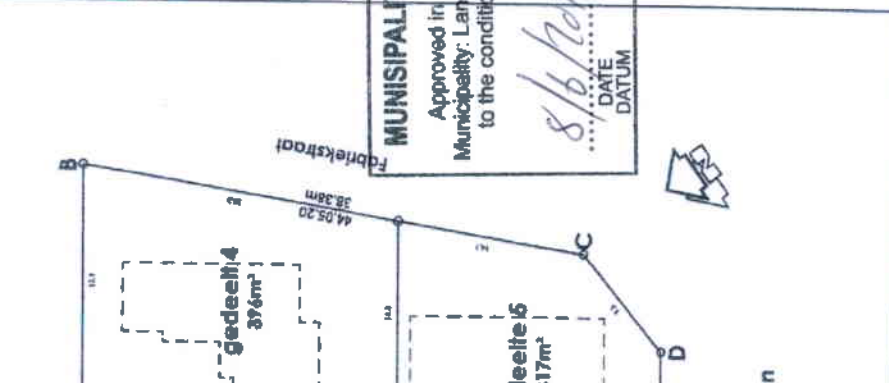
**Aansoek om onderverdeling**  
**In terme van Artikel 15(2) (d)**  
**van die Verordeninge op**  
**Grondgebruikbeplanning vir George, 2015**

- 1. Aansoek om onderverdeling:**
- 1.1. Erf 438, Blanco, George, is 1725m<sup>2</sup> groot, en gemeek figurat A.B.C.D. en E.
  - 1.2. Aansoek word gedoen vir die onderverdeling van erf 438, Blanco, George in 6 ongedeeltes gemonster 1-6 en 'n pedestant.
  - 1.3. **Skema's:**  
 Gedeeltes 1-3  
 Pedestant  
 Algemene Inasienstabelle soms II (s162 B)  
 Verordeninge 16 (U2 B)
  - 1.4. Ingedeeltes word aangebied op die onderverdelingsplan.
  - 1.5. Deursnee verhoeds teen voor op erf 438, Blanco, George nie.
  - 1.6. **Nota:**  
 Die verskeide dele van die aansoek word besag gesaam gesien word, te wete om te bepaal of die aansoek suksesvol is.

**MUNISIPALITEIT GEORGE MUNICIPALITY**  
 Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.

8/6/2017  
 DATE  
 DATUM

*[Signature]*  
 MUNICIPAL MANAGER  
 MUNISIPALE BESTUURDER



**1 : 250 Onderverdelingsplan**  
**Erf 438 Blanco, George**

Rechtsaamder:	B C Posthumus/Ladovision (Pty) Ltd
Ontwerp:	Bevoegde Landbouer
Projektno.:	George Centre and Associates
Verwysings no.:	1701
Datum:	Augustus 2017
Skala:	1:100
Tekening no.:	1701-01 sub B

**Wysings:**

Rechtsaamder:	B C Posthumus/Ladovision (Pty) Ltd
Ontwerp:	Bevoegde Landbouer
Projektno.:	George Centre and Associates
Verwysings no.:	1701
Datum:	Augustus 2017
Skala:	1:100
Tekening no.:	1701-01 sub B

**Projek Titel:**

Voorgestelde onderverdeling van erf 438, Blanco, George

**Tekening Titel:**

Liggingplan Onderverdelingsplan

*[Signature]*  
 Design Centre  
 2017 Trusty Centre and Associates

**ANNEXURE "B" – FINAL MUNICIPAL APPROVAL DATED 6 JULY 2024**



**G E O R G E**

MUNISIPALITEIT  
Wes Kaap

UMASIPALA WASE  
Intshona - Kolori

MUNICIPALITY  
Western Cape

Posbus / P.O. Box 19 George 6530 Tel: 044 8019111 Fax: 044 8733776

**BEPLANNING EN ONTWIKKELING  
PLANNING AND DEVELOPMENT**

OUR REF: Erf 438, Blanco  
YOUR REF: Erf 438, Blanco  
ENQUIRIES: Keith Meyer  
TEL: 044-801 9435  
FAX: 086 529 9985  
EMAIL: [Kbmeyer@george.gov.za](mailto:Kbmeyer@george.gov.za)  
DATE: 6 July 2018

**[janvrolijk@vodamail.co.za](mailto:janvrolijk@vodamail.co.za)**

Jan Vrolijk  
P O Box 710  
**GEORGE**  
6530

**REZONING, SUBDIVISION AND DEPARTURE : ERF 438, Cnr PIETER THERON-  
AND FACTORY STREETS, BLANCO, GEORGE**

Abovementioned application as well as the municipality's decision letter dated 8 June 2018 (copy attached) in this regard refers.

No appeal against the above decision has been received. The application is thus regarded as finalized and can be implemented as per abovementioned letter.

Yours faithfully

  
**T BOTHA**  
**MUNICIPAL MANAGER**

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**ANNEXURE "C" – APPROVED GENERAL PLAN**

# CDR

(BLANCO ALLOTMENT AREA)  
**GENERAL PLAN No. 2851/2018**

of  
 THE SUBDIVISIONS OF ERF 438, BLANCO  
 Vide S.G. Diagram No. 2667/1971  
 Transfer Deed No. 1971- -23186  
 Comprising 6 erven numbered 3931 to 3936  
 Situate  
 in the Municipality and  
 Administrative District of George  
 Province Western Cape

S.G. No. 2851/2018  
 APPROVED  
  
 SURVEYOR-GENERAL  
 DATED :- 24-01-2019  
 Approved in terms of Section 60  
 of the Land Use Planning Bylaw  
 for George Municipality, 2015  
 Reference No.: Erf 438, Blanco  
 Dated : 6 July 2018

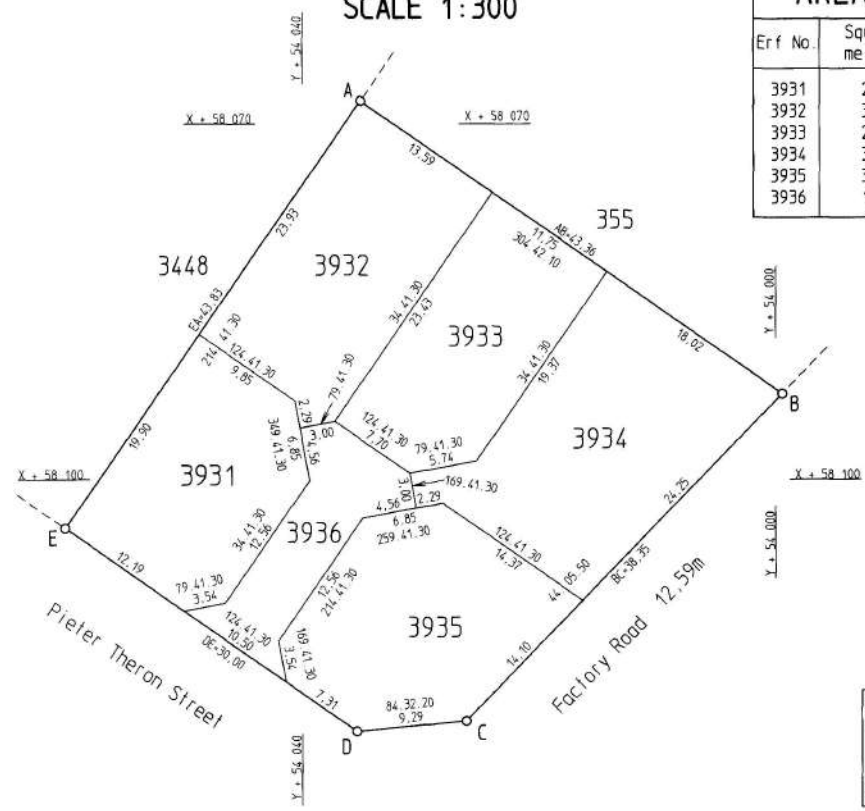
EXEMPT FROM PROVISIONS OF ACT  
 70 OF 1970  
 SECTION: 1(a)

ENDORSEMENTS					
No	AMENDMENT	ADDITION	AUTHORITY	INTD.	DATE

CO-ORDINATES		
System WG23°		
Constants Y +	0,00	X + 3 700 000,00
MAIN FIGURE		
Y		X
metres		
A +	54 035,08	+ 58 068,07
B +	53 999,43	+ 58 092,76
C +	54 026,12	+ 58 120,30
D +	54 035,37	+ 58 121,19
E +	54 060,03	+ 58 104,11
TOWN SURVEY MARKS		
⊕ 15CD19	+ 54 139,97	+ 58 253,09
⊕ 16CD19	+ 53 943,43	+ 58 050,18

AREAS	
Erf No.	Square metres
3931	278
3932	328
3933	267
3934	396
3935	316
3936	138

**SCALE 1:300**

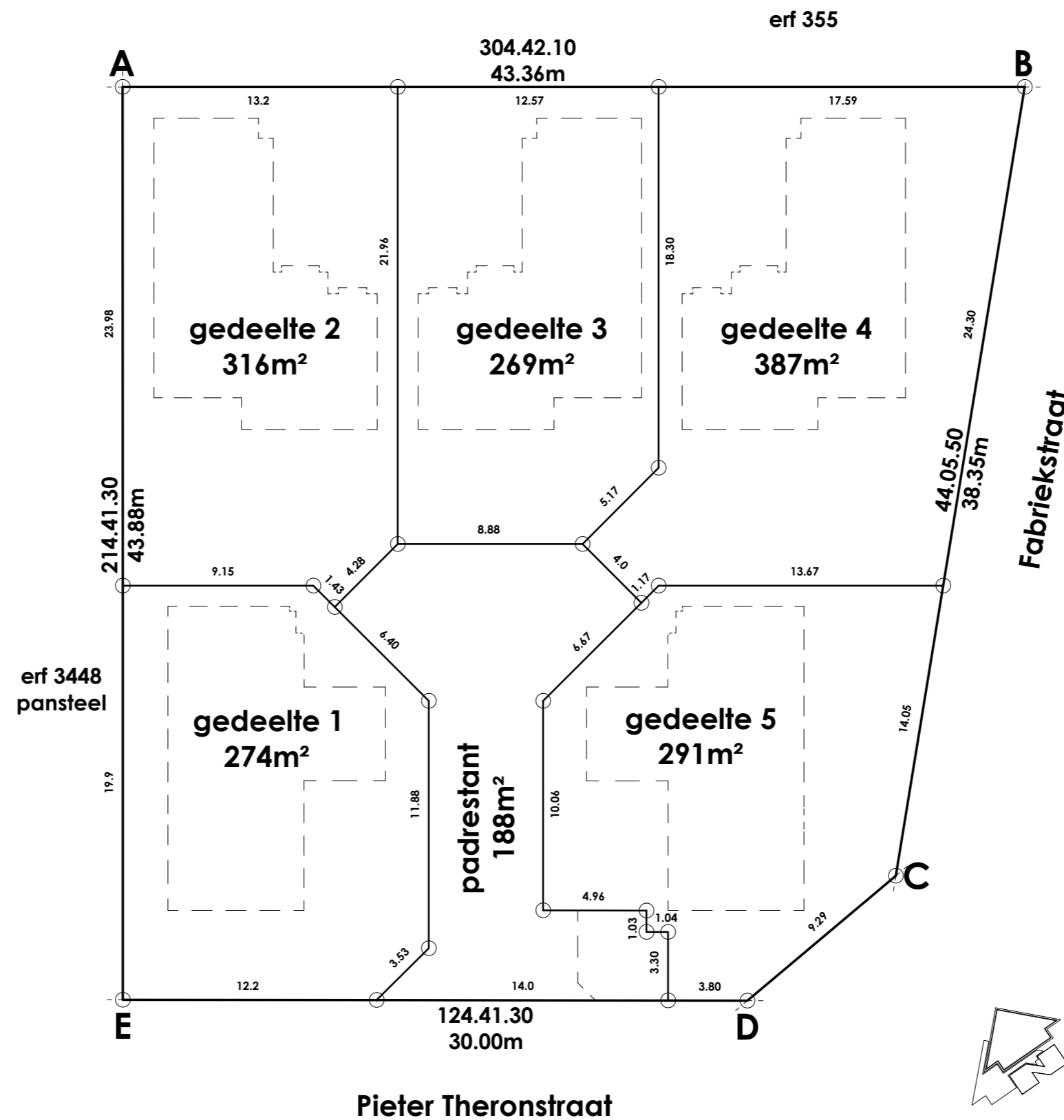
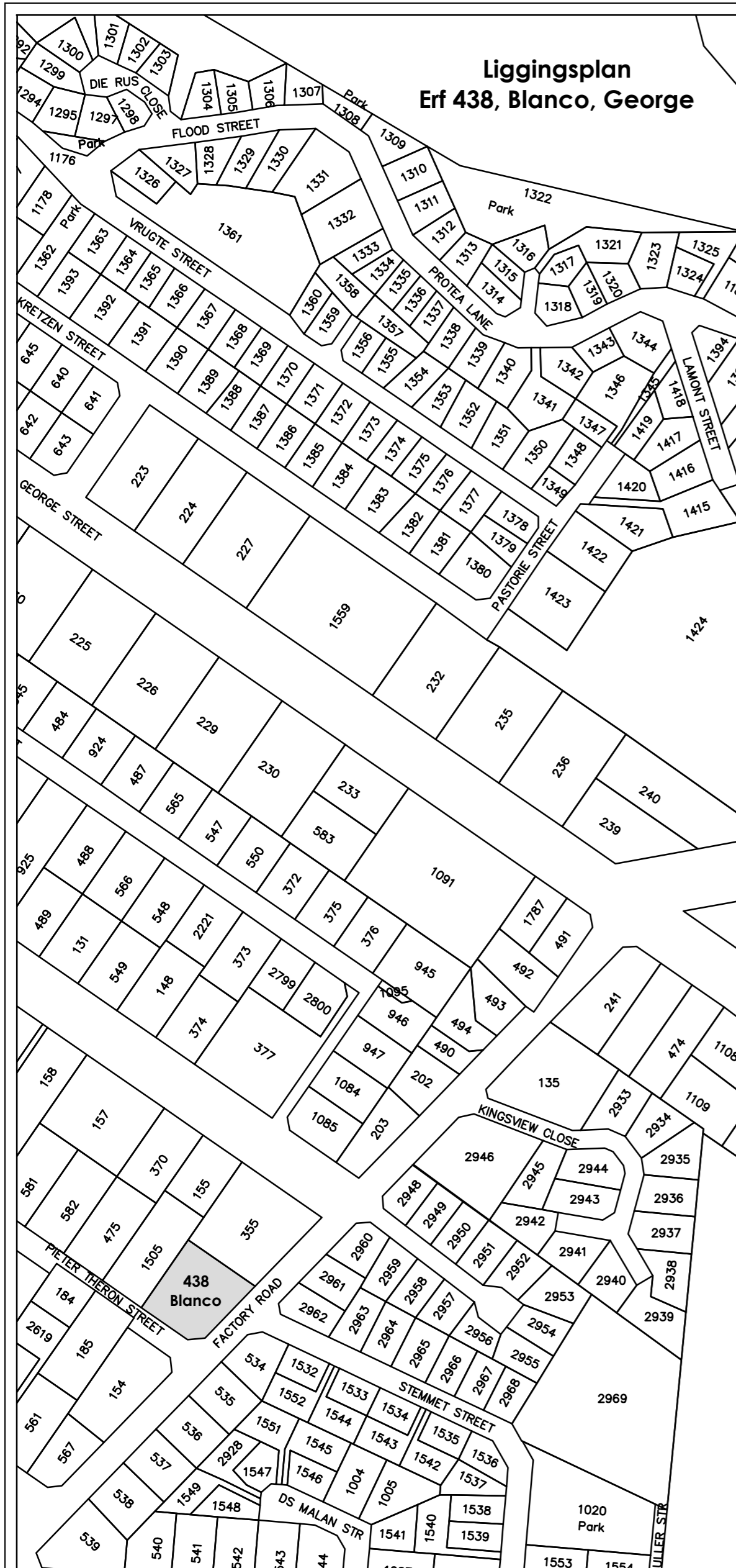


**Beacons:**  
 A 10mm hole in paving  
 All other beacons are 12mm iron peg

S G OFFICE NOTES

Surveyed in November - December 2018 A. Louw (0356) Professional Land Surveyor	FILE No. S/7767/30 V.1 S.R. No. 1631/2018 COMP. BL-7DD/V24(1734) LPI C0270001
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**ANNEXURE "D" - PROPOSED SUBDIVISION PLAN**



**Aansoek om onderverdeling  
in terme van Artikel 15(2) (d)  
van die Verordeninge op  
Grondgebruikbeplanning vir George, 2023**

**1. Aansoek om onderverdeling:**

1.1. Erf 438, Blanco, George, is 1725m<sup>2</sup> groot, en gemerk figuur A,B,C,D en E.

1.2. Aansoek word gedoen vir die onderverdeling van erf 438, Blanco, George in 5 erfgedeeltes genummer 1-5 en 'n padrestant.

1.3. Sonerings:  
Gedeeltes 1-5 Algemene Residensiële sone II (GRZ II)  
Padrestant Vervoersone III (TUZ III)

1.4. Erfgroottes soos aangetoon op die onderverdelingsplan.

1.5. Geen serwitute kom voor op erf 438, Blanco, George nie.

1.6. Nota:  
Die voorgestelde buitelyne van die eenhede wat beoog gebou gaan word, is aangetoon in stippellyne op die erfgedeeltes.

*Design Centre*  
creating meaningful work

**Design Centre and Associates**  
Architecture · Interior Design · Town Planning · Landscape Design · Project Management  
P.O. Box 7, Molendrift 6537 · Cell: 083 599 2882  
Email: pieterdesigncentre@gmail.com

Kopiereg © 2024 Design Centre and Associates

**AN1.** - Alle werk moet uitgevoer word in ooreenstemming met die Nasionale Boueregulasies en die vereistes van die plaaslike owerheid. Alle materiaal moet SABS goedgekeur wees.

**AN2.** - Kontrakteurs moet alle vlakke, mates en hoogtes kontroleer en bevestig. Die omvang van die projek moet ten volle verstaan word, voordat daar met enige bouwerk begin word.

**AN3.** - Die kontrakteurs moet ten alle tye 'n volledige stel goedgekeurde bouplanne op die terrein hou. Berekenende mates moet voorkeur kry bokant geskaalde mates.

**Tekening Titel:**

**Liggingplan  
Onderverdelingsplan**

**AN4.** - Die kontrakteurs is verantwoordelik vir die korrekte uitsit van die gebou(e) op terrein met spesifieke verwysings na die erfgrens- en boulyne. Daar word voorgestel dat 'n landmeter gebruik word.

**AN5.** - alle 280mm mure word beskou as spoumure en daar moet voorsien word met die nodige "dpc" rondom alle vensters, deure en opinge - voorsien sygelgatte teen maks. 1000mm hoh.

**AN6.** - Kopiereg © 2016 Design Centre and Associates. Hierdie tekening of enige gedeelte daarvan mag nie gekopieer of gereproduseer word sonder voorafgaande toestemming nie.

**Projek Titel:**

**Voorgestelde onderverdeling  
van erf 438, Blanco, George**

**Wysigings:**

Datum:	Beskrywing:
05-05-2024	Padarea wysig a.g.v. gedeelte 3 wat wysig. Gedeelte 3 area voor motorhuis vir parkering wysig.

Eienaars:	<b>B C Posthumus/Ladovision (Pty) Ltd</b>		
Ontwerp:			
Nagegaan:	Design Centre and Associates:		
Verwysings no.:	<b>2408</b>	Skaal:	<b>1:100</b>
Datum:	<b>5 Mei 2024</b>	Tekening no.:	2408-01sub <b>b</b>

**ANNEXURE "E" – APPLICATION FORM**



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

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

### PART A: APPLICANT DETAILS

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

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

Registered owner	Ladovision (Pty) Ltd Registrasienommer 2015/099725/07		
Address	P/a 2 Bruton Road		
	Bryanston, Sandton	Postal code	2191
E-mail	<a href="mailto:koningtoon@gmail.com">koningtoon@gmail.com</a>		
Tel	N/a	Fax	N/a
		Cell	072 394 3574

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

Property Description [Erf / Erven / Portion(s) and	Erf 438 Blanco
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Farm number(s), allotment area.]						
Physical Address	<b>North-western corner of the intersection of Fabriek Street and Pieter Theron Street, Blanco</b>					
GPS Coordinates				Town/City	George	
Current Zoning	<b>Single Residential Zone I</b>	Extent	<b>1 725m<sup>2</sup></b>	Are there existing buildings?	Y	<b>N</b>
Current Land Use	<b>Vacant</b>					
Title Deed number & date	<b>T53918/2016</b>					
Any restrictive conditions prohibiting application?	Y	<b>N</b>	If Yes, list condition number(s).			
Are the restrictive conditions in favour of a third party(ies)?	Y	<b>N</b>	If Yes, list the party(ies).			
Is the property encumbered by a bond?	Y	<b>N</b>	If Yes, list Bondholder(s)?			
Has the Municipality already decided on the application(s)?	Y	<b>N</b>	If yes, list reference number(s)?			
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	<b>N</b>	If yes, is this application to legalize the building / land use?	Y	<b>N</b>	
Are there any pending court case / order relating to the subject property(ies)?	Y	<b>N</b>	Are there any land claim(s) registered on the subject property(ies)?	Y	<b>N</b>	

**PART D: PRE-APPLICATION CONSULTATION**

Has there been any pre-application consultation?	Y	<b>N</b>	If Yes, please complete the information below and attach the minutes.			
Official's name	<b>M Botha &amp; J Muller</b>	Reference number	<b>2874122</b>	Date of consultation	<b>7 September 2023</b>	

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

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

**BANKING DETAILS**

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

**PART F: DETAILS OF PROPOSAL**

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

- **An application in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of Erf 438 Blanco from Single Residential Zone I to Subdivisional Area to allow for a group housing development comprising of the following:**
  - **5 Residential Zone II erven (Group housing at a density of 30du/ha); and**
  - **1 Transport Zone III erf (Private road).**
  
- **An application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into:**
  - **5 General Residential Zone II erven (Portions 1 to 5); and**
  - **1 Transport Zone III erf (Portion 6).**
  
- **An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for the relaxation of the street boundary building line on the south-eastern corner of Erf 438 Blanco (intersection of Fabriek Street and Pieter Theron Street) from 3.0 metres to 1.573 metres in order to permit a portion of the double garage of the group house on Portion 5.**

**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?*

<b>Y</b>	<b>N</b>	Completed application form	<b>Y</b>	<b>N</b>	Pre-application Checklist (where applicable)
<b>Y</b>	<b>N</b>	Power of Attorney / Owner's consent if applicant is not owner	<b>Y</b>	<b>N</b>	Bondholder's consent



Y	N	Motivation report / letter	Y	N	Proof of payment of fees
Y	N	Full copy of the Title Deed	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Locality Plan	Y	N	Site layout plan

*Minimum and additional requirements:*

Y	N	N/A	Conveyancer's Certificate	Y	N	N/A	Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A	Phasing Plan
Y	N	N/A	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
Y	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	<del>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)	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)

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

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA)  (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental -- Management: Air Quality Act, 2004 (Act 39 of 2004),  National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			

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), National Water Act, 1998 (Act 36 of 1998) <del>(strikethrough irrelevant)</del>
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. <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:

**15 May 2024**

Full name:

**Johannes George Vrolijk**

Professional capacity:

**Professional Town Planner**

SACPLAN Reg. Nr:

**A/1386/2010**

**ANNEXURE "F" – DRAFT SITE DEVELOPMENT PLAN**



### Terreinontwikkelingsplan

a1. Erf 438, Blanco, George:  
 a.1.1 Figuur a b c d e stel voor Erf 438, Blanco, George.  
 a.1.2 Daar is voorheen op 7 Junie 2018 goedkeuring gekry vir hersiening, onderverdeling en afwykings.  
 a.1.3 Hierdie aansoek verskil egter van die vorige goedkeuring omdat die boulyne in die GEORGE INTEGRATED ZONING SCHEME BY-LAW, 2023 gewysig het. Hierdie aansoek behels 5 losstaande wooneenhede wat voorheen nie die geval was nie.  
 a.2 Die aansoek behels die hersiening die volgende:  
 a.2.1 5 algemene residensiële sone II erwe gemerk gedeeltes 1-5  
 a.2.2 1 vervoersone III (privaat pad) erf  
 a.2.3 Tabel (groottes m²)

Gedeelte no.:	Erf (m²)	Enheid (m²)	Dekking (%)	Oopruimte (m²)
1	274	113	41.24	73.00
2	316	115	36.39	75.28
3	269	115	42.75	53.94
4	387	115	29.72	122.84
5	291	113	36.57	89.55
Pad	188	-	-	-
*Vullisgebou				17.34m² (in die padreserwe)

a.4 **Hoogtebeperking:**  
 Die hoogte van die eenhede word beperk tot 8.50m - hoogtepunt "ridge".  
 a.5 **Boulyne:**  
 Straatboulyne: 3.0m (Fabriek- en Pieter Theronstraat)  
 Sy- en agterboulyne: 1.5m (aangrensend tot erwe 355 en 3448).  
 a.6 Aansoek word gedoen vir 'n afwyking om die straatboulyne vir gedeelte 5 tot oorsky. Die boulyne word verslap vanaf 3.0m tot 1.57m soos aangetoon op hierdie tekening.  
 a.7 **Parkering:**  
 Elke eenheid het 'n dubbelmotorhuis vir 2 voertuie. Die motorhuise sal voorsiening maak vir outomatiese roldeure soos nodig en indien dit vereis word. Daar word dus voldoen aan die parkeervereiste soos van toepassing.  
 a.8 **Kontoerplan en opmeting:**  
 Die kontoerplan en opmeting is onderneem deur A Krushaar - South Cape Surveying Services. Die kontoerintervalle is 0.25m.  
 a.9 **Terreinontwikkelingsplan:**  
 Die volgende word aangeleen:  
 a.9.1 Ligging van die wooneenhede op die erfgedeeltes in die posisie waar die beoog opgerig gaan word.  
 a.9.2 Afmetings van die beoogde erwe wat geskep gaan word.  
 a.9.3 Grondgebruik op elke erfgedeelte.  
 a.9.4 Boulyne  
 a.9.5 Kontoere  
 a.9.6 Die posisie van die nuwe bome, tuine en werwe en plaveisel oppervlakte.  
 a.9.7 Die posisie van die gebou wat opgerig staan te word, vir die stoor van die vullis, Daar word 2 toegang voorsien - biede vir die eienaars sowel as die munisipale vullisverwydering personeel. Daar word voorsiening gemaak vir 'n waterpunt en dreineringspunt wat gekoppel sal word aan die rioolstelsel. Die gebou maak ook voorsiening vir 'n klein tuingereedskap stoor en werkestoel. Die vullisgebou sal voldoen aan die gesondheidsregulasies en vereistes van die George Munisipaliteit.  
 a.9.8 Die posisie van die bestaande- en nuwe grensmure, skermure en omheining. Die eiendomme is gedeeltelik omhein en word die omheinings- en grensmure aangetoon.  
 a.10 **Grens- skermure en omheining:**  
 Die ontwikkeling behels 'n sekuriteitskompleks met beheerde toegang en sekuriteitsomheining en grensmure.  
 a.10.1 Die grens- en skermure sal aan pas by die esthetika vir die ontwikkeling. Stierne met pleister "coping" bo-op die mure. Grens- en skermure is orals 2.1m hoogte. Die posisies word aangetoon op hierdie tekening.  
 a.10.2 ClearVu grensomheining - 2.1m hoogte deur spesials opgerig.  
 a.10.3 Toegangshek:  
 Slegs een hooftoegang word voorsien vir die kompleks. Die hooftoegangshek maak voorsiening vir 5m opening, sekuriteitshek met afstandkontrole, toegangsbeheer.  
 a.11 **Plante en bome:**  
 Daar word geog om die ontwikkeling grootliks te ontwikkel met inheemse plante en bome. Volgens die ontwikkelingslyne word 'n lys van aanbevole plante voorsien vir die ontwikkeling.  
 a.12 **Dienste:**  
 Mario Heyns en Vannote is aangestel vir die ontwerp en goedkeuring van die siviele- en strukturele dienste. BDE Raadgewende Ingenieurs is aangestel vir die ontwerp en goedkeuring van die elektriese verspreidingsnetwerk dienste. Alle vereistes van die goedkeuringsvoorwaardes sal nagekom word. Die posisie van die huidige dienste wat tydens die erfopmeting sigbaar was, word op hierdie tekening aangetoon. Die rioolpepleiding en rioolmang op die aangrensende erf 3348, Blanco, die stormwaterinlaat in Pieter Theronstraat en die Telkommang op die hoek van Fabriek- en Pieter Theronstraat.

Wysigings:		B C Posthumus/Ladovision (Pty) Ltd	
Datum:	2024-05-02	Elke: B.C.	Elke: B.C.
Beskriving:	Proforma wysigings - gradering & wat wylis	Design Centre and Associates:	Design Centre and Associates:
Datum:	2024-05-02	Staal:	2408
Datum:	2024-05-02	Tekening no.:	2408-02sdp C

Projek titel:	
AM1 - Die kontrak is verantwoordelik vir die korrekte uitl van die gebou op 'n reël met spesifieke	AM2 - 28mm reël wat beskerm is teen wind en storm en spesifieke reël wat die hoogte "top" random alle verkeer, deur en oprit - voorste tipiese reël maks. 100mm hoog.
AM3 - Kopiering © 2016 Design Centre and Associates. Hierdie tekening of enige gedeelte daarvan mag nie gekopieer of gereproduseer word sonder voorafgaande toestemming nie.	

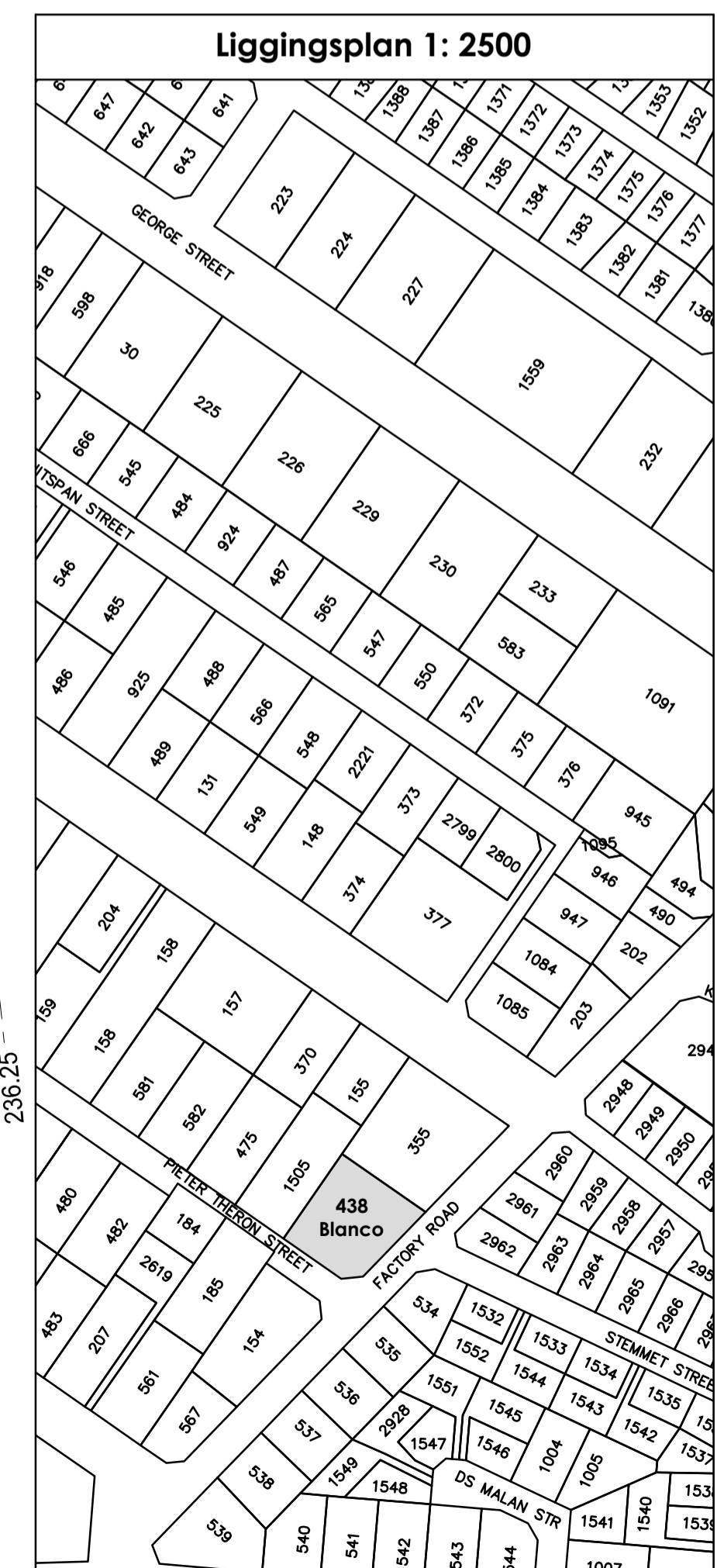
**Legende:**

- Nuwe bome
- Posisie van die woonehede, vullisgebou, skerm- en grensmure
- Tuine, grasperke, bome en plante
- Voorgestelde plaveisel pad, ingange, uitgange en parkeerareas
- Voorgestelde kombuiswerwe wat die posisie van die 5000 liter waterenks aantoon. Water sal hoofsaaklik vir nood en die tuine gebruik word.

**Terreinontwikkelingsplan (SDF)**

**Voorgestelde ontwikkeling van erf 438, Blanco, George**

Design Centre and Associates  
 Architects - Spatial Design - Town Planning - Landscape Design - Project Management  
 P.O. Box 7, Woodlands 6837 - Cell 081 599 2882  
 Email: info@designcentre.co.za  
 Koperreg © 2024 Design Centre and Associates



restant erf 155

erf 3448 pansteel

posisie van bestaande rioollyn en rioolmangaf deksel: 235.98 vloeivlak: 234.80

BM2 235.95

stormwaterinlaat deksel: 236.10 vloeivlak: 235.70

BM1 236.27

telkom mangaf deksel: 236.45

**ANNEXURE "G" – 3D PERSPECTIVE DRAWINGS OF DEVELOPMENT PROPOSAL**



**Tekening Titel:**  
 3d Aansigte van die Ontwikkeling

**Projek Titel:**  
 Voorgesteelde ontwikkeling  
 van erf 438, Blanco, George

**Wysigings:**  
 Datum: Bestywing:

Eienaar:	<b>B C Posthumus/Ladovision (Pty) Ltd</b>
Ontwerp:	Eienaar se handtekening:
Nagkeuring:	Design Centre and Associates:
Verwysings no.:	<b>1701</b>
Datum:	<b>September 2017</b>
	Tekening no.: <b>1701-06</b>
	n.v.s. <b>g</b>







2 slaapkamereenheid



3 slaapkamereenheid



2 slaapkamereenheid



3 slaapkamereenheid



2 slaapkamereenheid



3 slaapkamereenheid



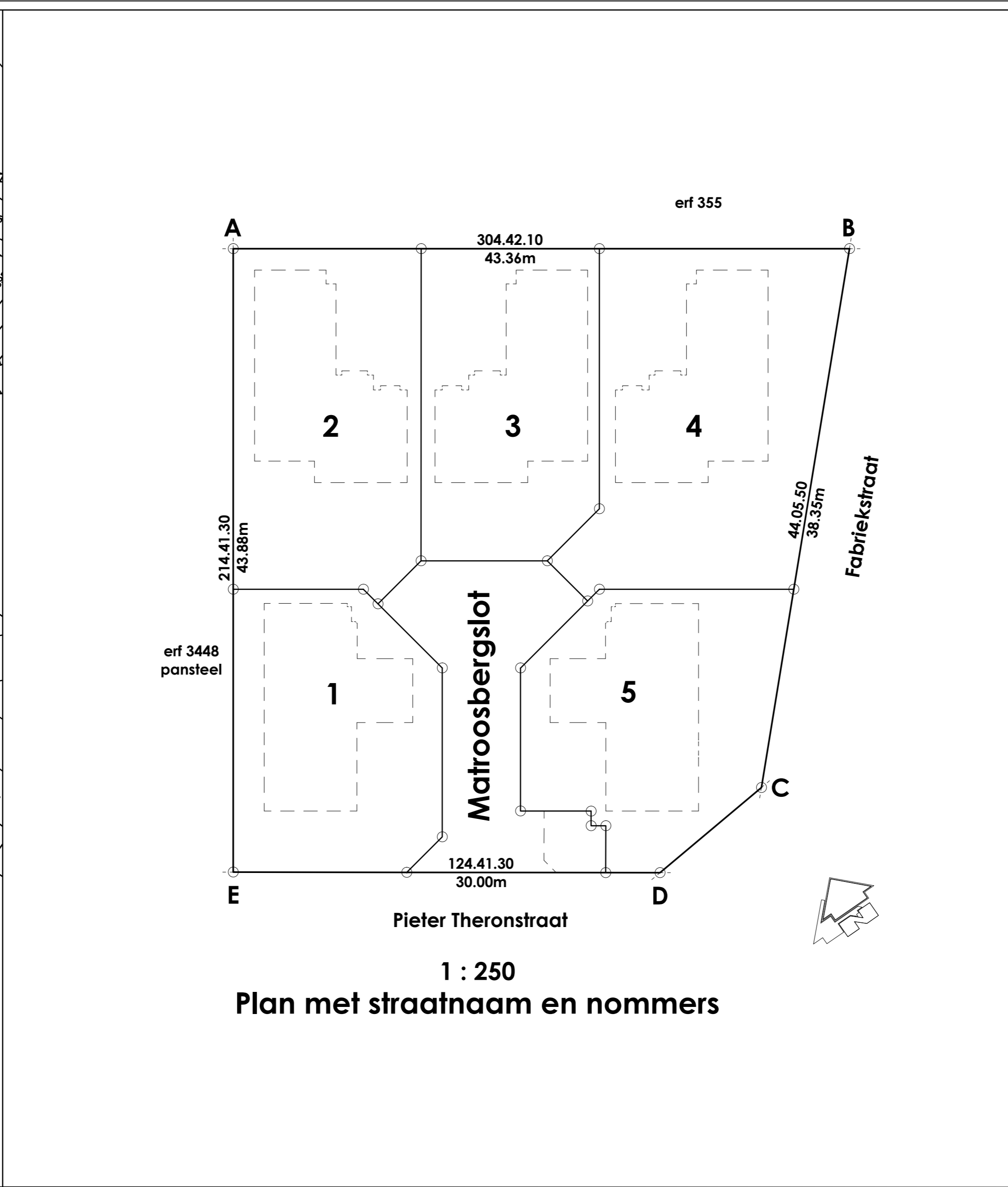
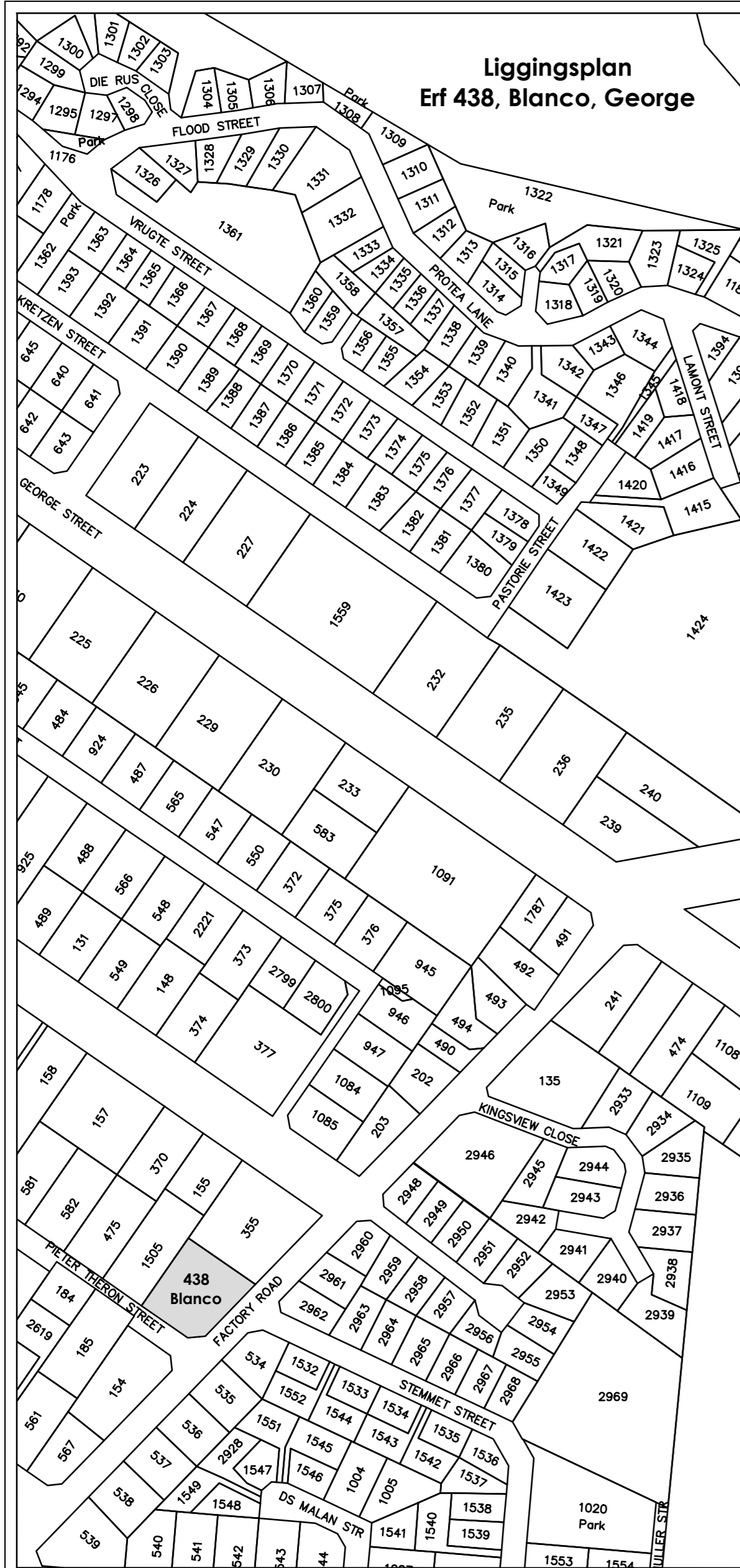
2 slaapkamereenheid



3 slaapkamereenheid

ANS - Die kontrakteur is verantwoordelik vir die korrekte uitl van die gebou(e) op terein met spesifieke  
 ANS - alle 28mm reus word gebruik en spoore en alar moet hookeles vers met die nodige "spc"  
 rondom alle vermet, deure en oopgite - voorsten spysigte teen maks. 1000mm hoh.  
 ANS - Kopiereg © 2016 Design Centre and Associates. Hierdie tekening of enige gedeelte daarvan mag  
 nie gekopieer of gereproduseer word sonder voorafgaande toestemming nie.

**ANNEXURE "H" – PLAN INDICATION STREET NAME AND STREET ADDRESSES**



Straatnaam en nommers	

*Design Centre*  
creating meaningful work

**Design Centre and Associates**  
Architecture · Interior Design · Town Planning · Landscape Design · Project Management  
P.O. Box 7, Molendrift 6537 · Cell: 083 599 2882  
Email: pieterdesigncentre@gmail.com

Kopiereg © 2024 Design Centre and Associates

<b>AN1.</b> - Alle werk moet uitgevoer word in ooreenstemming met die Nasionale Boueregulasies en die vereistes van die plaaslike owerheid. Alle materiaal moet SABS goedgekeur wees.
<b>AN2.</b> - Kontrakteurs moet alle vlakke, mates en hoogtes kontroleer en bevestig. Die omvang van die projek moet ten volle verstaan word, voordat daar met enige bouwerk begin word.
<b>AN3.</b> - Die kontrakteurs moet ten alle tye 'n volledige stel goedgekeurde bouplanne op die terrein hou. Berekenende mates moet voorkeur kry bokant geskaalde mates.
<b>Tekening Titel:</b>
<b>Liggingplan Voorgestelde straatnaam en nommers</b>

<b>AN4.</b> - Die kontrakteurs is verantwoordelik vir die korrekte uitsit van die gebou(e) op terrein met spesifieke verwysings na die erf grens- en boulyne. Daar word voorgestel dat 'n landmeter gebruik word.
<b>AN5.</b> - alle 280mm mure word beskou as spoumure en daar moet voorsien word met die nodige "dpc" rondom alle vensters, deure en opinge - voorsien sygelgate teen maks. 1000mm hoh.
<b>AN6.</b> - Kopiereg © 2016 Design Centre and Associates. Hierdie tekening of enige gedeelte daarvan mag nie gekopieer of gereproduseer word sonder voorafgaande toestemming nie.
<b>Projek Titel:</b>
<b>Voorgestelde ontwikkeling van erf 438, Blanco, George</b>

Wysigings:	
Datum:	Beskrywing:
05-05-2024	Padarea wysig a.g.v. gedeelte 3 wat wysig. Gedeelte 3 area voor motorhuis vir parkering wysig.

Eienaars:	<b>B C Posthumus/Ladovision (Pty) Ltd</b>		
Ontwerp:			
Nagegaan:	Design Centre and Associates:		
Verwysings no.:	<b>2408</b>	Skaal:	<b>1:100</b>
Datum:	<b>5 Mei 2024</b>	Tekening no.:	2408-01sn <b>b</b>

**ANNEXURE "I" – EMAIL FROM MUNICIPALITY REGARDING STREET NAME**

## Jan Vrolijk

---

**From:** Corlize Bester <Cebester@george.gov.za>  
**Sent:** Wednesday, 15 May 2024 11:13  
**To:** janvrolijk@jvtownplanner.co.za  
**Subject:** Re: Erf 438 Blanco - Toekenning van straatnaam

Hi Jan

Die straatnaam kan gebruik word. Ek sal dit bank en die nuutste weergawe van die GNB laai op die website vir rekorddoeleindes.

Kind regards

**Corlize Bester**

Principal GIS Analyst  
Planning and Environmental  
Human Settlements, Planning and Development

Office: 044 801 9117  
Internal Ext: 1291  
E-mail: [cebester@george.gov.za](mailto:cebester@george.gov.za)



71 York Street, George 044 801 9111 [gmun@george.gov.za](mailto:gmun@george.gov.za) [www.george.gov.za](http://www.george.gov.za)

---

**From:** Jan Vrolijk <janvrolijk@jvtownplanner.co.za>  
**Sent:** Tuesday, May 14, 2024 7:51 AM  
**To:** Corlize Bester <Cebester@george.gov.za>  
**Subject:** Erf 438 Blanco - Toekenning van straatnaam

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Môre Corlize

Vind hierby aangeheg 'n skrywe in sake die toekenning van 'n straatnaam aan 'n voorgestelde privaat straat wat uit die voorgestelde ontwikkeling van Erf 438 Blanco voortspruit.

Ek ontvang graag 'n skrywe wter bevestiging dat die straatnaam in orde is.

Groete

Jan



TEL: 044 873 3011 FAX: 086 510 4383 EMAIL: [janvrolijk@jvtownplanner.co.za](mailto:janvrolijk@jvtownplanner.co.za)  
CELL: 082 464 7871 PO Box 710 George 6530  
OFFICE: Millwood Building corner of York and Victoria Street, George  
SACPLAN REG No. A/1386/2010

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**ANNEXURE "J" – SIGNED PRE-APPLICATION CONSULTATION FORM**

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

**PLEASE NOTE:**

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

**PART A: PARTICULARS**

Reference number: **2874122**

Purpose of consultation: **Voorlegging van 'n voorstel om Erf 438 Blanco met 5 groepshuise en 'n privaat straat te ontwikkel.**

Brief proposal:

- 'n Aansoek om hersonering van Erf 438 Blanco vanaf Enkel Residensiële Sone I na 'n Onderverdelingsgebied om vir 5 Algemene Residensiële Sone II erwe en 'n Vervoersone III erf voorsiening te maak.
- 'n Aansoek om onderverdeling van Onderverdelingsgebied in 5 Algemene Residensiële Sone II erwe en 1 Vervoersone III erf.
- 'n Aansoek om afwyking van die straatboulyn langs die Factoryweg en Pieter Theronstraat.

Property(ies) description: **Erf 438 Blanco**

Date: **7 September 2023**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Jeanne Muller	George Mun.	044 801 9138	jmuller@george.gov.za
	Martin Botha	George Mun.	044 801 9191	pmbbotha@george.gov.za
Pre-applicant	Jan Vrolijk			



**Documentation provided for discussion:**

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

**Titelakte van die erf**

**Liggingsplan**

**Voorgestelde terreinontwikkelingsplan**

**Voorgestelde onderverdelingsplan**

**L G Diagram van die erf**

**Vorige munisipale besluit**

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

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

YES	NO
-----	----

**ONTWIKKELINGSVOORSTEL**

'n Aansoek vir die hersonering en onderverdeling van Erf 438 Blanco ten einde die erf met 5 groepshuise en 'n privaat straat te ontwikkel is op 8 Junie 2018 deur die munisipaliteit goedgekeur. Die besluit is hierby aangeheg. Die goedkeuring het egter intussen verval.

Dit is die voorneme van die eienaar om die erf steeds met 5 groepshuise te ontwikkel ooreenkomstig die detail op die aangehegde onderverdelingsplan en terreinontwikkelingsplan. Die planne is dieselfde planne waarop die 2018 goedkeuring gebaseer is. Die planne en bewoording op die planne sal aangepas word om aan die bepalinge van die nuutste verordening en soneringskema te voldoen.

Die erf beskik oor 'n oppervlakte van 1 725m<sup>2</sup>. Die voorstel kom dus neer op 'n digtheid van ongeveer 17.25 eenhede per hektaar.

Die interne toegangspad sal as 'n privaat straat geregistreer word.

Aangesien die erf oor 'n 5.0 meter straatboulyn beskik gaan sekere verslappings ten opsigte van die straatboulyn ook benodig word.

**VOORGESTELDE AANSOEK**

- Aansoek sal in terme van Artikel 15(2)(a) van die Verordening op Grondgebruikbeplanning vir George Munisipaliteit, 2023 gedoen moet word vir die hersonering van Erf 438 Blanco vanaf Enkel Residensiële Sone I na 'n Onderverdelingsgebied om vir 5 Algemene Residensiële Sone II erwe en 'n Vervoersone III erf voorsiening te maak.

- Aansoek sal in terme van Artikel 15(2)(d) van die Verordening op Grondgebruikbeplanning vir George Munisipaliteit, 2023 gedoen moet word vir die onderverdeling van Onderverdelingsgebied in 5 Algemene Residensiële Sone II erwe en 1 Vervoersone III erf.
- Aansoek sal in terme van Artikel 15(2)(b) van die Verordening op Grondgebruikbeplanning vir George Munisipaliteit, 2023 gedoen moet word vir die verslapping van die straatboulyn langs Factoryweg en Pieter Theronstraat.

**PART B: APPLICATION PROCESS**

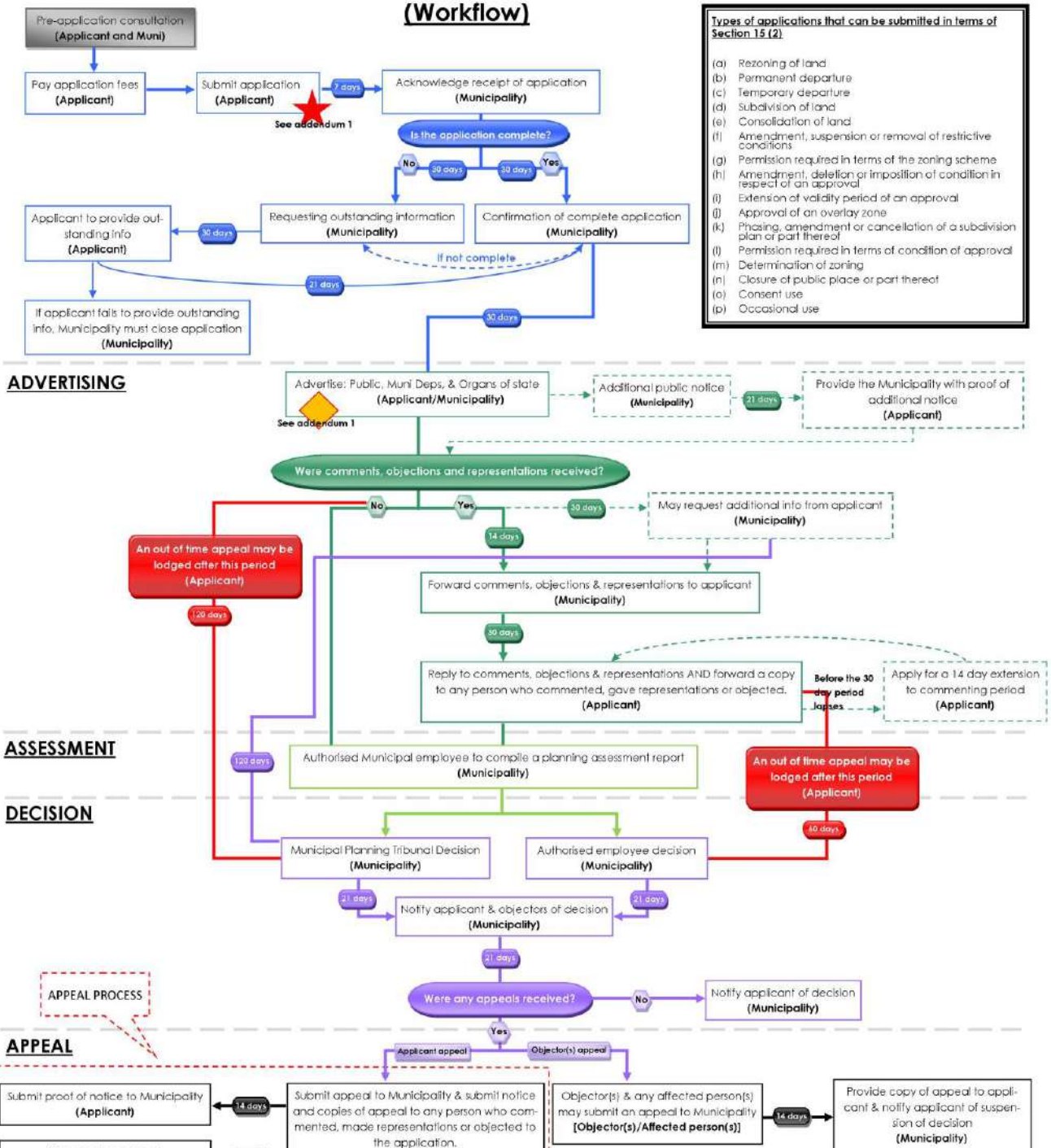
(WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)

**SUBMISSION**

**Draft By-Law on Municipal Land Use Planning**

**(Workflow)**

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



**PART C: QUESTIONNAIRES**

**SECTION A:  
DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES**

Tick if relevant		What land use planning applications are required?	Application fees payable
x	2(a)	a rezoning of land;	R10 200
x	2(b)	a permanent departure from the development parameters of the zoning scheme;	R4 050
	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
x	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R9 750
	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>			<b>TBC following submission of application</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?	X		George Ruimtelike Ontwikkelingsraamwerk, 2023 en die Blanco Plaaslike Ruimtelike Ontwikkelingsraamwerk, 2015	Sal bepaal word
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			x	Aktebesorger sertifikaat word benodig
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>Die George Geïntegreerde Soneringskema Verordening, 2017</b> What is the current zoning of the property? <b>Enkel Residensiële Sone I</b> What is the proposed zoning of the property? <b>Algemene Residensiële Sone II en Vervoersone III</b> Does the proposal fall within the provisions/parameters of the zoning scheme? <b>Ja</b> Are additional applications required to deviate from the zoning scheme? (if yes, specify) <b>Ja, boulyne</b>				

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

**SECTION C:**

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

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

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
				Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DEFF?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? ( <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 waste water:			x	Directorate: Civil Engineering Services
Stormwater:			x	Directorate: Civil Engineering Services
Road network:			x	Directorate: Civil Engineering Services
Telecommunication services:			x	
Other services required? Please specify.			x	
Development charges:			x	

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

**COMPULSORY INFORMATION REQUIRED:**

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

**MINIMUM AND ADDITIONAL REQUIREMENTS:**

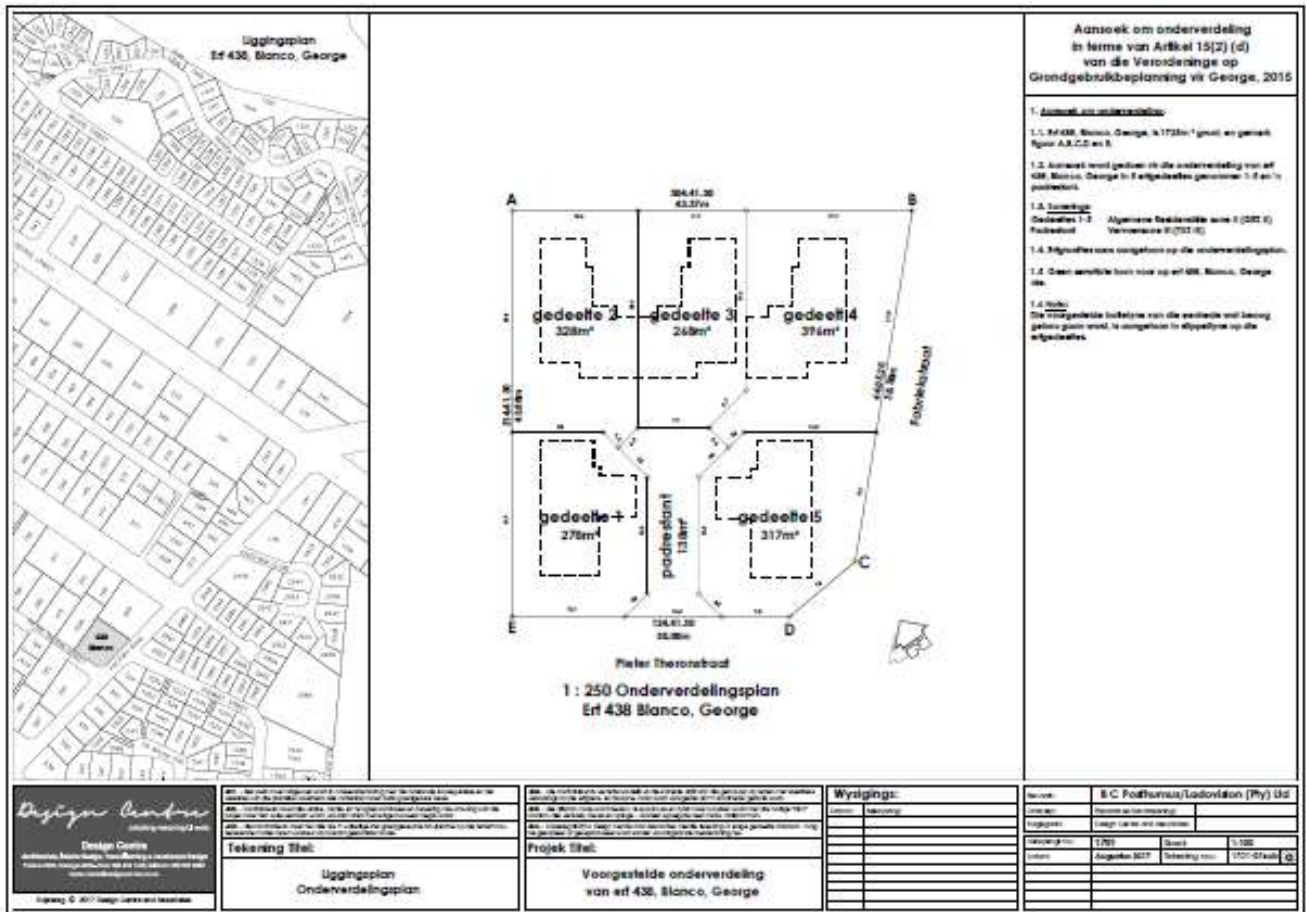
Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) <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

### Town Planning & Spatial Planning:

The attached documents and plan below, were discussed.

- The application should be motivated in terms of the relevant legislation and spatial planning policies (i.e. MSDF 2023, LSDF 2012, SPLUMA 2013, LUPA 2014 etc.).
- The standard public participation requirements will apply.
- Please note that the layout must consider adequate manoeuvrability (the private road might need to be increased to provide proper access to proposed portion 1 and 4 as well as turning facilities).
- The shortcomings in the previous layout must be addressed: visitor parking, open space requirement, refuse removal as part of private road.
- Please take note of that it is anticipated that the revised zoning scheme be promulgated early in October (specifically referring to the open space requirements).



### CES:

- Refer previous approval conditions.
- Standard conditions will apply.



**PART F: SUMMARY / WAY FORWARD**

See Part E above.

OFFICIAL:    Martin Botha     
(FULL NAME)

SIGNED: 

DATE:    14/09/2023   

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

SIGNED: 

DATE: **7 September 2023**

OFFICIAL: **Jeanne Muller**  
(FULL NAME)

SIGNED: 

DATE: **14/09/2023**

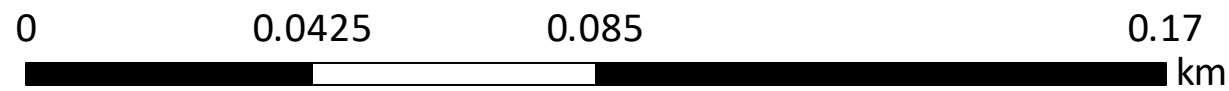
*\*Please note that the above comments are subject to the documents and information available to us at the time of the pre-application meeting and we reserve our rights to elaborate on this matter further and/or request more information/documents should it deemed necessary.*

**ANNEXURE "K" - LOCALITY PLAN**

# Erf 438 Blanco - Locality plan



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



**1:1,128**

**Date: 9/5/2023**

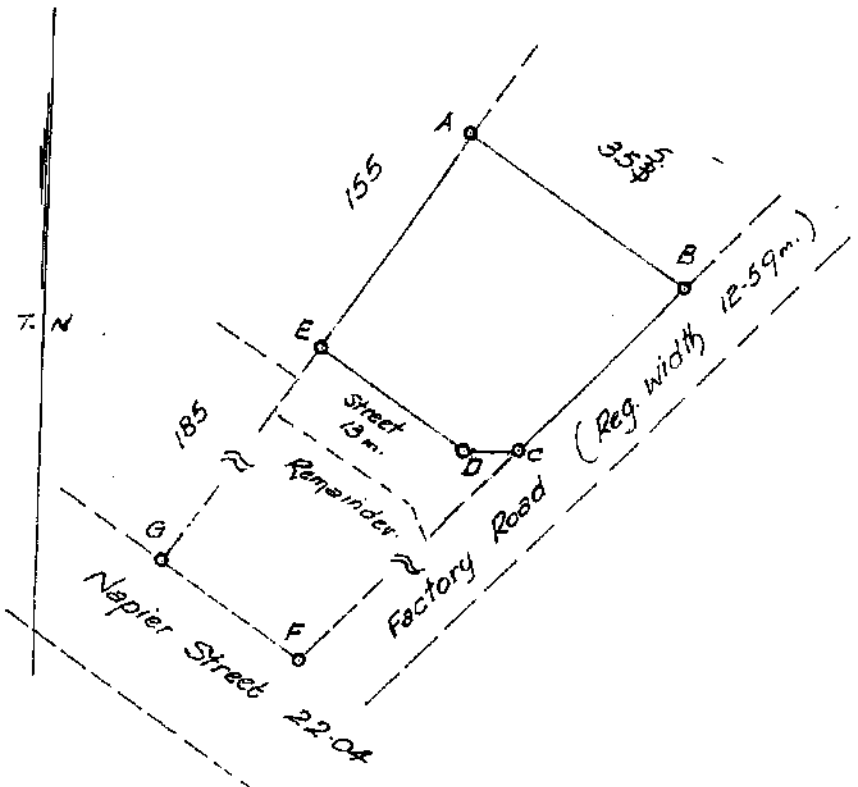
Disclaimer:  
The George Municipality accepts no responsibility for  
and will not be liable for any errors or omissions  
contained herein.



**ANNEXURE "L" – SURVEYOR GENERAL DIAGRAM FOR ERF 438 BLANCO**

OFFICE COPY

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES		S.G. No.
		Y	X	
AB	43.37	304.32.50		2087/71 Approved M.W. Dehning J. Surveyor-General 2-6-1971.
BC	38.38	43.56.40		
CD	9.30	84.14.40		
DE	30.00	124.32.50		
EA	43.88	214.32.50		
CF	114.81	43.56.40		
EG	107.25	34.32.50		

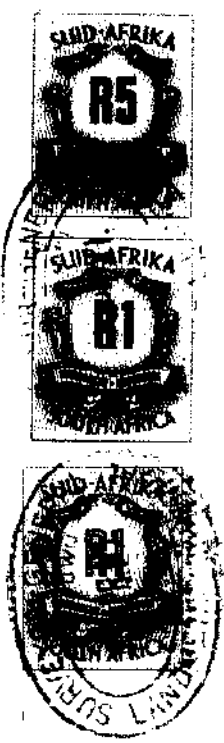


Beacons:-  
A.B.C.D&E, iron peg 450 m.m. long & 12 m.m. dia.  
E, do 500 m.m. dia.  
G, iron pipe 600 m.m. long & 37 m.m. dia.

Scale: 1/1250

The figure ABCDE represents 1725 Sq. metres of land, being  
Erf 438 portion of Erf 154 Blanco  
 situate in the Local Board Area of Blanco,  
 Administrative District of George, Province of Cape of Good Hope.  
 Surveyed in March 1971  
 by me, P. Pascual Land Surveyor

This diagram is annexed to No. dated i.f.o.	The original diagram is No. <u>4244/1920</u> annexed to Transfer/ <u>Grant</u> No. <u>1920-272-16793</u>	File No. S/7767/30
		S.R. No. E.733/71 Comp. <u>BL-7DD/VDA</u>
Registrar of Deeds		



S  
C  
3

**ANNEXURE "M" – TITLE DEED**

Fee endorsement	
	Amount
Purchase price/Value	R. 500 000,00
Mortgage capital Amount	R. _____
Reason for exemption	Exempt category
Cat. _____	section _____ Act _____

PREPARED BY ME

  
 CONVEYANCER  
 DE KLERK ELKE

DATA / VERIFY  
 20 SEP 2016  
 NCAPALINDA

T 000053918 / 2016

# DEED OF TRANSFER


BE IT HEREBY MADE KNOWN

THAT ELKE-DE-KLERK *RIANNA SOLMS*

*ES*

appeared before me the REGISTRAR OF DEEDS at CAPE TOWN the said appearer being duly authorised thereto by a Power of Attorney signed at Randfontein on 5 April 2016 and granted to her by

BLANCHE CHRISTINA POSTHUMUS  
 IDENTITY NUMBER: 591203-0034 08 7  
 WIDOW

DATA/CAPTURED  
 15 SEP 2016  
 ZANDER A. THOMAS  


and the Appearer declared that the transferor truly and legally sold by private treaty on **21 February 2016** and that he/she in his/her capacity aforesaid did by these presents cede and transfer to and on behalf of;

**LADOVISION PROPRIETARY LIMITED**  
**REGISTRATION NUMBER: 2015/099725/07**

It's Successors in Title or Assigns in full and free property;

**ERF 438 BLANCO, SITUATED IN THE MUNICIPALITY OF GEORGE,  
DIVISION GEORGE, WESTERN CAPE PROVINCE**

**MEASURING: 1 725 (ONE THOUSAND SEVEN HUNDRED AND  
TWENTY FIVE) SQUARE METRES**

**FIRST TRANSFERRED BY DEED OF TRANSFER NO T23186/1971 WITH  
DIAGRAM 2667/1971 RELATING THERETO AND NOW HELD BY DEED OF  
TRANSFER NO T24638/1983**

A. ONDERHEWIG aan die voorwaarde waarna verwys word in Akte van Transport Nr. 5088 gedateer 30 Junie 1917.

B. ONDHEWIG VERDER aan die volgende voorwaardes vervat in Transportakte Nr. T23186/1971 opgelê deur die Administrateur kragtens Artikel 9 van Ordannansie Nr. 33/1934 by onderverdeling van Erf 154 Blanco.

(a) Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat elektrisiteitskabels en/of drade, hoof- en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater

van enige ander erf of erwe, oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op





toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogemelde aan te lê, te wysig, te verwyder of te inspekteer.

- (b) Die eienaar van die erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings 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 weens die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.

**WHEREFORE** the appearer renouncing all right and title which the said:-

**BLANCHE CHRISTINA POSTHUMUS**

**IDENTITY NUMBER: 591203 0034 08 7**

**WIDOW**

heretofore had to the premises did in consequence also acknowledge her to be entirely dispossessed of any disintitled to the same; and that, by virtue the surviving spouse of these presents the said

**LADOVISION PROPRIETARY LIMITED**

**REGISTRATION NUMBER: 2015/099725/07**


It's Successors in Title or Assigns now are and henceforth shall be entitled thereto, the State however reserving its rights.

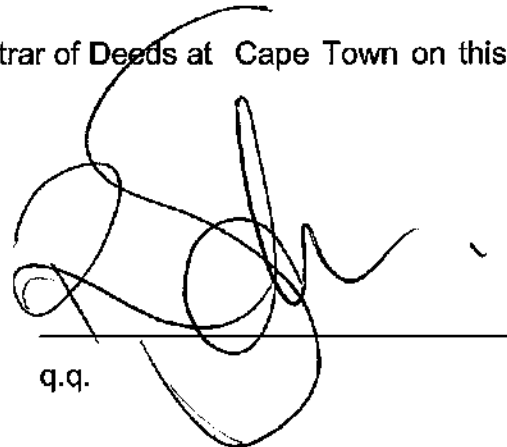
**AND** finally acknowledging that the purchase price is the amount of **R500 000-00**  
**(FIVE HUNDRED THOUSAND RAND)**


**IN WITNESS WHEREOF** I, the said Registrar, together with the Appearer, q.q.  
have subscribed to these present, and have caused the seal of office to be  
affixed thereto.

**THUS DONE AND EXECUTED** at the Registrar of Deeds at Cape Town on this  
day of *5 September* 2016

In my presence

  
\_\_\_\_\_  
REGISTRAR OF DEEDS

  
\_\_\_\_\_  
q.q.



**ANNEXURE "N" – COMPANY DOCUMENT**

Certificate issued by the Commissioner of Companies & Intellectual  
Property Commission on Tuesday, September 12, 2023 at 12:26



Companies and Intellectual  
Property Commission

a member of **the dti** group

**Disclosure Certificate: Companies and Close Corporations**

Registration Number: 2015 / 099725 / 07

Enterprise Name: LADOVISION

**ENTERPRISE INFORMATION**

Registration Number **2015 / 099725 / 07**  
Enterprise Name **LADOVISION (PTY) LTD**  
Registration Date **25/03/2015**  
Business Start Date **25/03/2015**  
Enterprise Type **Private Company**  
Enterprise Status **In Business**  
Compliance Notice Status **NONE**  
Financial Year End **February**  
TAX Number **9302016192**

Addresses	<u>POSTAL ADDRESS</u>	<u>ADDRESS OF REGISTERED OFFICE</u>
	<b>77 KANFER STREET GREENHILLS RANDFONTEIN GAUTENG 1759</b>	<b>77 KANFER STREET GREENHILLS RANDFONTEIN GAUTENG 1759</b>

**ACTIVE MEMBERS / DIRECTORS**

<b>Surname and First Names</b>	<b>Type</b>	<b>ID Number / Date of Birth</b>	<b>Contrib. (R)</b>	<b>Interest (%)</b>	<b>Appoint. Date</b>	<b>Address</b>
VAN GREUNEN, NICOLETTE	Director	8901120068086	0.00	0.00	25/03/2015	Postal: 77 KANFER STREET, GREENHILLS, RANDFONTEIN, GAUTENG, 1759  Residential: 77 KANFER STREET, GREENHILLS, RANDFONTEIN, GAUTENG, 1759
POSTHUMUS, ANTON	Director	8704175014082	0.00	0.00	25/03/2015	Postal: 77 KANFER STREET, GREENHILLS, RANDFONTEIN, GAUTENG, 1759  Residential: 77 KANFER STREET, GREENHILLS, RANDFONTEIN, GAUTENG, 1759
SCHEEPERS, ANTOINETTE	Non Executive Director	7012030185084	0.00	0.00	01/04/2023	Postal: PORTION 7 OF WELLSTEAD FARM, HAENERTSBURG, TZANEEN,  Residential: PORTION 7 OF WELLSTEAD FARM, HAENERTSBURG, TZANEEN,

**AUDITOR DETAILS**

<b>Auditor Name</b>	<b>Type</b>	<b>Status</b>	<b>Appointment Date</b>	<b>Resignation Date</b>	<b>Email Address</b>
---------------------	-------------	---------------	-----------------------------	-----------------------------	----------------------

Profession Number:



**Certificate issued by the Commissioner of Companies & Intellectual  
Property Commission on Tuesday, September 12, 2023 at 12:26**



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

Registration Number: **2015 / 099725 / 07**  
Enterprise Name: **LADOVISION**

**CHANGE SUMMARY**

06/10/2015 Member Change on 06/10/2015.  
Director FRANCISCA MARX was added

29/10/2016 Annual Return completed on 29/10/2016.  
Company / Close Corporation AR Filing - Web Services : Ref No. : 555709286

10/03/2017 Email Notification that Annual Return is due was sent on 10/03/2017.  
E-Mail sent to NICOLETTE BEHR for 2017

09/10/2017 Registered Address Change on 09/10/2017.  
1 MONTE DEL LAGO HORNBILL ROAD DOUGLASDALE GAUTENG2191

16/03/2018 Email Notification that Annual Return is due was sent on 16/03/2018.  
E-Mail sent to FRANCISCA MARX for 2018

24/03/2019 Email Notification that Annual Return is due was sent on 24/03/2019.  
E-Mail sent to FRANCISCA MARX for 2019

01/05/2019 Annual Return completed on 01/05/2019.  
Company / Close Corporation AR Filing - Web Services : Ref No. : 5176066583

15/03/2020 Email Notification that Annual Return is due was sent on 15/03/2020.  
E-Mail sent to NICOLETTE BEHR for 2020

05/07/2020 Annual Return completed on 05/07/2020.  
Company / Close Corporation AR Filing - Web Services : Ref No. : 5275364610

29/05/2021 Annual Return completed on 29/05/2021.  
Company / Close Corporation AR Filing - Web Services : Ref No. : 5346882934

05/03/2022 Email Notification that Annual Return is due was sent on 05/03/2022.  
E-Mail sent to ANTON POSTHUMUS for 2022

06/03/2023 Email Notification that Annual Return is due was sent on 06/03/2023.  
E-Mail sent to NICOLETTE BEHR for 2023

21/04/2023 Member Change on 21/04/2023.  
Director ANTOINETTE SCHEEPERS was added

21/04/2023 Member Change on 21/04/2023.  
Director FRANCISCA POSTHUMUS - Change was made.  
- Director / member status changed from Active to Resigned.  
- Director / member surname changed from MARX to POSTHUMUS.  
- Residential address changed from UNIT 134 DOUGLASGATE to 77 KANFER STREET.  
- Residential address changed from 70 NIVEN AVENUE to GREENHILLS.  
- Residential address changed from DOUGLASDALE to RANDFONTEIN.  
- Business address changed from UNIT 134 DOUGLASGATE to 77 KANFER STREET.  
- Business address changed from 70 NIVEN AVENUE to GREENHILLS.  
- Business address changed from DOUGLASDALE to RANDFONTEIN.  
- Postal address changed from UNIT 134 DOUGLASGATE to 77 KANFER STREET.  
- Postal address changed from 70 NIVEN AVENUE to GREENHILLS.  
- Postal address changed from DOUGLASDALE to RANDFONTEIN.

25/03/2015 Registration of CC/CO on 25/03/2015.  
New Company Registration - Web Services : 9999 : Ref No. : 925240672

06/10/2015 Member Change on 06/10/2015.  
Director NICOLETTE BEHR was added

23/10/2015 Registered Address Change on 23/10/2015.  
134 DOUGLASGATE 70 NIVEN AVENUE DOUGLASDALE GAUTENG2191

10/03/2017 Email Notification that Annual Return is due was sent on 10/03/2017.  
E-Mail sent to ANTON POSTHUMUS for 2017



**Certificate issued by the Commissioner of Companies & Intellectual Property Commission on Tuesday, September 12, 2023 at 12:26**



Companies and Intellectual  
Property Commission  
a member of the dti group

**Disclosure Certificate: Companies and Close Corporations**

Registration Number: **2015 / 099725 / 07**  
Enterprise Name: **LADOVISION**

03/08/2017 Annual Return completed on 03/08/2017.  
Company / Close Corporation AR Filing - Web Services : Ref No. : 579381551

16/03/2018 Email Notification that Annual Return is due was sent on 16/03/2018.  
E-Mail sent to NICOLETTE BEHR for 2018

24/03/2019 Email Notification that Annual Return is due was sent on 24/03/2019.  
E-Mail sent to NICOLETTE BEHR for 2019

15/03/2020 Email Notification that Annual Return is due was sent on 15/03/2020.  
E-Mail sent to ANTON POSTHUMUS for 2020

05/03/2022 Email Notification that Annual Return is due was sent on 05/03/2022.  
E-Mail sent to NICOLETTE BEHR for 2022

05/03/2022 Email Notification that Annual Return is due was sent on 05/03/2022.  
E-Mail sent to FRANCISCA MARX for 2022

17/04/2022 Annual Return completed on 17/04/2022.  
Company / Close Corporation AR Filing - Web Services : Ref No. : 5364622637

25/04/2022 Registered Address Change on 25/04/2022.  
77 KANFER STREET GREENHILLS RANDFONTEIN GAUTENG1759

06/10/2015 Member Change on 06/10/2015.  
Director ANTON POSTHUMUS was added

06/10/2015 Member Change on 06/10/2015.  
Director CHRISTIAN GOUWS details was Changed

10/03/2017 Email Notification that Annual Return is due was sent on 10/03/2017.  
E-Mail sent to FRANCISCA MARX for 2017

16/03/2018 Email Notification that Annual Return is due was sent on 16/03/2018.  
E-Mail sent to ANTON POSTHUMUS for 2018

12/05/2018 Annual Return completed on 12/05/2018.  
Company / Close Corporation AR Filing - Web Services : Ref No. : 5116664398

24/03/2019 Email Notification that Annual Return is due was sent on 24/03/2019.  
E-Mail sent to ANTON POSTHUMUS for 2019

15/03/2020 Email Notification that Annual Return is due was sent on 15/03/2020.  
E-Mail sent to FRANCISCA MARX for 2020

07/03/2021 Email Notification that Annual Return is due was sent on 07/03/2021.  
E-Mail sent to NICOLETTE BEHR for 2021

07/03/2021 Email Notification that Annual Return is due was sent on 07/03/2021.  
E-Mail sent to ANTON POSTHUMUS for 2021

07/03/2021 Email Notification that Annual Return is due was sent on 07/03/2021.  
E-Mail sent to FRANCISCA MARX for 2021

06/03/2023 Email Notification that Annual Return is due was sent on 06/03/2023.  
E-Mail sent to ANTON POSTHUMUS for 2023

06/03/2023 Email Notification that Annual Return is due was sent on 06/03/2023.  
E-Mail sent to FRANCISCA MARX for 2023

14/04/2023 Annual Return completed on 14/04/2023.  
Company / Close Corporation AR Filing - Web Services : Ref No. : 5384321253

21/04/2023 Member Change on 21/04/2023.

**Physical Address**

**the dti** Campus - Block F  
77 Meintjies Street  
Sunnyside 0001

**Postal Address: Companies**

P O Box 429  
Pretoria  
0001

**Docex:** 256

**Web:** [www.cipc.co.za](http://www.cipc.co.za)

**Contact Centre:** 086 100 2472 (CIPC)

**Contact Centre (International):** +27 12 394 9573



**Certificate issued by the Commissioner of Companies & Intellectual  
Property Commission on Tuesday, September 12, 2023 at 12:26**



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

**Disclosure Certificate: Companies and Close Corporations**

Registration Number: **2015 / 099725 / 07**  
Enterprise Name: **LADOVISION**

- Director ANTON POSTHUMUS - Change was made.
- Residential address changed from UNIT 134 DOUGLASGATE to 77 KANFER STREET.
  - Residential address changed from 70 NIVEN AVENUE to GREENHILLS.
  - Residential address changed from DOUGLASDALE to RANDFONTEIN.
  - Business address changed from UNIT 134 DOUGLASGATE to 77 KANFER STREET.
  - Business address changed from 70 NIVEN AVENUE to GREENHILLS.
  - Business address changed from DOUGLASDALE to RANDFONTEIN.
  - Postal address changed from UNIT 134 DOUGLASGATE to 77 KANFER STREET.
  - Postal address changed from 70 NIVEN AVENUE to GREENHILLS.
  - Postal address changed from DOUGLASDALE to RANDFONTEIN.

21/04/2023

Member Change on 21/04/2023.

- Director NICOLETTE VAN GREUNEN - Change was made.
- Director / member surname changed from BEHR to VAN GREUNEN.



**Physical Address**

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**Contact Centre:** 086 100 2472 (CIPC)

**Contact Centre (International):** +27 12 394 9573



**ANNEXURE "O" - POWER OF ATTORNEY**



## POWER OF ATTORNEY

We, the undersigned

**Nicolette van Greunen, Anton Posthumus and Antoinette Scheepers**

in our capacity as the Directors of

**Ladovision (Pty) Ltd Registrasienommer 2015/099725/07**

the registered owner of

**Erf 438 Blanco**

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

- *An application in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of Erf 438 Blanco from Single Residential Zone I to Subdivisional Area to allow for a group housing development comprising of the following:*
  - *5 Residential Zone II erven (Group housing at a density of 30du/ha); and*
  - *1 Transport Zone III erf (Private road).*
- *An application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into:*
  - *5 General Residential Zone II erven (Portions 1 to 5); and*
  - *1 Transport Zone III erf (Portion 6).*
- *An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for the relaxation of the street boundary building line on the south-eastern corner of Erf 438 Blanco (intersection of Fabriek Street and Pieter Theron Street) from 3.0 metres to 1.573 metres in order to permit a group house on Portion 5.*

Signed at George on 29 April 2024

**Nicolette van Greunen**



**Anton Posthumus**

*Anton Posthumus*  
Anton Posthumus (May 6, 2024 17:46 GMT+10)

**AntoinetteScheepers**














# Erf 438 Blanco - Power of Attorney

Final Audit Report

2024-05-06

Created:	2024-05-03
By:	Anton Posthumus (anton.posthumus@jcurvesolutions.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGcRYIC0a99r0hz-HlznIPXEzV8cHoYJP

## "Erf 438 Blanco - Power of Attorney" History

-  Document created by Anton Posthumus (anton.posthumus@jcurvesolutions.com)  
2024-05-03 - 11:37:05 AM GMT
-  Document emailed to Nicolette van Greunen (nicolette1989@gmail.com) for signature  
2024-05-03 - 11:37:09 AM GMT
-  Email viewed by Nicolette van Greunen (nicolette1989@gmail.com)  
2024-05-06 - 7:09:31 AM GMT
-  Signer Nicolette van Greunen (nicolette1989@gmail.com) entered name at signing as Nicolette Van Greunen  
2024-05-06 - 7:10:40 AM GMT
-  Document e-signed by Nicolette Van Greunen (nicolette1989@gmail.com)  
Signature Date: 2024-05-06 - 7:10:42 AM GMT - Time Source: server
-  Document emailed to Antoinette Scheepers (antoinette.scheepers@angloamerican.com) for signature  
2024-05-06 - 7:10:47 AM GMT
-  Email viewed by Antoinette Scheepers (antoinette.scheepers@angloamerican.com)  
2024-05-06 - 7:36:01 AM GMT
-  Document e-signed by Antoinette Scheepers (antoinette.scheepers@angloamerican.com)  
Signature Date: 2024-05-06 - 7:39:29 AM GMT - Time Source: server
-  Document emailed to Anton Posthumus (koningtoon@gmail.com) for signature  
2024-05-06 - 7:39:31 AM GMT
-  Email viewed by Anton Posthumus (koningtoon@gmail.com)  
2024-05-06 - 7:45:44 AM GMT
-  Document e-signed by Anton Posthumus (koningtoon@gmail.com)  
Signature Date: 2024-05-06 - 7:46:03 AM GMT - Time Source: server

✔ Agreement completed.

2024-05-06 - 7:46:03 AM GMT

**ANNEXURE "P" - CONVEYANCER CERTIFICATE**

## CONVEYANCER'S CERTIFICATE

### IN TERMS OF SECTION 38(1)(n) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BY LAW, 2023

#### ERF 438 BLANCO

#### APPLICATION DETAILS

- An application in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of Erf 438 Blanco from Single Residential Zone I to Subdivisional Area to allow for a group housing development comprising of the following:
  - 5 Residential Zone II erven (Group housing at a density of 30du/ha); and
  - 1 Transport Zone III erf (Private road).
  
- An application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into:
  - 5 General Residential Zone II erven (Portions 1 to 5); and
  - 1 Transport Zone III erf (Portion 6).
  
- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for the relaxation of the street boundary building line on the south-eastern corner of Erf 438 Blanco (intersection of Fabriek Street and Pieter Theron Street) from 3.0 metres to 1.573 metres in order to permit a portion of the double garage of the group house on Portion 5.

#### APPLICATION DATE

May 2024

I, the undersigned

ANDALEEN CHIMES a duly qualified and admitted Conveyancer, practicing at A Chimes & Van Wyk Attorneys, Cathedral Street, George 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:

**T53918/2016**

(current Title Deed)

in respect of:

**ERF 438 BLANCO**

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

**IN EXTENT: 1 725 (ONE SEVEN TWO FIVE) SQUARE METRES**

**HELD BY DEED OF TRANSFER NUMBER T53918/2016**

REGISTERED in the name of

**LADOVISION (PTY) LTD REGISTRASIENOMMER 2015/099725/07**

2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The abovementioned Title Deed contains no conditions restricting the contemplated Land Use in terms of the abovementioned Land Development Application.
4. There is a bond registered over the property.

**SIGNED** at GEORGE on 14 May 2024



**CONVEYANCER**