



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 28422 George

5 August 2024

Sir

**APPLICATION FOR REZONING, SUBDIVISION AND PERMANENT DEPARTURE:
ERF 28422 GEORGE**

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 28422 George from General Residential Zone I to Single Residential Zone I.
- Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of Erf 28422 George into Portion A ($\pm 523.5\text{m}^2$) and a Remainder ($\pm 541.5\text{m}^2$).
- 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 communal boundary between the newly created Portion A and the Remainder of Erf 28422 George from 2.0 metres to 0.0 metres to accommodate the existing dwelling house on each portion.

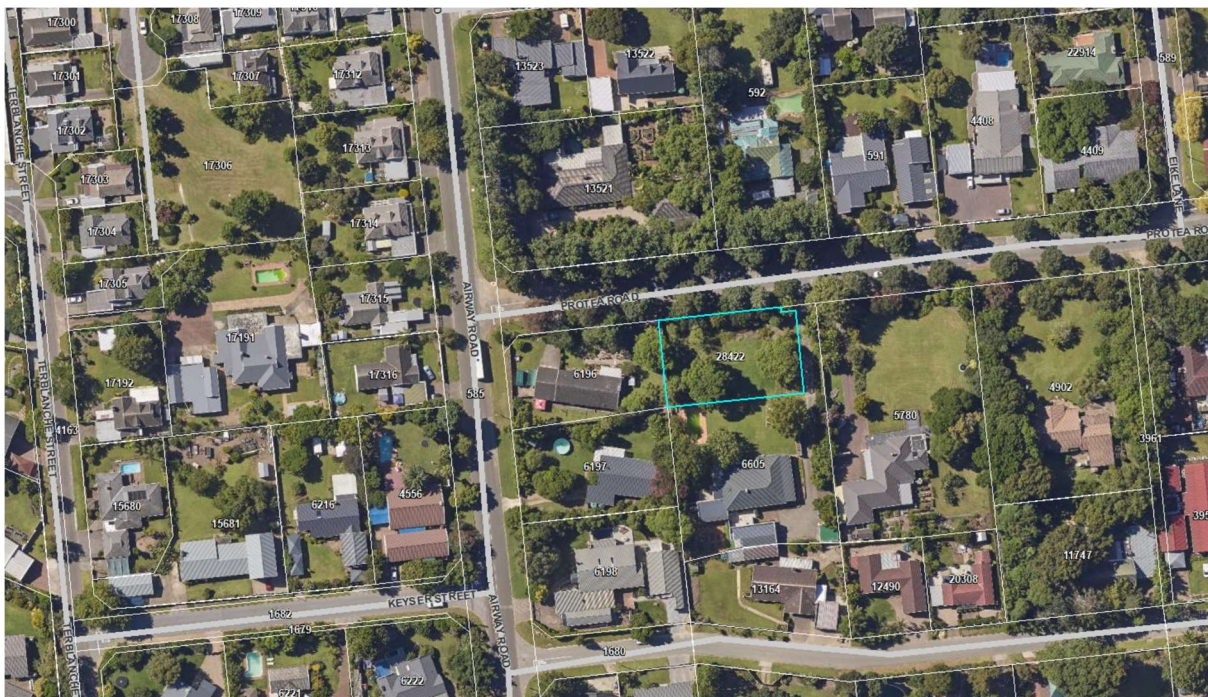
Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR REZONING, SUBDIVISION AND PERMANENT DEPARTURE
ERF 28422 GEORGE

5 August 2024



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MOTIVATION REPORT
APPLICATION FOR REZONING, SUBDIVISION AND PERMANENT DEPARTURE
(RELAXATION OF BUILDING LINE)
ERF 28422 GEORGE

1. BACKGROUND

On 25 May 2023, the Deputy Director: Planning (Authorised Official), under delegated authority, approved applications for the following on Erf 28422 George in terms of Section 60 of the Land Use Planning By-Law for the George Municipality (2023):

- a) Rezoning, in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality (2023), of Erf 28422, George from Single Residential Zone I to General Residential Zone I;
- b) Departure, in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality (2023), from development parameter (f)(iii) applicable to a “double dwelling house” to allow for a garage to be erected 4m from the street boundary.

A copy of the municipality’s decision letter dated 25 May 2023 is attached hereto as **Annexure “A”**. As there were no objections against the decision, the final decision letter was issued by the municipality on 19 June 2023. A copy of the final decision letter dated 19 June 2023 is attached hereto as **Annexure “B”**.

The double dwelling house is currently under construction. It is now the owner’s intention to subdivide the erf into 2 separate erven, along the dividing line between the 2 attached dwelling units, as indicated on the proposed subdivision plan, attached hereto as **Annexure “C”**. This will result in each of the newly created dwelling units being situated on a separate erf. The current zoning only allows the development of a double dwelling house per erf. To enable the envisaged subdivision, the application erf must be rezoned to its previous zoning, namely Single Residential Zone I. The 2 attached dwelling units will transgress the building line on the proposed communal boundary between the new erven.

Application must, therefore, be made for the rezoning and subdivision of the erf, as well as for a permanent departure to relax the building line on the new communal boundary.

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 28422 George from General Residential Zone I to Special Residential Zone I.
- 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 Erf 28422 George into a Portion A ($\pm 523.5\text{m}^2$) and a Remainder ($\pm 541.5\text{m}^2$).
- Application is 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 communal boundary between the newly created Portion A and Remainder of Erf 28422 George from 2.0 metres to 0.0 metres to accommodate the existing dwelling house on each portion.

The proposed subdivision plan is attached hereto as **Annexure "C"**. The completed application form for the proposed rezoning, subdivision and permanent departure applications is attached hereto as **Annexure "D"**.

3. DEVELOPMENT PROPOSAL

The application erf is currently being developed with a double dwelling house, consisting of 2 dwelling units, each with a floor area of approximately 248m^2 in extent. Each dwelling unit consists of 3 bedrooms, 3 bathrooms, an additional separate toilet, an open plan kitchen / dining / lounge and braai area, scullery, double garage, internal stairs leading to a loft and a kitchen yard. Each dwelling unit has a separate garden area, as well as a separate paved access to Protea Road, with steel sliding access gates in the brick wall on the street boundary.

The following photos show the street elevations of the 2 dwelling units.



The following plan indicates the proposed subdivision line as well as the locality of the existing buildings on the proposed portions, the transgression of the communal side boundary building line, as well as the street access points.



A copy of the proposed site plan and building plan is attached hereto as **Annexure “E”**.

The purpose of this application is therefore, to obtain approval for the rezoning, subdivision and permanent departure to enable the development as indicated on the site and building plan attached hereto as **Annexure “E”**.

4. PRE-APPLICATION CONSULTATION

The pre-application consultation discussion of the proposed application by the relevant officials of George Municipality took place on 21 June 2024. The completed pre-application consultation form with the municipal comments on the proposal is attached hereto as **Annexure “F”**. The signed pre-application consultation form contains the following comments that need to be addressed in the application:

“Town Planning:

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

- *The application should be motivated in terms of the relevant spatial planning policies (i.e. MSDF 2023, SPLUMA etc.).*
- *The size of the properties must be motivated.*
- *The potential impact on the character of the surrounding environment must be addressed.*
- *Each unit may be limited to one dwelling only.*

CES:

- **Access:** *Restricted to Protea Street, subject to the GIZS, 2023 access requirements.*
- **Parking:**
 - *All parking to be provided on site in terms of the GIZS, 2023 parking requirements.*
 - *No parking will be allowed within the road reserve.*
- **Water & Sewer:** *Available, subject to confirmation of services required.*
- **Stormwater:** *Developer to adhere to the applicable Stormwater By-law.*
- **DC's:** *Normal DC's apply, as per the DC policy."*

No negative issues were mentioned, and permission was granted to proceed with the submission of the application.

5. GENERAL INFORMATION REGARDING ERF 28422 GEORGE

5.1 Locality

Erf 28422 George situated south of Protea Road, east of the intersection with Airway Road, in Heather Park. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure "G"**.

5.2 Existing land use

Erf 28422 George is currently a building site, due to the construction of the 2 dwelling units.

5.3 Extent

Erf 28422 George is 1 065m² in extent.

5.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023, the zoning of Erf 28422 George is General Residential Zone I.

5.5 Surveyor General Diagram

The Surveyor General Diagram of Erf 28422 George is attached hereto as **Annexure “H”**.

5.6 Title Deed

Erf 28422 George is registered in the name of Heidie Jeanette van den Berg, ID Number 780910 0038 08 9. A copy of the Title Deed of the erf is attached hereto as **Annexure “I”**.

5.7 Power of Attorney

A Power of attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Heidie Jeanette van den Berg, the registered owner of Erf 28422 George, to prepare the applications referred to in point 2 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “J”**.

5.8 Bondholder’s Consent

Erf 28422 George is not encumbered by a bond.

5.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 28422 George is attached hereto as **Annexure “K”**. The Conveyancer Certificate confirms that there are no conditions in the Title Deed of the application 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 28422 GEORGE

6.1 Introduction

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 erf

6.2.1 Topography

The application erf has a slight slope to the south-east. The topography will not have a negative impact on the proposed development and therefore, does not restrict the 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 buildings in the vicinity do not appear to have construction anomalies relating to unstable soil conditions. It can, therefore, be accepted that the soil condition is suitable to accommodate the proposed development. There is as such, no reason why this application cannot be supported.

6.2.3 Vegetation

The application erf had previously been developed as part of the garden of Erf 6605 George. The erf is currently a construction site, and new gardens will be developed in respect of each dwelling erf. It was endeavoured to retain some of the existing trees on the erf and sidewalk as far as possible.

6.2.4 Other characteristics

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

6.2.5 Conclusion

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

6.3 Proposed land use

The application erf is currently being developed with a double dwelling house. The owner intends to subdivide the application erf into 2 separate erven. The proposed subdivision will necessitate the rezoning of the application erf (back) to Single Residential Zone I. The rezoning and subdivision as proposed in this application will not result in a change of land use. The existing building will remain intact, with a dwelling unit (dwelling house) situated on each of the 2 newly created erven. The only result of the proposed rezoning and subdivision will be that the 2 newly created erven, each containing an existing dwelling unit, will be transferred separately.

6.4 Density of the proposed development

The total area of the application erf is 1 065m². The approval of the development of a double dwelling house (2 dwellings) on the application erf relates to a density of 18.8 dwelling units per hectare which is lower than the norm of 25 dwelling units per hectare, aimed at by the Department of Environmental Affairs and Development Planning.

In the minutes of the Pre-application consultation meeting, attached hereto as **Annexure “F”**, the municipal Town Planners indicated that the 2 proposed portions could be restricted to 1 dwelling each. The rezoning and subdivision of the erf, as proposed in this application, will, therefore, have no influence on the previously approved density.

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” and
- “Good administration”.

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

Spatial justice		
Criteria	Compliance	Planning Implication
Past spatial and other development imbalances must be redressed through improved access to and use of land.	Complies with.	This application will result in an undeveloped residential erf situated within the Urban Edge being developed to its full potential. The proposed development targets the middle to higher income group and will 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 Framework for George, 2023. The Spatial Development Framework 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 more efficient use of land.
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of smaller erven, as proposed in this application, aimed at more efficient use of land.
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	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

settlements and former homelands areas.		and building lines. These parameters enable the development of smaller erven, as proposed in this application, aimed at more efficient use of land.
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Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal areas.	Not applicable.	This provision does not apply to this application, as no informal residential development is involved.
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A Municipal Planning Tribunal, considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of this application.	Not applicable.	As far as is known, the Eden Joint Planning Tribunal - George Municipality's discretion when considering applications is not affected by the value of land or property. Decision making is, as far as is known, based on the principles, as stated in Section 7 of the Spatial Planning and Land Use Act, 2013 (Act 16 of 2013).
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Spatial sustainability		
Criteria	Compliance	Planning Implication
Promote land development that is within the fiscal, institutional and administrative means of the Republic.	Complies with.	The application erf is situated within the Urban Edge of George and is indicated for development in the George Spatial Development Framework, 2023.
Ensure that special consideration is given to the protection of prime and unique agricultural land.	Not applicable.	Erf 28422 George 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. The application erf is situated within the Urban Edge of George.
Uphold consistency of land use measures in accordance with	Not applicable.	The proposed development does not trigger any listed activities in terms of environmental legislation.

<p>environmental management instruments.</p>		
<p>Promote and stimulate the effective and equitable functioning of land markets.</p>	<p>Complies with.</p>	<p>The application erf is situated in Heather Park in an area characterized by residential erven of varying extent. The dwelling houses, some of which having been developed with second dwellings, all vary in size. The approved dwelling units do not have a negative impact on surrounding property values and will contribute to the upgrading of the area, which could result in increasing property values in the vicinity. The proposed rezoning and subdivision of the erf will only have an impact on the ownership of the individual portions.</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 costs pertaining to the infrastructure required for the proposed development will be carried by the developer 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 application erf is situated within the Urban Edge of George and in an existing residential area. The proposed development will, therefore, 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 a large residential erf is increasingly considered not viable. This could lead to neglect, which could result in reducing property values in an area. The development of smaller erven, as is proposed in this application, can result in a vibrant and viable neighbourhood, which will have a positive effect on property values and the economy of George. This will result in additional income for the Municipality, which could be used for the improvement of quality of services to all the citizens of George.</p>

Spatial efficiency		
Criteria	Compliance	Planning Implication
Land development optimises the use of existing resources and infrastructure.	Complies with.	The application erf is situated within an existing serviced area. The required infrastructure for the proposed development will be provided by the developer at his costs. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden on municipal budget for the provision services infrastructure.
Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.	Complies with.	In terms of the contents of this motivation report the proposed development will have no negative financial, social, economic, or environmental impacts. The proposal will in fact have a positive effect on the upliftment of the area, as portions of the application erf will be placed under separate ownership. It will thus be possible to comply with any procedures which the George Municipality has designed to minimize negative financial, social, economic, or environmental impacts.
Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.	Complies with.	George Municipality has adopted the George Municipality: Land Use Planning Ordinance, 2023 which prescribes procedures and time frames developers must comply with when submitting land use applications, and which officials must consider when considering applications. This application has been prepared in accordance with the stipulations of the George Municipality: Land Use Planning By-law, 2023 and the application will therefore be managed and considered in accordance with the time frames as prescribed.

Spatial resilience		
Criteria	Compliance	Planning Implication
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 development in the George Spatial Development Framework, 2023.

Good administration		
Criteria	Compliance	Planning Implication
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, 2023 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, 2023. 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 this specific criterion.
All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial	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, 2023, was drafted. An integrated approach, guided by the spatial planning and land use

<p>development frameworks.</p>		<p>management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework, 2023. As it can be deemed that the development proposal complies with the contents of the George Spatial Development Framework, 2023, it can be stated that the proposal complies with this specific criterion.</p>
<p>The requirements of any law relating to land development and land use are met timeously.</p>	<p>This is general principle that municipalities need to comply with.</p>	<p>The George Municipality has adopted the George Municipality: By-law on Land Use Planning, 2023 which prescribes procedures and timeframes which developers must adhere to when submitting land use applications and which officials needs to take into consideration when considering applications. This application has been prepared in keeping with the requirements as per the George Municipality: By-law on Land Use Planning, 2023 and the application will from date of submission be dealt with and be considered within the timeframes prescribed in the by-law.</p>
<p>The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.</p>	<p>This is general principle that municipalities need to comply with.</p>	<p>This application will be advertised in accordance with the stipulations as contained in the George Municipality: By-law on Land Use Planning, 2023. All parties will be given the opportunity to participate in the public participation process and will be afforded the opportunity to provide input on the application.</p>
<p>Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.</p>	<p>This is general principle that municipalities need to comply with.</p>	<p>The George Municipality: By-law on Land Use Planning, 2023 contains clear procedures set to inform and empower members of the public. This application will be subjected to these procedures.</p>

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

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 provides 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 6.5.5 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 point 6.5.2 above. The comments in point 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) is one of the most important planning guidelines in the province. The framework not only provides for a new spatial development pattern for the province, but also clearly indicates where development may take place and where it may not take place. The provisions of the development framework must therefore be considered with any development proposal.

In terms of the framework, several principles are mentioned, namely spatial justice, spatial sustainability, spatial resilience, spatial efficiency, accessibility and quality of life and good administration that spatial planning must comply with. The impact of the application on spatial justice, spatial sustainability, spatial resilience, spatial efficiency, has already been fully discussed in Section 6.5.2 above and it has been shown that the proposed development complies with the relevant 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 28422 George is zoned General 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 limited to areas inside the urban edge. The George Municipality identified an urban edge, and the application erf 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

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 this density was decided upon because of studies which indicated that *“this is the minimum density at which urban settlements begin to significantly improve their urban performance”*.

It is indicated that the mentioned density has the following advantages:

- *The ability to walk to a number of different destinations on foot;*
- *Improve surveillance and security;*
- *Employment and retail opportunities within easy distance;*
- *Vibrant and active streetscape.*

In this regard it is also indicated 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.”*

Various means to attain densification are mentioned, such as **subdivision**, additional dwelling units and sectional title developments, redeveloping properties, high density residential areas, blocks of flats and infill development in existing areas.

As explained in point 6.4 of this motivation report, the rezoning and subdivision of the erf, as proposed in this application, will have no influence on the previously approved density (18.8 dwelling units per hectare) of the development on the erf. The proposal will only affect the ownership of each proposed portion.

The proposal, therefore, still meets the broader requirement for densification as set out in this guideline in the WC PSDF.

The framework does not go to the detail level of individual erven and therefore does not contain further information, other than the abovementioned compliance with the urban edge and

densification, which could be used to determine whether this application falls within the stipulations of the framework.

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 28422 George is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and the framework therefore applies to this application.

As indicated on “*Map 37: Composite Spatial Development Framework for the George City Area*” in the GSDF, 2023, the application erf is located within the Urban Edge, as well as in the “*Densification Zone*” along Witfontein Road. The density of the development on the application erf had been considered during the rezoning of the erf from Single Residential Zone I to General Residential Zone I, when it was found that

“The proposal promotes appropriate residential densification in line with the spatial planning principles, objectives and guidelines applicable to the surrounding area (i.e. PSDF 2014 & MSDF 2019)”.

As explained in point 6.4 of this motivation report, the rezoning and subdivision of the application erf as proposed in this application, will not impact on the previously approved density (18.8 dwelling units per hectare) of the development. The proposal will only affect the ownership of each proposed portion.

Except for the indication that the application erf falls within the Urban Edge of George and the development 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.

There is no Local Spatial Development Framework for the area where the application erf is situated.

6.5.6 George Integrated Zoning Scheme By-Law, 2023

Erf 28422 George is currently zoned General Residential Zone I in terms of the George Integrated Zoning Scheme By-Law, 2023. In terms of this zoning, the erf may be used for the purposes of a “*double dwelling house*” (2 attached dwelling units). Subdividing the erf under the current zoning will result in each subdivided portion being able to accommodate a “*double dwelling house*” (2 attached dwelling units per portion). Due to the extent of the proposed subdivided portions (523m² and 541m²) the municipal town planners indicated that only 1 dwelling unit will be allowed on each subdivided portion. The application erf must, therefore, be rezoned to its original zoning, namely Single Residential Zone I, and the number of dwelling units restricted to 1 per subdivided portion, to accommodate the subdivision as proposed in this application.

The objective of Single Residential Zone I is, inter alia, to “*provide for residential development where the predominant type of accommodation is a dwelling house for a single family, where each dwelling has its own land unit, and adequate outdoor space.*”

The proposed rezoning and subdivision will result in a development which is in line with the mentioned objective. The proposal will not result in a change in the use of the land, as both subdivided portions will still be used for residential purposes and the structure containing the 2 existing dwelling units will remain intact, with a dwelling situated on each of the 2 newly created erven. The only change will be in ownership, as the 2 new erven will be transferred to different owners.

The following aspects must be taken into regard with reference to the proposed rezoning and subdivision of the application erf:

- The proposal will be in line with the objective of Single Residential Zone I, as it will result in a “*residential development where the predominant type of accommodation is a dwelling*

house for a single family, where each dwelling has its own land unit, and adequate outdoor space”.

- The existing building (double dwelling house) on the application erf had been designed to be divided into 2 dwelling units.
- Due to the extensive east /west dimension, the application erf can be subdivided without having to provide panhandle access, which would have reduced the developable area of the proposed subdivided portions;
- The dimensions of the 2 proposed portions are such that it was possible to build a comfortable north-facing dwelling unit, fitting in with the character of the surrounding area, on each of the subdivided portions;
- As indicated on the proposed site plan and building plan, attached hereto as **Annexure “E”**, there is sufficient space available on each of the proposed portions for “adequate outdoor space”, as well vehicular manoeuvring space and on-site parking.

In terms of Schedule 2 of the mentioned By-Law, the following development parameters will be applicable in respect of proposed Portion A and the Remainder, as both subdivided portions will be greater than 500m², but not exceeding 1 000m²:

Development Parameter	GIZS	Proposed Portion A (523.5m ²)	Proposed Remainder (541.5m ²)	Compliance
Coverage	325m ² or 50% whichever is greater	248m ²	248m ²	Comply
Street building line	4.0m	6.0m	4.0m	Comply
Side building line	2.0m	East side: 3.0m West side: 0.0m	West side: 3.0m East side: 0.0m	Complies with Relaxation applied
Rear building line	2.0 m	3.2 m	2.0m	Complies
Parking	2 bays	1 double garage	1 double garage	Complies with
Height	6.5m wall plate 8.5m ridge of roof	3.150m 7.190m	3.150m 7.190m	Complies with

6.5.7 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 28422 George was scrutinised, and it was found that it contains no conditions prohibiting the rezoning and subdivision as proposed.

6.5.8 Existing Council Policy

There are existing Council Policies which are indicative of minimum erf sizes in respect of the various suburbs in George. The application erf is situated in Heather Park, where the minimum erf size to accommodate 2 dwelling units is 1 000m². In the minutes of the Pre-application consultation meeting, attached hereto as **Annexure “F”**, the municipal Town Planners, therefore, indicated that the 2 proposed portions could be restricted to 1 dwelling each.

It should be taken into consideration that the proposed rezoning and subdivision will not result in a change of the land use. The existing building will remain intact, with a dwelling house situated on each of the 2 newly created erven. The proposal will, therefore, be in line with the Council Policy, as 1 dwelling will be situated on each proposed subdivided portion.

6.5.9 Conclusion

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

6.6 Compatibility of the proposal with the character of the area

The application erf is situated in a predominantly single residential area, where the erven have been transferred separately with full title deeds. The area is characterized by erven of varying extent and developed with dwellings of varied sizes. The proposal will result in a wider choice of single residential erven being available in the area.

The building on the application erf has been designed as a single architectural entity that appears as a single dwelling house, whilst containing two dwelling units, each of which may accommodate

a single family. The building has been designed to be divided into 2 dwelling units. As such, the rezoning and subdivision as proposed in this application will not change the appearance or use of the dwelling units, it will only facilitate the transfer of the dwelling units to separate owners.

The outside finish of the dwelling units is of excellent quality and the elevations thereof fit in with that of dwelling houses on the surrounding properties. The development represents a substantial capital investment by the owner of the erf. The rezoning and subdivision as proposed in this application will, therefore, not have an adverse effect on the character of the existing built area.

6.7 Compatibility of the proposal with the natural environment of the erf

The application erf had previously been developed as part of the garden of Erf 6605 George. The erf is currently a construction site, but the design of the building had been done in sympathy with the natural environment, as some of the large trees and shrubs, including the trees on the sidewalk, have been retained as far as possible. New gardens will be developed in respect of each dwelling unit, upon completion of the dwelling units.

It is a well-known fact that, due to the high maintenance cost (labour, water, and plants), as well as security risk associated with large properties, the development of large residential erven is increasingly considered not viable. This could lead to neglect, which could result in reducing property values in an area. The proposed rezoning and subdivision will result in individual ownership for each subdivided portion, with a smaller garden area which will be more affordable to develop and maintain.

The proposed rezoning and subdivision will thus not have a negative impact on the natural environment of the erf.

6.8 Potential of the erf

Erf 28422 George is currently zoned General Residential Zone I in terms of the George Integrated Zoning Scheme By-Law, 2023. The erf is being developed with a double dwelling house which contains 2 dwelling units. The rezoning and subdivision as proposed in this

application will not result in a change of land use, or on the number of units developed. The proposal will thus not have a direct impact on the residential potential of the erf.

6.9 Access to the erf

The application erf is situated south of Protea Road in Heather Park. The erf is easily accessible from the George CBD as well as surrounding areas.

As indicated on the proposed site plan and building plan, attached hereto as **Annexure “E”**, a separate vehicular access has been provided for each subdivided portion. The design of the separate driveways conforms with the stipulation in this regard in Section 45 “Site Access and Exits” of the George Integrated Zoning Scheme By-Law, 2023.

The following photo shows the street elevation of the erf and the 2 vehicular access gates.



There is good visibility in both directions into the street from the proposed access points.

The rezoning and subdivision as proposed in this application has no impact on the access provided to the separate dwelling units.

6.10 Provision of parking

The parking requirements applicable to different land uses are set out in table format in Section 42 of the George Integrated Zoning Scheme, 2023. In respect of double dwelling houses provision must be made for 2 bays per dwelling unit.

As indicated on the proposed site plan and building plan attached hereto as **Annexure “E”**, each dwelling unit will be provided with a double garage. The parking provided is thus in line with the mentioned requirement.

The following photos show the double garage on each of the subdivided portions. The garage on the proposed Portion A fronts directly towards the street. The garage on the proposed Remainder fronts westwards.





The rezoning and subdivision as proposed in this application has no impact on the parking provided to the separate dwelling units.

6.11 Provision of services

Existing municipal services are available to the application erf. Should any upgrade or extension of services be required because of this application, this will be at cost of the developer and to the satisfaction of the municipality. 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.

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 utilization of existing municipal services, which is one of the objectives of the Western Cape Provincial Spatial Development Framework.

7. DESIRABILITY OF THE APPLICATION FOR A PERMANENT DEPARTURE (RELAXATION OF BUILDING LINES): ERF 28422 GEORGE

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 for building line relaxations.

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 application erf is situated in a predominantly single residential area, where the erven have been transferred separately with full title deeds. The area is characterized by erven of varying extent and developed with dwellings of varied sizes.

The residential building currently being built on the application erf has been designed and approved to contain two self-contained, attached dwelling units, in line with the stipulations of the current zoning of the erf. The proposed rezoning and subdivision of the erf will result in each of the dwelling units being situated on its own erf. Being attached, each of the dwelling units will transgress the 2.0 metres communal side boundary building line applicable on Single Residential

erven. The extent of the transgression is indicated on the proposed site plan and building plan attached hereto as **Annexure “E”**.

As such, the approval of the permanent departure in respect of the relaxation of the side boundary building line on the new communal boundary between the 2 existing dwelling units will not change the appearance or the residential use of the 2 dwelling units.

The desirability of the proposed application for rezoning and subdivision is motivated in point 6 of this report. The permanent departure for the relaxation of the communal side boundary building line as proposed in this application, is only required to comply with the side boundary building line stipulated in respect of proposed Single Residential Zone I zone. The proposal will, therefore, not establish an undesirable precedent and can be accommodated within the existing planning of the area concerned.

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

This application entails a permanent departure for the relaxation of the communal side boundary building line on the subdivided portions to accommodate the existing dwelling units. The proposed permanent departure will thus not result in an increase in the number of inhabitants of the portions beyond that which can be accommodated in terms of the zoning of the portions. As such, the proposal 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, streetscape and property values

The application erf is currently zoned General Residential Zone I. The building plan in respect of the building which contains the 2 dwelling units which will transgress the communal side boundary building line has previously been approved under that zoning. Construction of the 2 dwelling units have nearly been completed. It is easy to establish that the permanent departure proposed in this application will not result in any physical change in the structures or have a negative impact only erf which could be affected. The permanent departure will, therefore, not

have a negative impact on the sunlight, view, and privacy, streetscape and property values of any erven in the surrounding area.

7.5 Impact on access and the provision of parking

The impact of the development proposal on access, traffic circulation and provision of parking are discussed in points 6.9 and 6.10 respectively of this motivation report. The permanent departure as proposed in this motivation report will not have an impact on the access to the subdivided portions or on the provision of parking.

7.6 Provision of services and fire-fighting access

There are no external municipal services traversing the centre of the application erf along the proposed communal boundary between the 2 existing dwelling units. For fire-fighting purposes, adequate access to the rear of the 2 proposed subdivided portions is available via the 3.0 metres wide passages on the eastern side of proposed Portion A and on the western side of the proposed Remainder.

The permanent departure as proposed in this motivation report will not have an impact on the provision of services or the availability for access for fire-fighting purposes in respect of the subdivided portions.

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 28422 George from General Residential Zone I to Special Residential Zone I.

Application is also made in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of Erf 28422 George into two portions.

Application is 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 communal

boundary between the newly created Portion A and Remainder of Erf 28422 George, to accommodate the existing dwelling house on each portion.

As indicated in this report the proposed application for rezoning, subdivision and permanent departure in respect of the application erf is compatible with all existing planning documents, spatial plans, legislation and policy documents applicable to the application.

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

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

ANNEXURE "A" : MUNICIPAL DECISION LETTER DATED 25 MAY 2023

**Menslike Nedersettings, Beplanning en Ontwikkeling
Human Settlements, Planning and Development**

Collaborator No.: 2472443
Reference / Verwysing: Erf 28422, George
Date / Datum: 25 May 2023
Enquiries / Navrae: Primrose Nako

Email: janvrolijk@jvttownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O BOX 710
GEORGE
6530

APPLICATION FOR REZONING AND DEPARTURE: ERF 28422, GEORGE

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2022 decided That the following applications applicable to Erf 28422, George:

- a) Rezoning, in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality (2023), of Erf 28422, George, from Single Residential Zone I to General Residential Zone I;
- b) Departure, in terms of Section (15(2)(b) of the Land Use Planning By-law for George Municipality (2023), from development parameter (f)(iii) applicable to a “double dwelling house” to allow for a garage to be erected 4m from the street boundary;

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

REASONS

- (i). The proposal promotes appropriate residential densification in line with the spatial planning principles, objectives and guidelines applicable to the surrounding area (i.e. PSDF 2014 & MSDF 2019);
- (ii). The proposed development will not have a significant adverse impact on the character of the area, streetscape or the environment;
- (iii). Increased residential densification within the urban edge will promote smart growth and discourage urban sprawl through infill development opportunities;
- (iv). No objections to the application were received;
- (v). No negative impacts on bulk engineering services and traffic in the area are foreseen;
- (vi). The proposed development is an appropriate fit within the future land use planning context and current land use context;
- (vii). The proposed rezoning will not have a negative impact on the immediate surrounds, given the design of the proposed dwelling units (i.e. the units are linked and one of the garages is orientated away from the street, so the impression of one dwelling unit is created);

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

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

General:

1. That in terms of the provisions of the Land Use Planning By-Law for the George Municipality (2023), the above-mentioned approvals shall lapse if not implemented within a period of five (5) years from the date of approval and/or if the following conditions are not adhered to.
2. This approval shall be taken to cover only the rezoning and departure as applied for as indicated on the Site Plan drawn by JDS Design Studio no's 1084-01 & 1084-02 dated 06/12/2022, 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.
3. The approval will be deemed implemented on commencement of building works in accordance with the approved building plans.

The amounts of the development contributions are reflected on the attached ("**Annexure B**") calculation sheet dated 01/02/2023 and are as follows:

Roads: R 5 347,51 Excluding VAT

Sewer: R 10 478,70 Excluding VAT

Water: R 0 Excluding VAT

Total: R 15 826,21 Excluding VAT

4. The total amount of the development charges of **R15 826,21 Excluding VAT** shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
5. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 4, above, which may lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
6. As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R15 826,21 Excluding VAT shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms condition 5 above.
Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to transfer of a portion for a final calculation.
7. Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
8. All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, 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 by a suitable qualified/registered electrical contractor 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 municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
9. Any, and all, costs directly related to the development remain the developers' responsibility.
10. Only one connection permitted per registered erf (water and sewer connections). Condition 9 applies.
11. 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 and the owner of the other erf (condition applies 9).
12. Any service from another erf that 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 9 applies).

13. 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 applies).

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

14. The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By- Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make a development contribution, as follows:
15. 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 Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
16. The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
17. No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
18. Municipal water is provided for potable use only. No irrigation water will be provided.
19. A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (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 consumption by this department at a rate as per the applicable annual 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 Dir: CES.
20. Developer is to take note of existing water main in the property building line of the proposed development (condition 9 applies).
21. The development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity.
22. The discharge of surface stormwater is to be addressed by the developer. Condition 9 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done online with the available stormwater master plans.
23. Internal parking requirements (i.e. within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
24. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
25. No private parking will be allowed in the road reserve.
26. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval (condition 9 applies).
27. The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
28. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
29. Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2017 parking requirements and vehicles must, in terms of Clause 46(b) readily leave the site without reversing across the sidewalk.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

30. The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows: The amounts of the development contributions are reflected on the attached ("**Annexure B**") calculation sheet dated 01/05/2023 and are as follows:
Electricity: R 0 Excluding VAT
31. The total amount of the development charges of R 0 Excluding VAT shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
32. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 30 above, which may lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
33. As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R 0 Excluding VAT shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of condition 31 above.
Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to transfer of a portion for a final calculation.
34. Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
35. All services - internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, 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 by a suitable qualified/registered electrical contractor 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 municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
36. Should more than two developments/properties be party to or share any service, the Dir: CES & ETS will in conjunction with the parties determine the pro-rata contributions payable.
37. Any, and all, costs directly related to the development remain the developers' responsibility.
38. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 35 applies.
39. 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 and the owner of the other erf (condition 35 applies).
40. Any service from another erf that 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 35 applies).
41. 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 35 applies).
42. Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.
43. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines. Servitudes must be registered for all electrical services traversing erven.
44. 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 Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.

45. The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
46. No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
47. In all cases, where individual customer applies for a supply capacity exceeding that provided for in the calculation of DCs and for the developer paid, will be subject to additional DCs based on the rates applicable at the time.
48. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
49. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
50. The developer and/or an owner of an erf shall see to it that no Small Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
51. Installation of ripple relays are compulsory for all geysers with electrical elements.
52. No electricity may be consumed within, or by any part of the development, without the consumption of the supply being metered and billed by a municipal meter (prepaid or credit). All cost, installation and consumption, will be for the cost of the developer. Standard application process will apply.
53. Each new portion created must have separate electrical connection and it may not cross any other portion. Each consumer will have to enter into a separate supply agreement with the Municipality. For new consolidated erven it will be the responsibility of the owner/developer to make the necessary arrangements with the Electrotechnical Services Department to remove all the unused electrical services. All costs will be for the owner/developer.
54. The developer will be responsible to arrange with a professional land surveyor to indicate those services traversing erven on the relevant erf's SG diagram. The ETS can insist that an electrical servitude be registered if services traverse other properties. All cost related to the above will be for the developer.
55. Neither the Developer or the body corporate or a property owner are allowed to distribute electricity across property boundaries.
56. All electrical infrastructure downstream of the electrical supply point, the LV breaker in the low-voltage kiosk, will remain the responsibility of the various owners/developer. The electrical network above the LV breaker will be deemed part of the George Municipality distribution network and will be transferred to the municipality at no cost, who will assume responsibility for the maintenance thereof.
57. It will not be the responsibility of the Municipality to maintain and protect any service cables installed by the developer, but not used, i.e. not being metered and not consuming electricity. Should a future owner purchase an erf within the development, the installation and connection of the service cable will be for the cost of the developer or new owner. The connection fee paid to the municipality will be solely for provision of the electrical meter and the cost associated with opening the customer account.
58. Only one connection per erf is allowed. Each unit may receive its own Municipal connection. All required upgrades to make provision for the additional connection will be for the applicants account.

Notes:

1. *It is incumbent on the owners / developers to ensure compliance with the approvals, permissions and authorisations granted by the respective provincial and national authorities – i.e. Environmental.*
2. *Building plans must be submitted to and approved by the George Municipality before any site and construction works may commence.*
3. *Stormwater must be dispersed responsibly, and the stormwater management and retention measures must be addressed on building plans.*
4. *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
5. *Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Community Services.*
6. *The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.*
7. *No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.*

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee in terms of Section 79(2) of the Land Use Planning By-Law for George Municipality, 2023.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or before 15 JUNE 2023** and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. *Please also note that the appeal must be e-mailed to the administrative officer mentioned above.*

An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.

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 Land Use Planning By-Law for George Municipality, 2023, 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



C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\scan\Erf 28422 George (Rezoning & Departure)Jan Vrolijk.docx



3 North Elevation
1:100



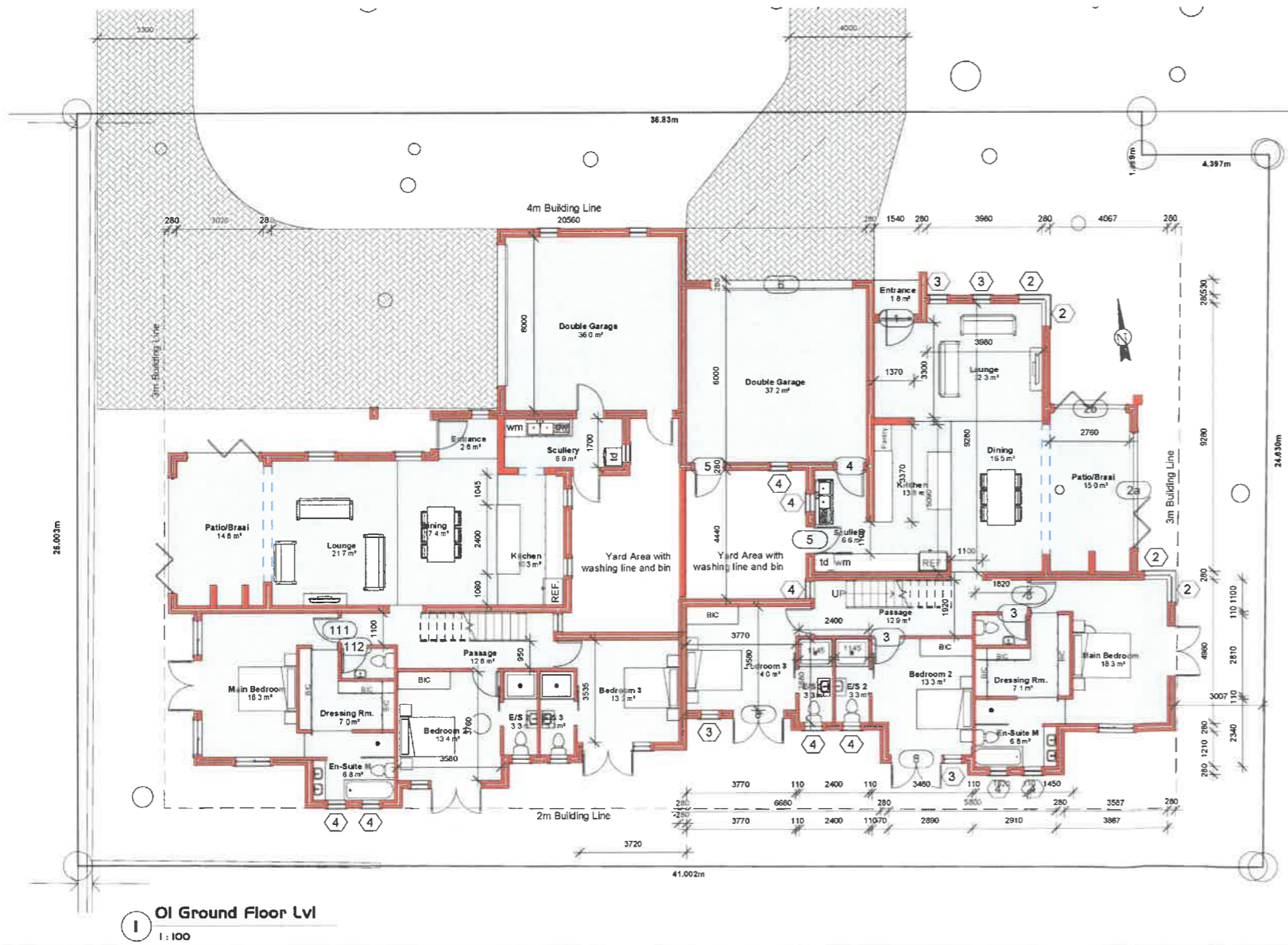
2 East Elevation
1:100



4 South Elevation
1:100



5 West Elevation
1:100



1 01 Ground Floor Lvl
1:100

MUNISIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 60, of the George Municipality:
 Land Use Planning By-Law (2023) subject to the conditions
 contained in the covering letter.
 05/15/2023
 DATE SENIOR MANAGER: TOWNPLANNING
 DATUM SENIOR BESTUURDER-STAATS BEPLANNING



Area Schedule

Unit Name	Area
Unit A A Loft	26.8 m²
Unit A A Garage	40.3 m²
Unit A A Ground Floor	163.7 m²
Unit A A Patio	18.0 m²
Unit A	248.9 m²
Unit B B Loft	26.8 m²
Unit B B Ground Floor	160.8 m²
Unit B B Patio	18.8 m²
Unit B B Garage	41.8 m²
Unit B	248.1 m²
Grand total	497.0 m²
Overall Coverage	46.7%
Site	1065 m²

Remarks
 This drawing is copyrighted and belongs to JDS. No parts hereof may be copied, or used for purposes other than indicated on this drawing without written approval of JDS.

Revision		
No.	Description	Date

Mr van der Berg

Proposed new dwelling on erf 28422, Protea Rd, George

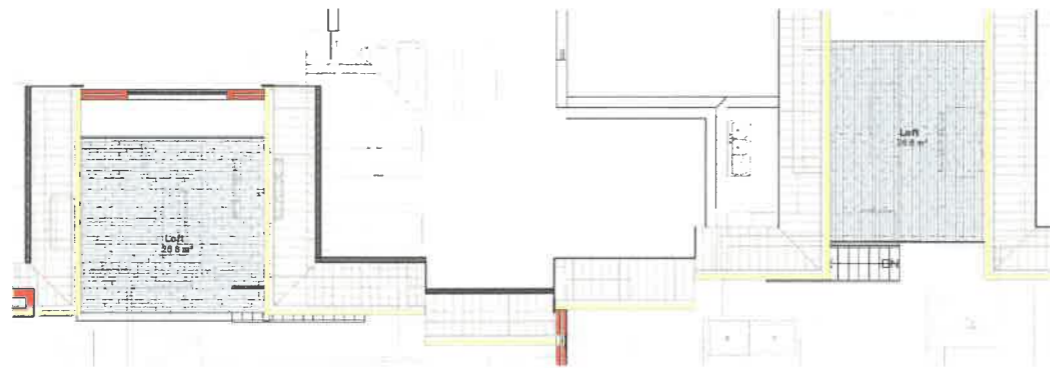
JDS Design Studio

john@jdsdesign.co.za
 www.jdsdesign.co.za Cell: 084 400 5665
 Municipal Submission
 Date: 06/12/2022
 Drawn: SACAP REG NO D 0560
 JJP Jacobs

Layout and Info

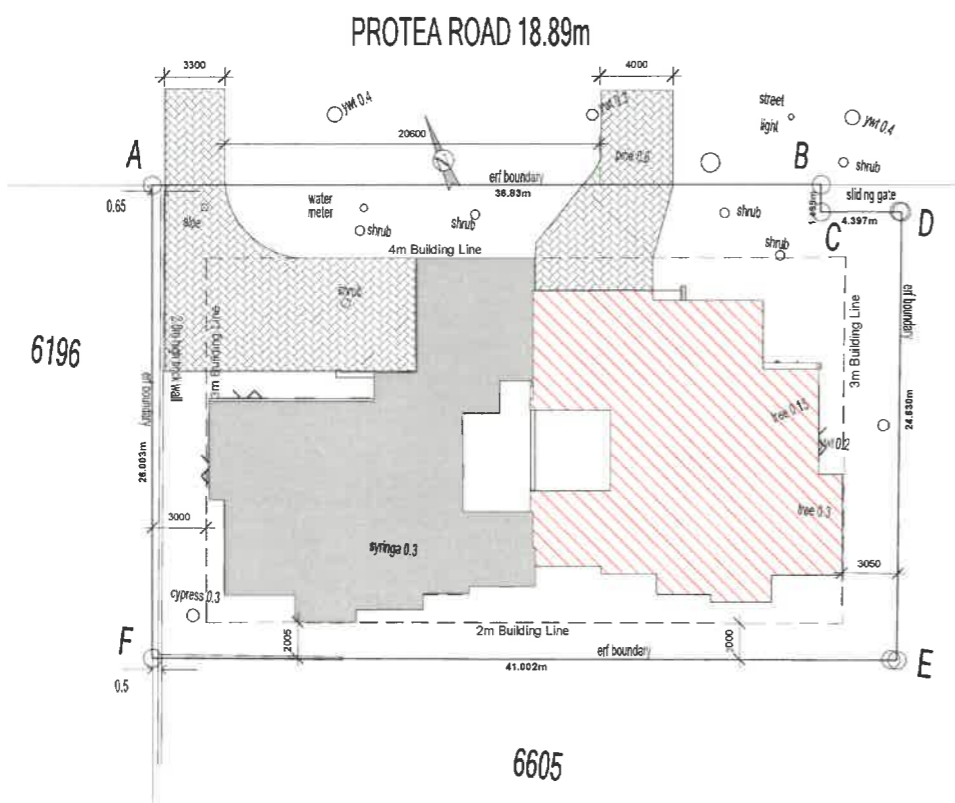
IOB4-OI
 Sheet Size A1
 Owner signature

2022/12/08 09:58:15

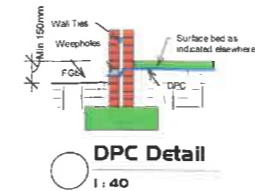


2 Loft
1:100

- 1) General Notes:**
- a) Patios slope to rain an open as per building plan
 - b) All Garage walls to be fire walls
 - c) Garage door to comply with SANS 10401, section 9.4.3(b)
- 2) Drainage Notes:**
- a) Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.7.1)
 - b) Drainage installation to comply with SANS 10400 Part P
 - c) Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.10.4)
 - d) Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2)
 - e) Gullies to be min 150mm above NGL



1 Site Plan
1:200



DPC Detail
1:40

- Construction Notes:**
- Foundations**
- 1) All strip loadings for 200mm and 230mm load bearing walls as per specification
 - 2) Internal 110mm walls to be built on 200x60mm thickening surface bed
 - 3) Brickwork
 - minimum diameter of brickwork = 2,0m
 - WMS strength = 40MPa
 - minimum lap length = 400mm
 - 4) Brickwork to be placed in the first five layers of brickwork on the loadings, thereafter in every fifth layer in all load bearing brick walls. Place brickwork in the first five layers above of window and door openings
- Surface bed**
- 1) Surface bed to be 85mm thick with mesh ref #193 in center of slab
 - 2) All pigments and conduit to be placed under mesh
 - 3) All dpc and waterproofing details according to notes
- Walls**
- 1) Exterior walls to be 200mm cavity wall, Clay Bricks, F finished as indicated
 - 2) Build in 2 x 100mm wide pre-stressed concrete blocks over all door and window openings unless otherwise indicated
- Drainage**
- 1) All Drainage to comply with SANS 10400-P
 - 2) Gullies to be min 150mm above FGL
 - 3) 110mm Sewer lines Min 450mm below FGL with min 160mm to connection

Remarks
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No parts hereof may be copied, or used for purposes other than indicated on this drawing without written approval of JDS

Revision		
No.	Description	Date

Mr van der Berg

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60, of the George Municipality:
Land Use Planning By-Law (2023) subject to the conditions
contained in the covering letter.

DATE 25/12/2023 SENIOR MANAGER: TOWNPLANNING
DATUM SENIOR BESTUURDER-STADS BEPLANNING

Proposed new dwelling on erf 28422, Protea Rd, George

JDS Design Studio

john@jdsdesign.co.za
www.jdsdesign.co.za Cell: 084 400 5966

Municipal Submission

Date: 06/12/2022
Drawn: JJP Jacobs SACAP REG NO D 0560

Site, Section

1084-02

ANNEXURE "B" : FINAL MUNICIPAL DECISION LETTER DATED 19 JUNE 2023



Primrose Nako
Administrative Officer
Directorate: Planning and Development
Department: Planning
E-mail: marries@george.gov.za
Tel: +27 (0)44-801 1273

**Menslike Nedersettings, Beplanning en Ontwikkeling
Human Settlements, Planning and Development**

Collaborator No.: 2472443
Reference / Verwysing: Erf 28422, George
Date / Datum: 19 June 2023
Enquiries / Navrae: Primrose Nako

Email: janvrolijk@jvttownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O BOX 710
GEORGE
6530

APPLICATION FOR REZONING AND DEPARTURE: ERF 28422, GEORGE

Abovementioned application as well as the municipality's decision letter dated 25 May 2023 (copy attached) in this regard refers.

No appeal against the above decision has been received. The application is thus regarded as finalized.

Yours faithfully

C. PETERSEN

SENIOR MANAGER: TOWNPLANNING

C:\scan\Erf 28422, George (final decision)J Vrolijk.docx



ANNEXURE "C" : PROPOSED SUBDIVISION PLAN

13521

592

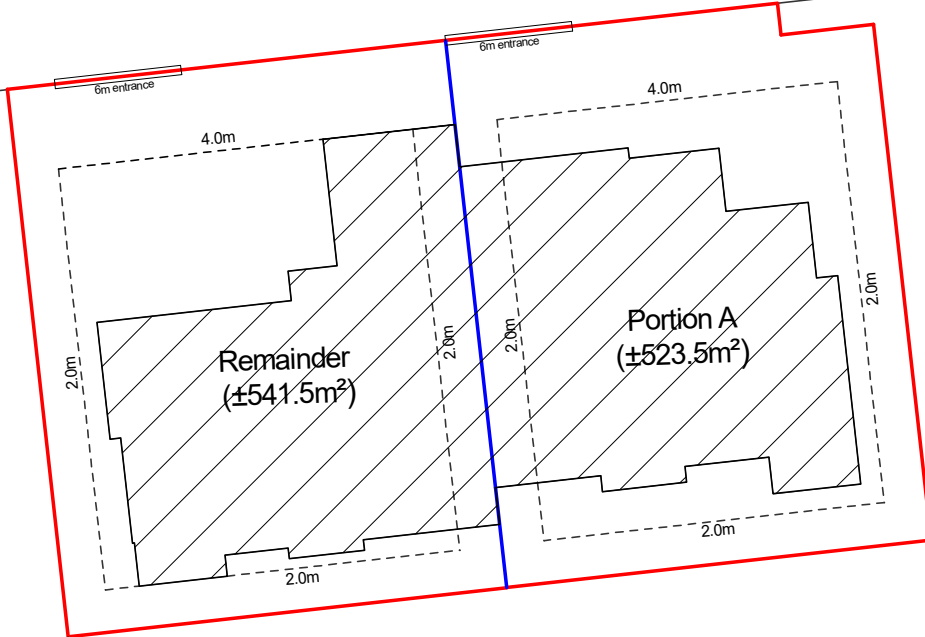
PROTEA ROAD

5780

6196

6197

6605



PROJEK

Application for subdivision

DESCRIPTION

BESKRYWING

Erf 28422 George

TITLE

TITEL

Subdivision plan

NOTES & DESCRIPTIONS

NOTAS & BESKRYWINGS

Application

Application is made in terms of Section 15 (2)(d) of the Land Use Planning By-law for George Municipality, 2023 for the subdivision of Erf 28422 George (outlined in red) into a Portion A (±523,5m²) and a Remainder (±541.5m²).

Proposed zoning and land use

Portion A – Single Residential Zone I (Dwelling house)

Remainder – Single Residential Zone I (Dwelling house)

SCALE

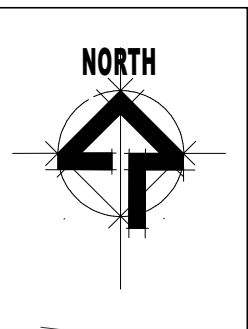
NTS

SKAAL

PLANNED BEPLAN	PLAN No. PLAN No.	28422/1
DRAWN GETEKEN	REV No. WYSIG. No.	Erf 28422 George
DATE DATUM	NAME NAAM	Subdivision plan

ALL MEASUREMENTS APPROXIMATE
ALLE AFMETINGS BY BENADERING

KOPIEREG VOORBEHOU / COPY RIGHT RESERVED



JAN VROLIJK **JV** TOWN PLANNER • STADSBEPLANNER

ANNEXURE "D" : APPLICATION FORM



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

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

PART A: APPLICANT DETAILS

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

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

Registered owner	Heidie Jeanette van den Berg		
Address	4 Valley Road		
	Camfersdrift, George	Postal code	6529
E-mail	heidie.stander@gmail.com		
Tel	N/a	Fax	044 873 0169
Cell	082 0487833		

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

Property Description [Erf / Erven / Portion(s) and	Erf 28422 George
---	------------------

Farm number(s), allotment area.]											
Physical Address		Protea Road, Heather Park									
GPS Coordinates					Town/City		George				
Current Zoning		General Residential Zone I		Extent	1 065m²		Are there existing buildings?	Y	N		
Current Land Use		Building under construction									
Title Deed number & date		T47186/22									
Any restrictive conditions prohibiting application?		Y	N	If Yes, list condition number(s).							
Are the restrictive conditions in favour of a third party(ies)?		Y	N	If Yes, list the party(ies).							
Is the property encumbered by a bond?		Y	N	If Yes, list Bondholder(s)?							
Has the Municipality already decided on the application(s)?		Y	N	If yes, list reference number(s)?							
Any existing unauthorized buildings and/or land use on the subject property(ies)?				Y	N	If yes, is this application to legalize the building / land use?			Y	N	
Are there any pending court case / order relating to the subject property(ies)?				Y	N	Are there any land claim(s) registered on the subject property(ies)?			Y	N	
PART D: PRE-APPLICATION CONSULTATION											
Has there been any pre-application consultation?			Y	N	If Yes, please complete the information below and attach the minutes.						
Official's name		Martin Botha		Reference number		3194451		Date of consultation		21 June 2024	

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

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

BANKING DETAILS

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

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

Application is made in terms of

- **Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of Erf 28422 George from General Residential Zone I to Single Residential Zone I.**
- **Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of Erf 28422 George into Portion A ($\pm 523.5m^2$) and a Remainder ($\pm 541.5m^2$).**
- **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 communal boundary between the newly created Portion A and the Remainder of Erf 28422 George from 2.0 metres to 0.0 metres to accommodate the existing dwelling house on each portion.**

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

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

Is the following compulsory information attached?

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

Minimum and additional requirements:

Y	N	N/A	Conveyancer's Certificate	Y	N	N/A	Land Use Plan / Zoning plan
----------	----------	------------	---------------------------	----------	----------	------------	-----------------------------

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

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

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA) (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), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)	
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				
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	Other (specify)	
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A				

Y	N	<i>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?</i>
---	----------	--

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:

5 August 2024

Full name:

Johannes George Vrolijk

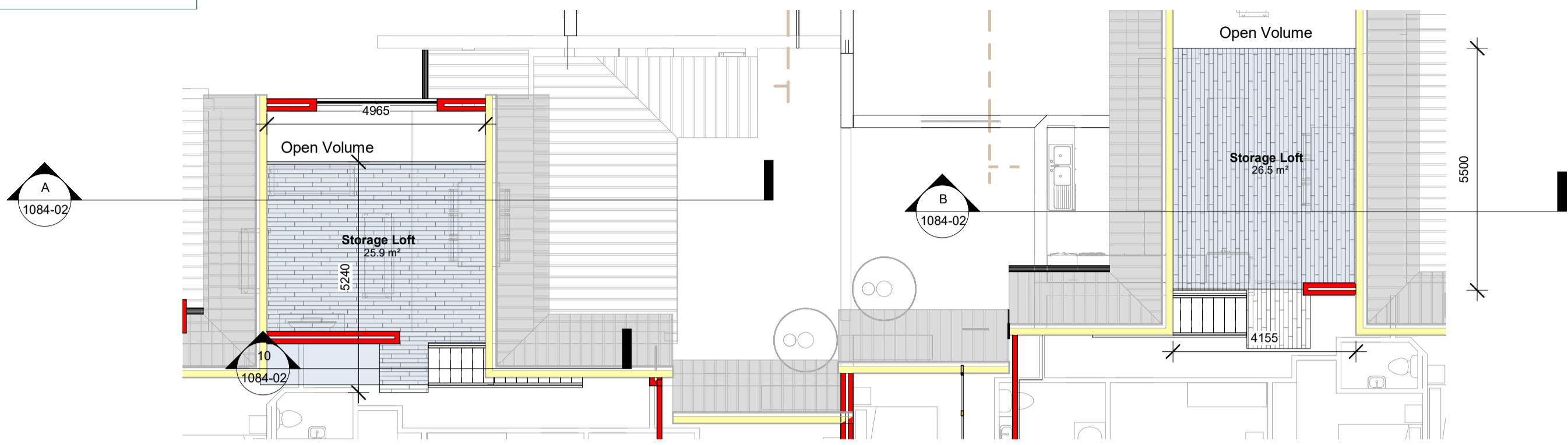
Professional capacity:

Professional Town Planner

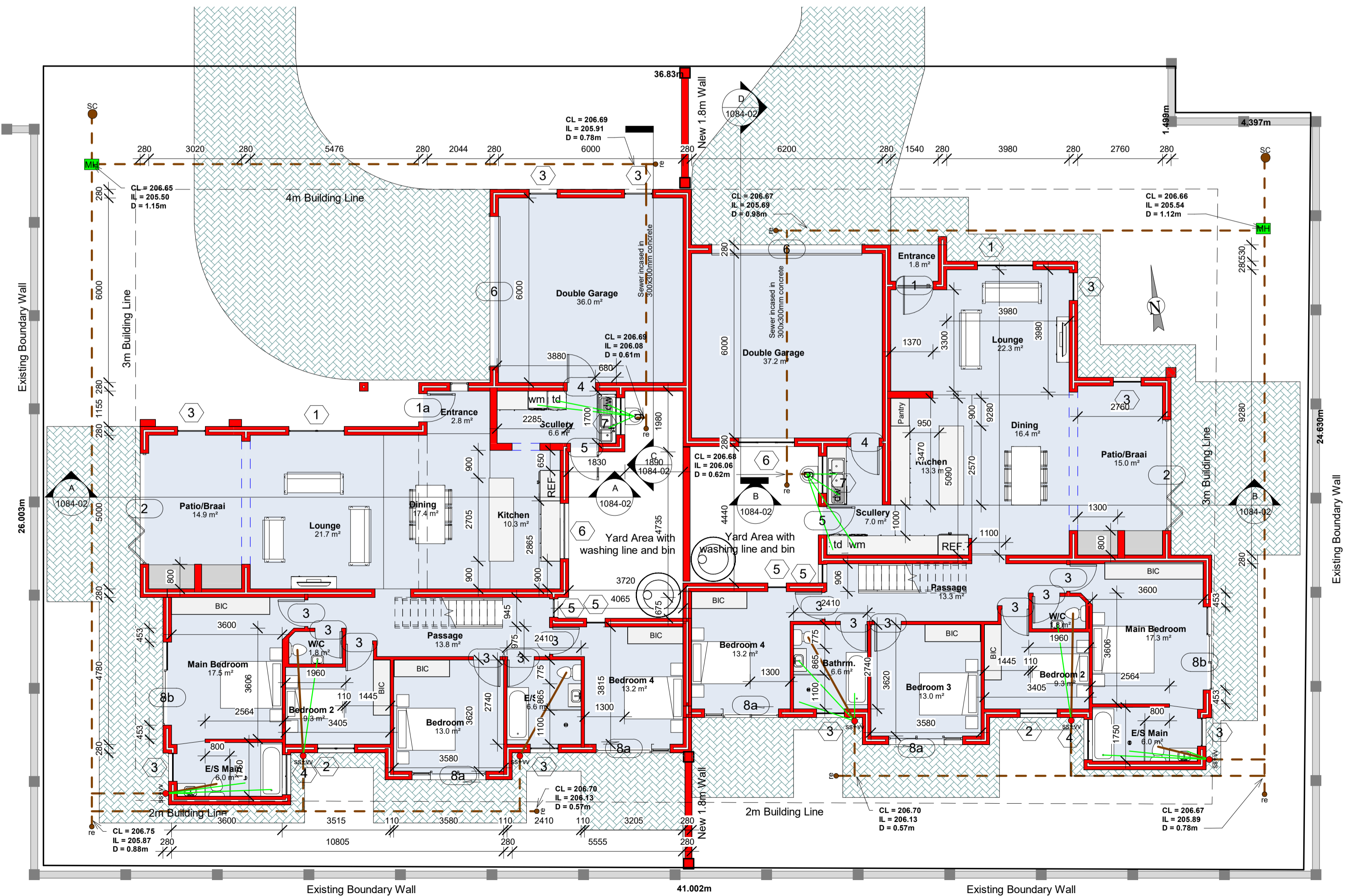
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A/1386/2010

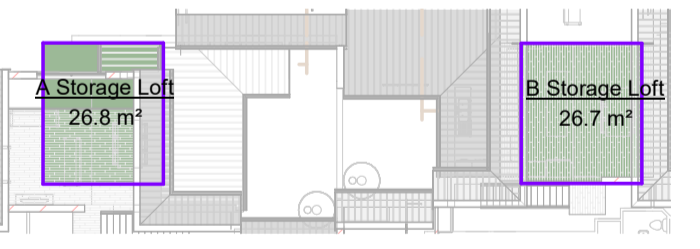
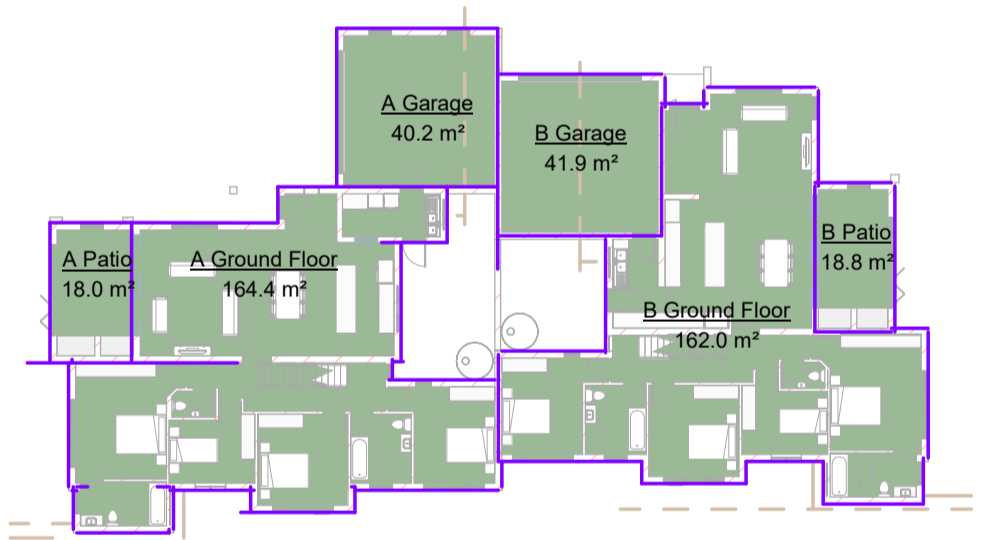
ANNEXURE "E" : SITE PLAN AND BUILDING PLAN



6 Loft
 1:100



1 OI Ground Floor Lvl
 1:100



Area Schedule

Unit Name	Area
Unit A A Storage Loft	26.8 m²
Unit A A Garage	40.2 m²
Unit A A Ground Floor	164.4 m²
Unit A A Patio	18.0 m²
Unit A	249.4 m²
Unit B B Storage Loft	26.7 m²
Unit B B Ground Floor	162.0 m²
Unit B B Patio	18.8 m²
Unit B B Garage	41.9 m²
Unit B	249.4 m²
Grand total	498.8 m²
Overall Coverage	46.7%

Site 1065 m²

Remarks
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No.	Revision Description	Date

Mr van der Berg

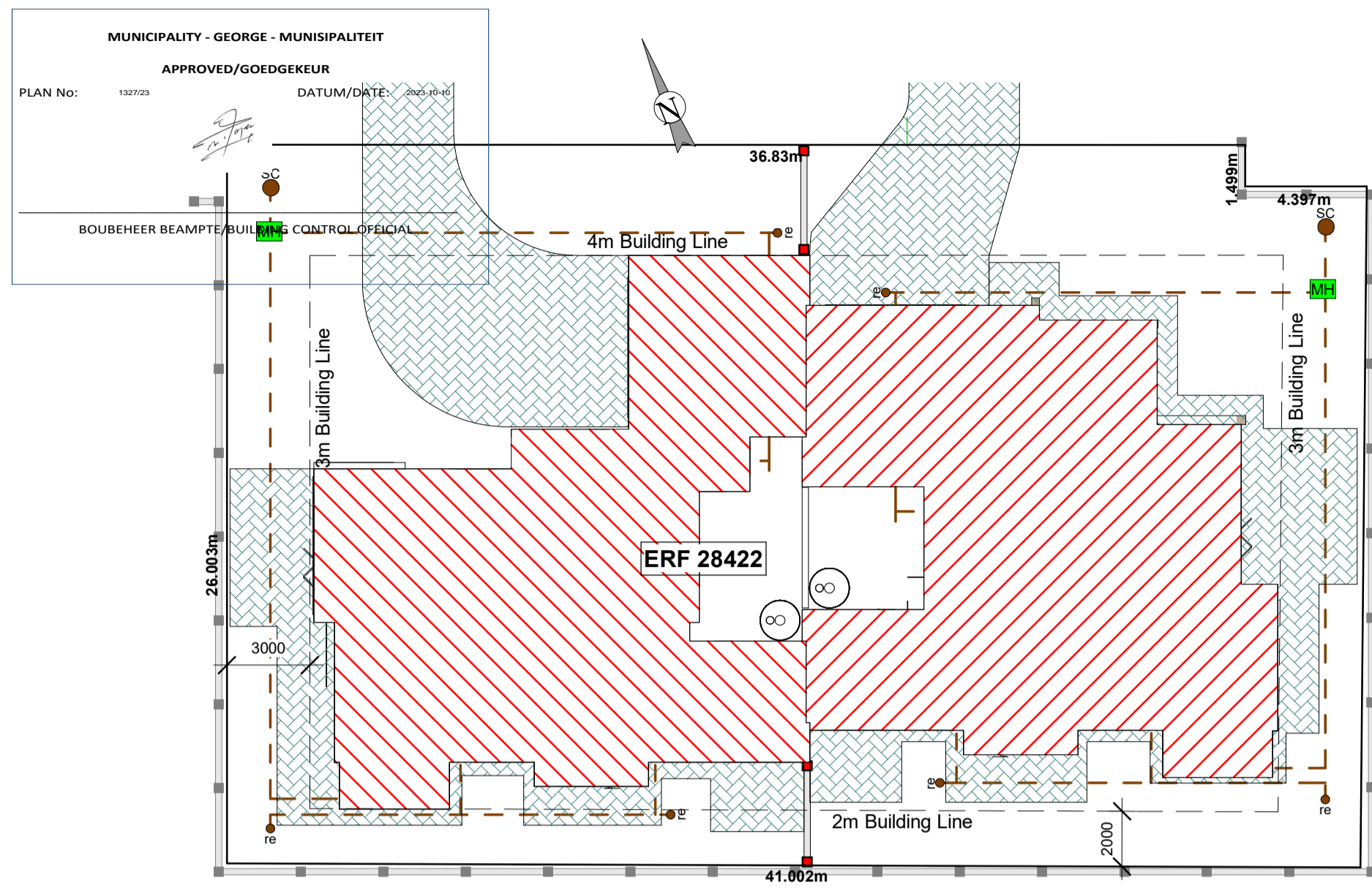
Proposed new dwelling on erf 28422, Protea Rd, George



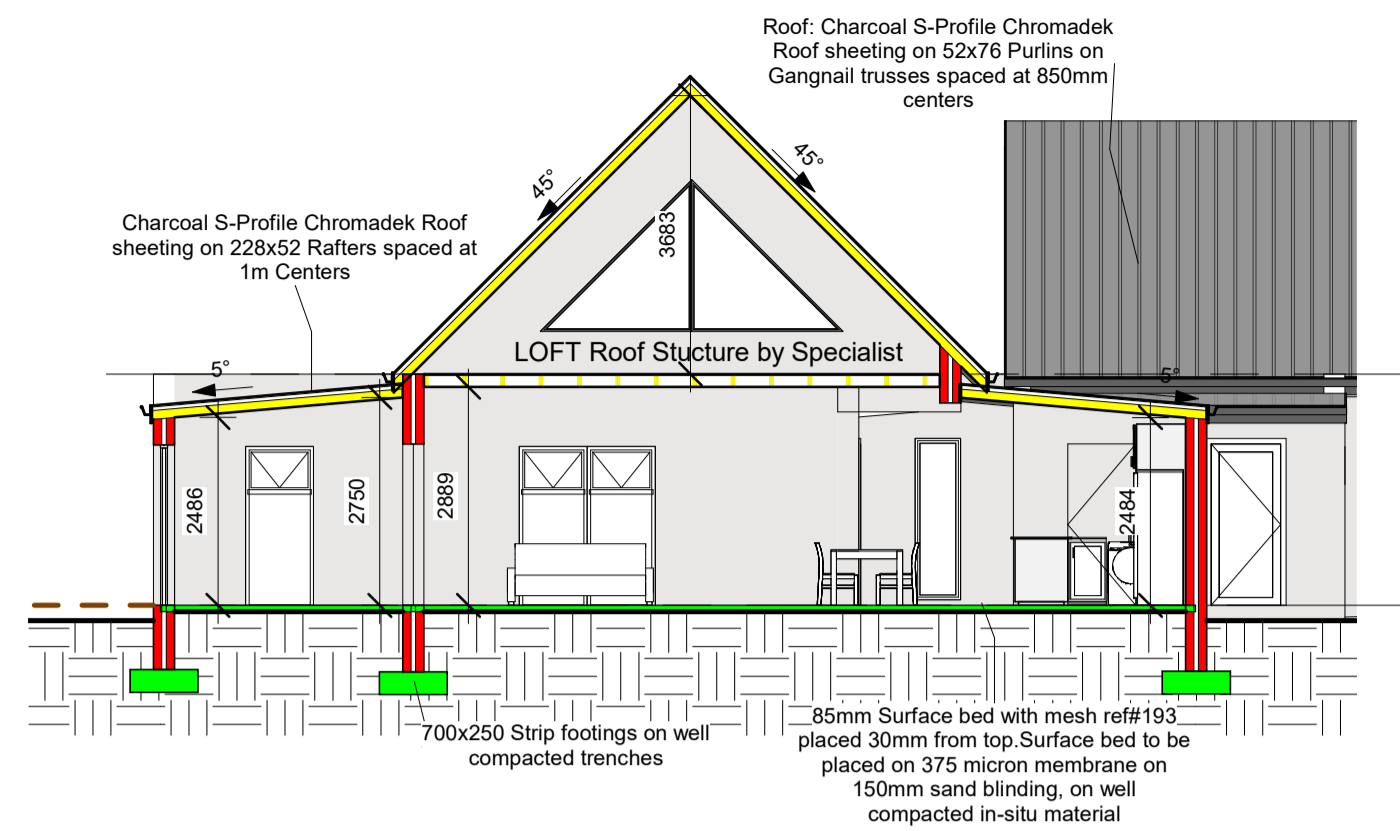
johan@jdsdesign.co.za
 www.jdsdesign.co.za Cell: 084 400 5666
 Date: 06/12/2022
 Municipal Submission
 SACAP REG NO D 0560
 JJP Jacobs

Layout and Info

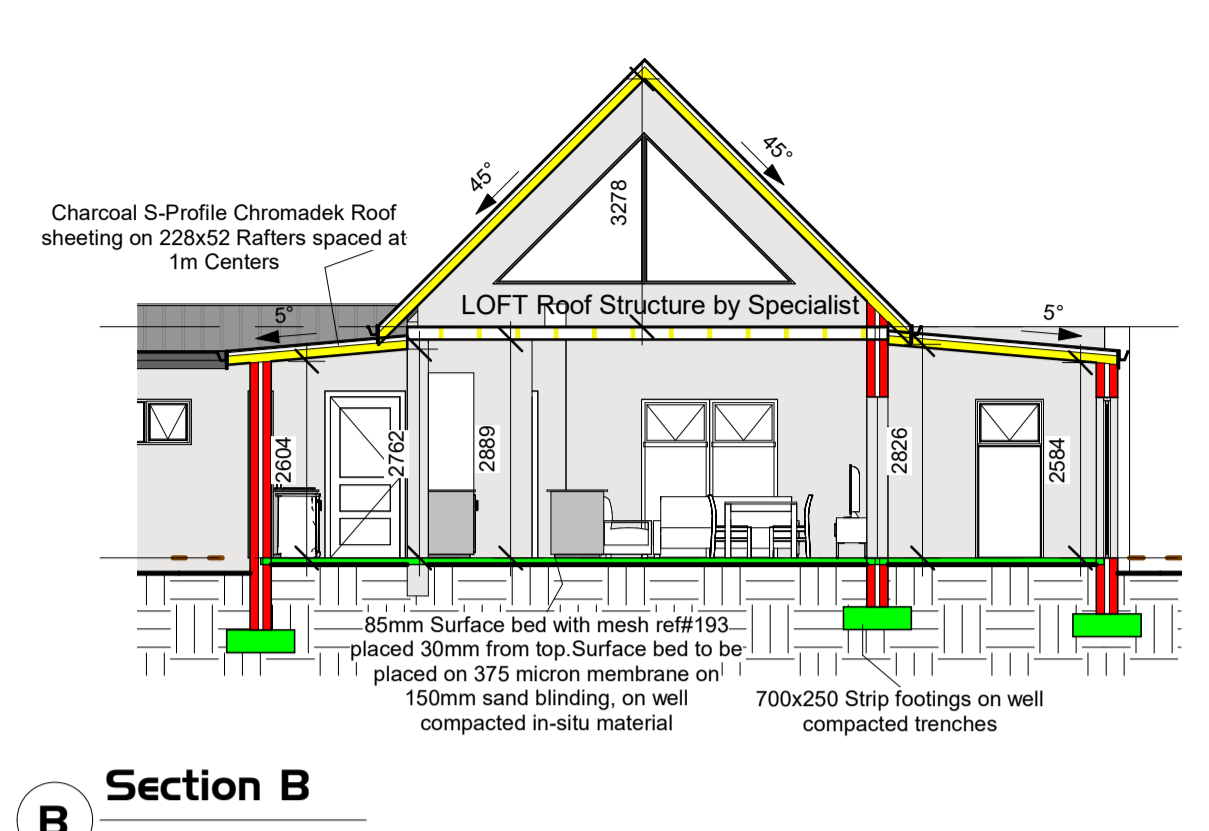
1084-OI
 Revision 3a
 A1



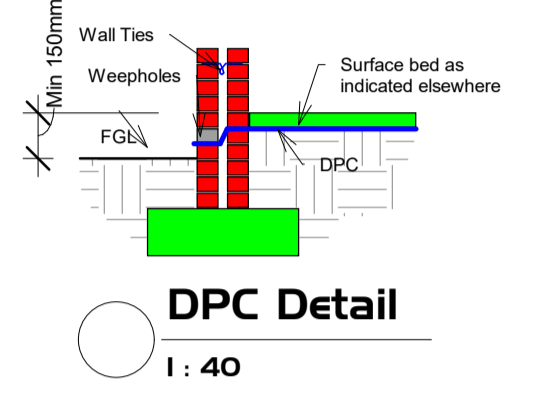
1 Site Plan
I : 200



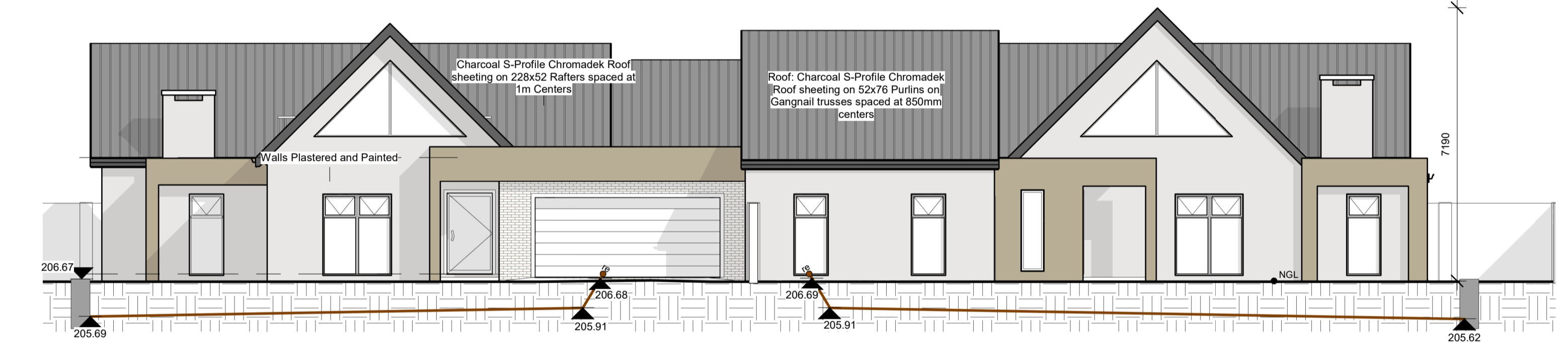
A Section A
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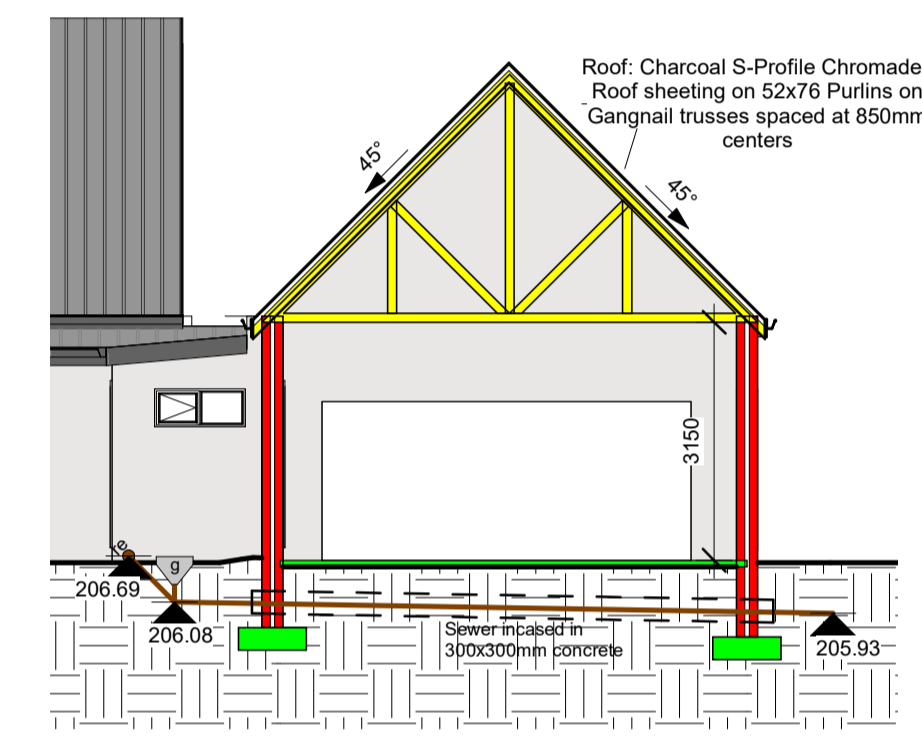
B Section B
I : 100



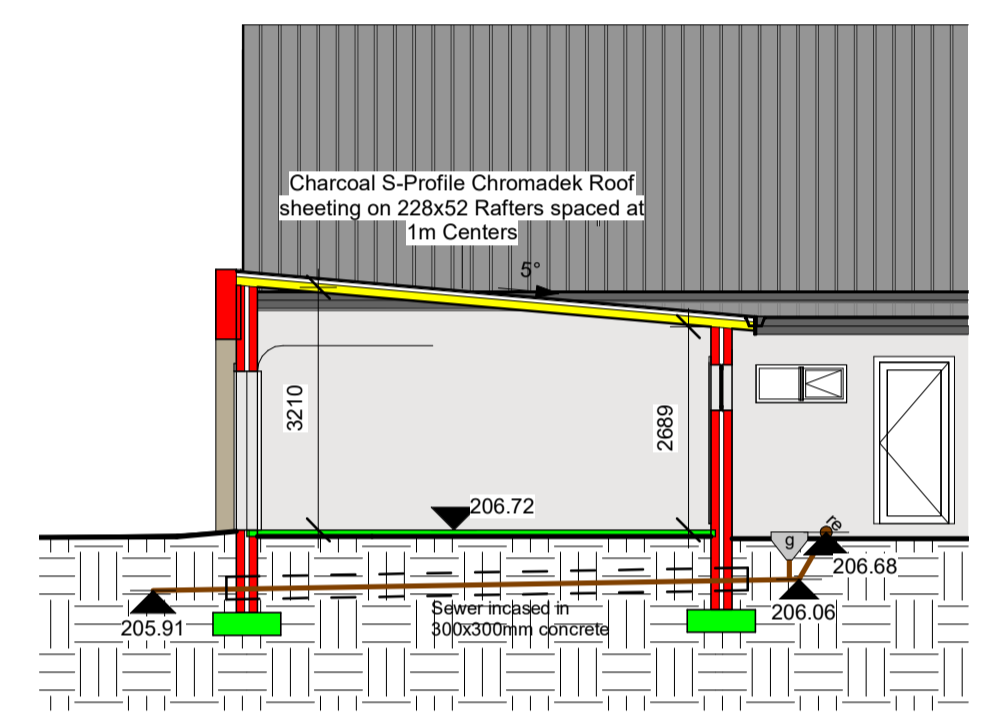
DPC Detail
I : 40



4 North Elevation
I : 100

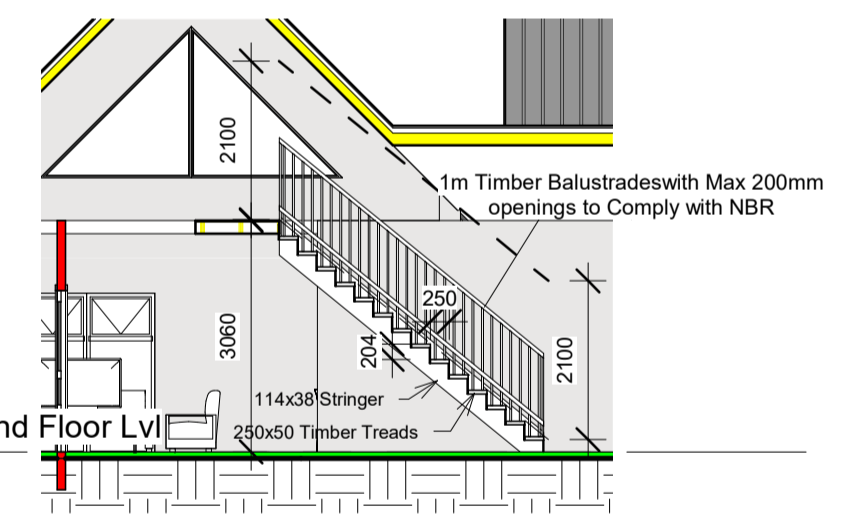


C Section C
I : 100

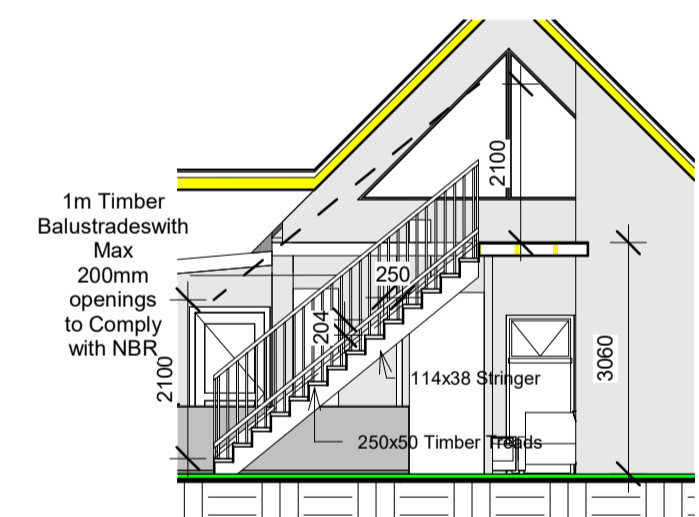


D Section D
I : 100

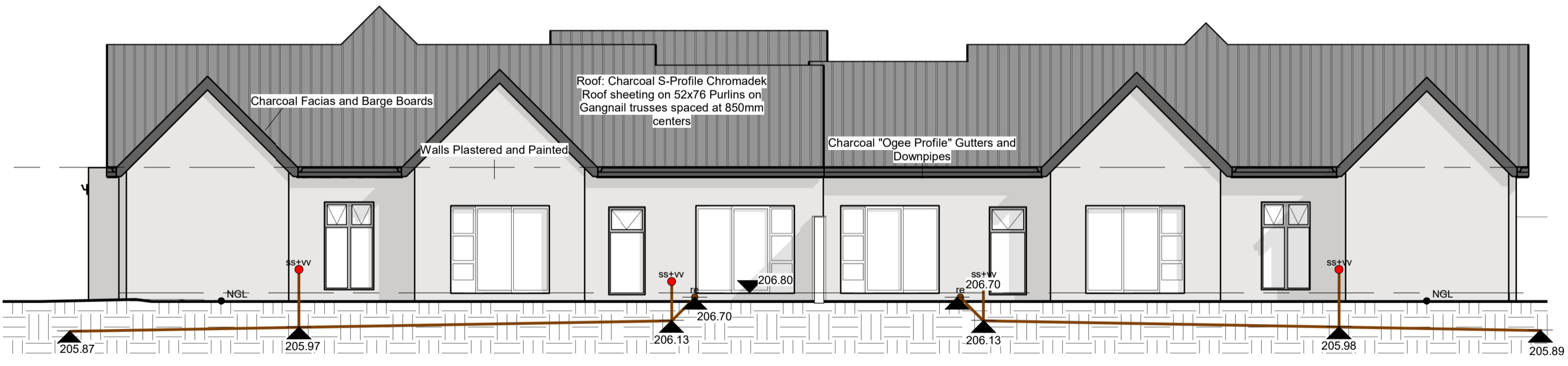
- 1) General Notes:**
- Patio, stoep to remain open as per building plan
 - All Garage walls to be fire walls
 - Garage door to comply with SANS 10400T, section 9.4.3(b)
- 2) Drainage Notes**
- Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21)
 - Drainage installation to comply with SANS 10400 Part P
 - Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4)
 - Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2)
 - Gulleys to be min 150mm above NGL



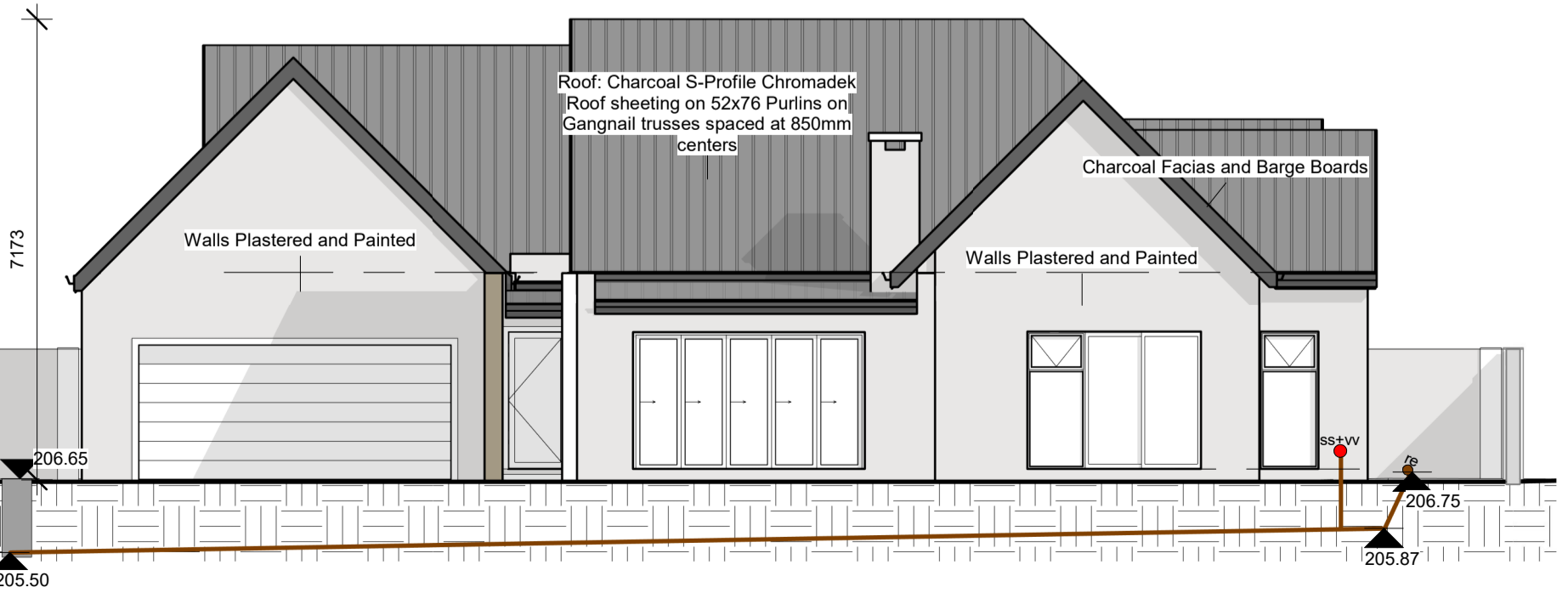
10 Stairs Unit A
I : 100



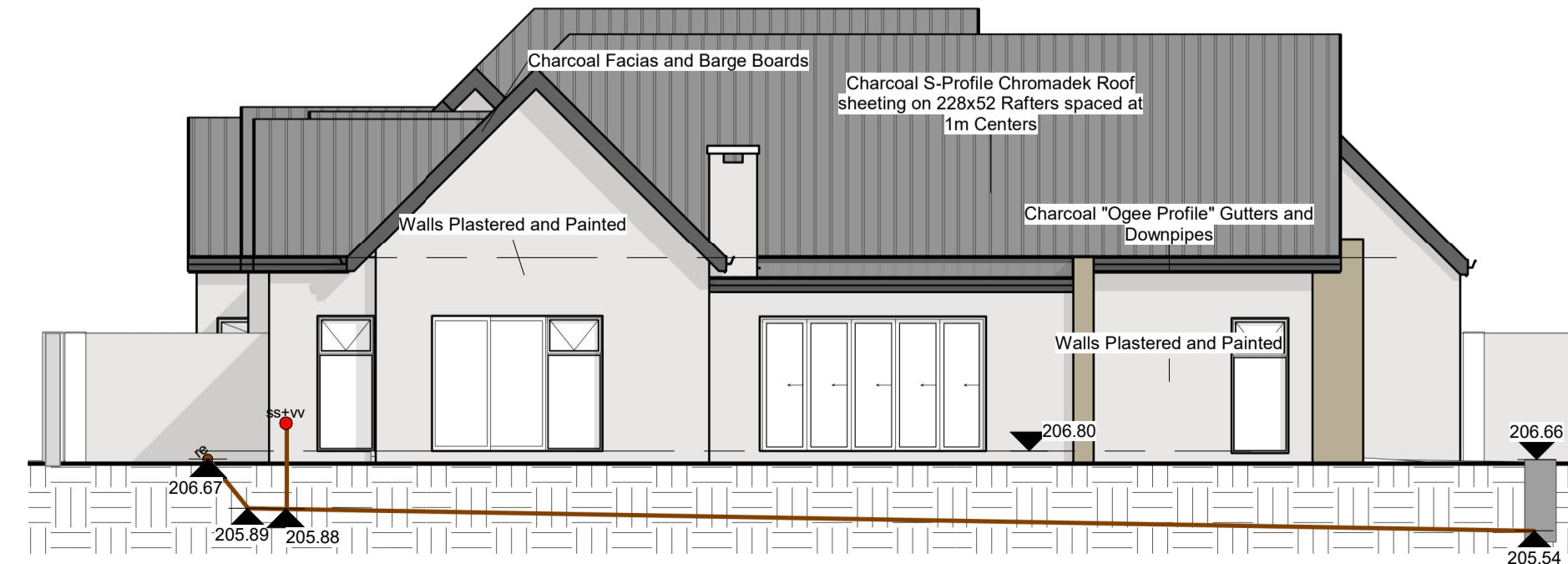
11 Stairs Unit B
I : 100



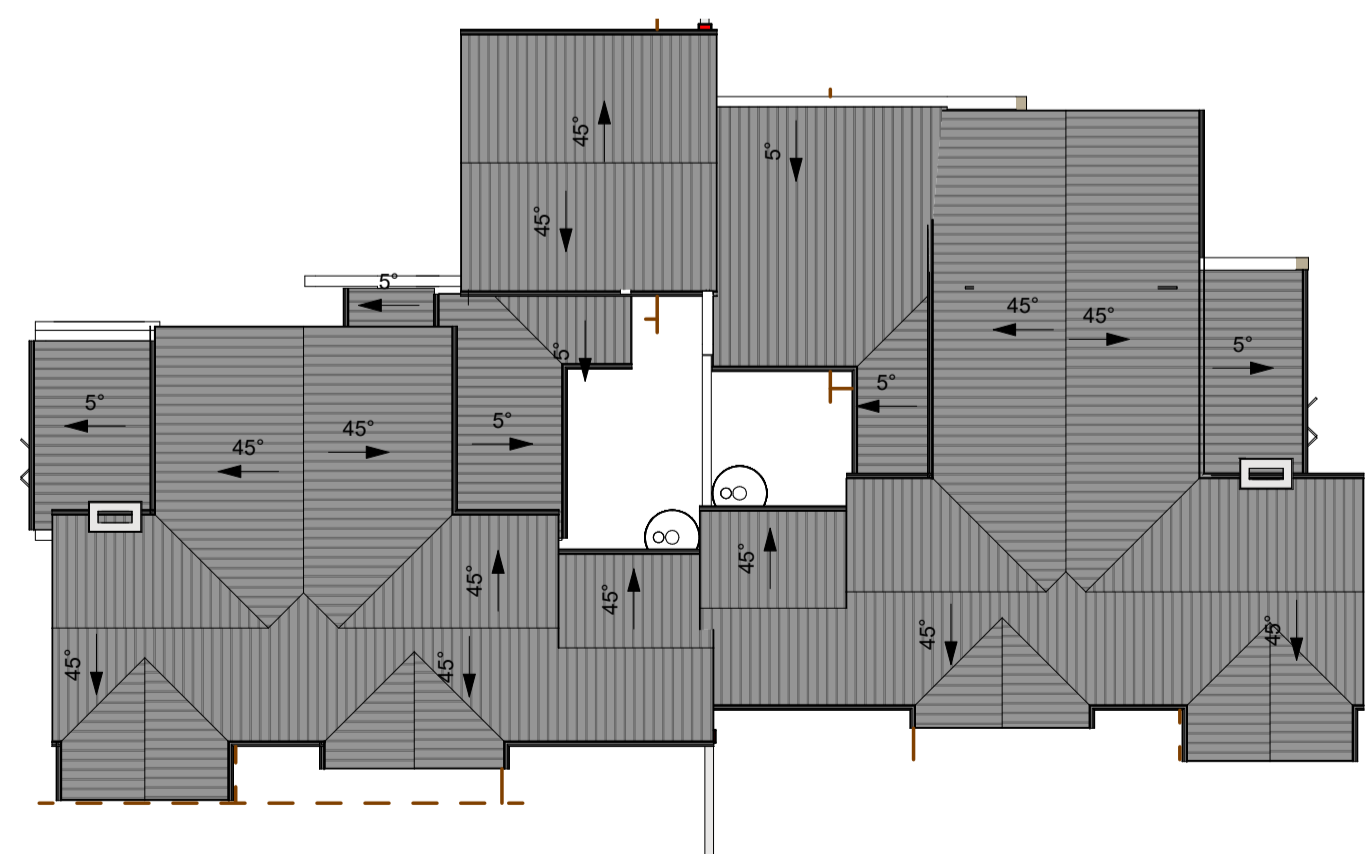
5 South Elevation
I : 100



3 East Elevation
I : 100



6 West Elevation
I : 100



2 Roof Plan
I : 200

- Construction Notes:**
- Foundations**
- All strip footings for 280mm and 230mm load bearing walls as per specification
 - Internal 110mm walls to be built on 200x600mm thickening in surface bed
- 3) Brickforce:**
minimum diameter of brickforce = 2.8mm
yield strength = 485mpa
minimum lap length = 400mm
- 4) Brickforce to be placed in the first five layers of brickwork on strip footings, there after in every fifth layer in all load bearing brick walls. Place brickforce in the first five layers above all window and door openings.**
- Surface bed**
- Surface bed to be 85mm thick with mesh ref #193 in center of slab.
 - All pipework and conduit to be placed under mesh
 - All dpc and waterproofing details according to sbrc Walls
- Walls**
- Exterior walls to be 280mm cavity walls, Clay Bricks, Finished as indicated
 - Bulk in 2 x 100mm wide pre-stressed concrete Intels over all door and window openings unless otherwise indicated.
- Drainage**
- All Drainage to comply with SANS 10400-P
 - Gulleys to be min 150mm above FGL
 - 110mm Sewer Lines Min 450mm below FGL, with min 1.60 fall to connection

Remarks
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Revision		
No.	Description	Date

Mr van der Berg

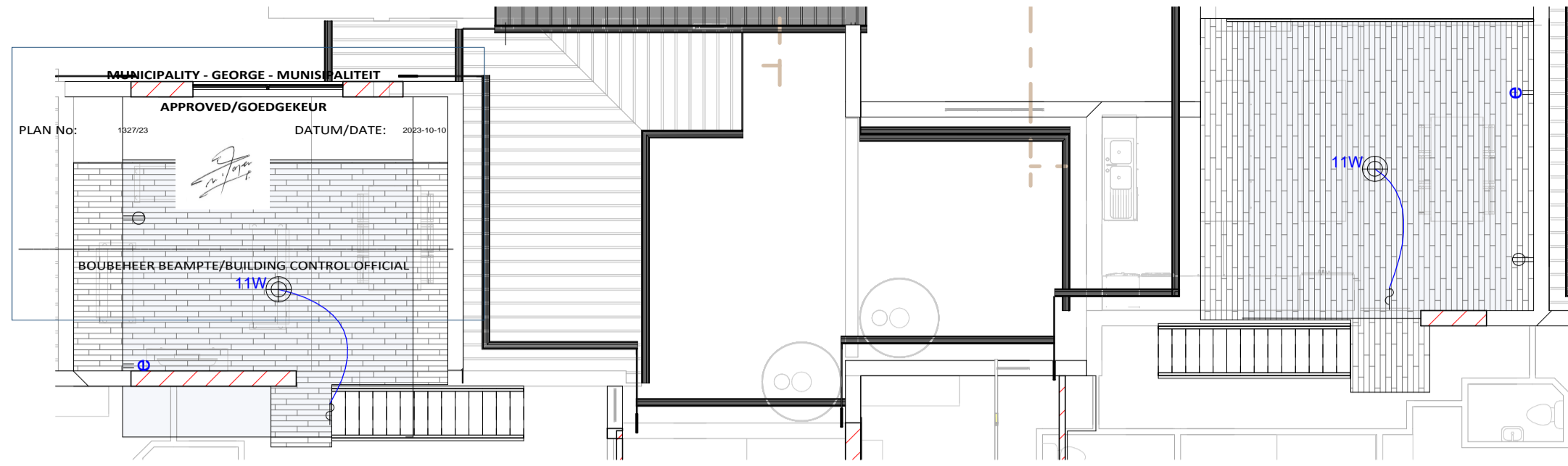
Proposed new dwelling on erf 28422, Protea Rd, George

JDS Design Studio
www.jdsdesign.co.za
Cell: 084 400 5666

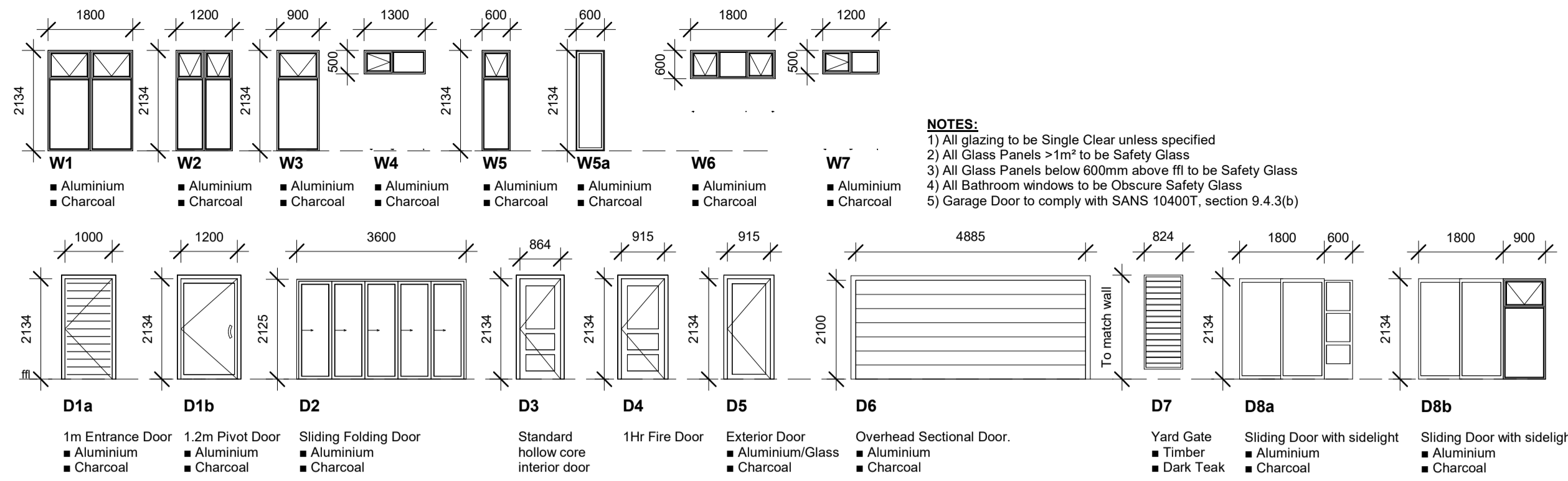
Municipal Submission
Date: 08/12/2022
Drawn: JJP Jacobs SACAP REG NO D 0560

Elevations, Section

1084-02
Sheet Size A1

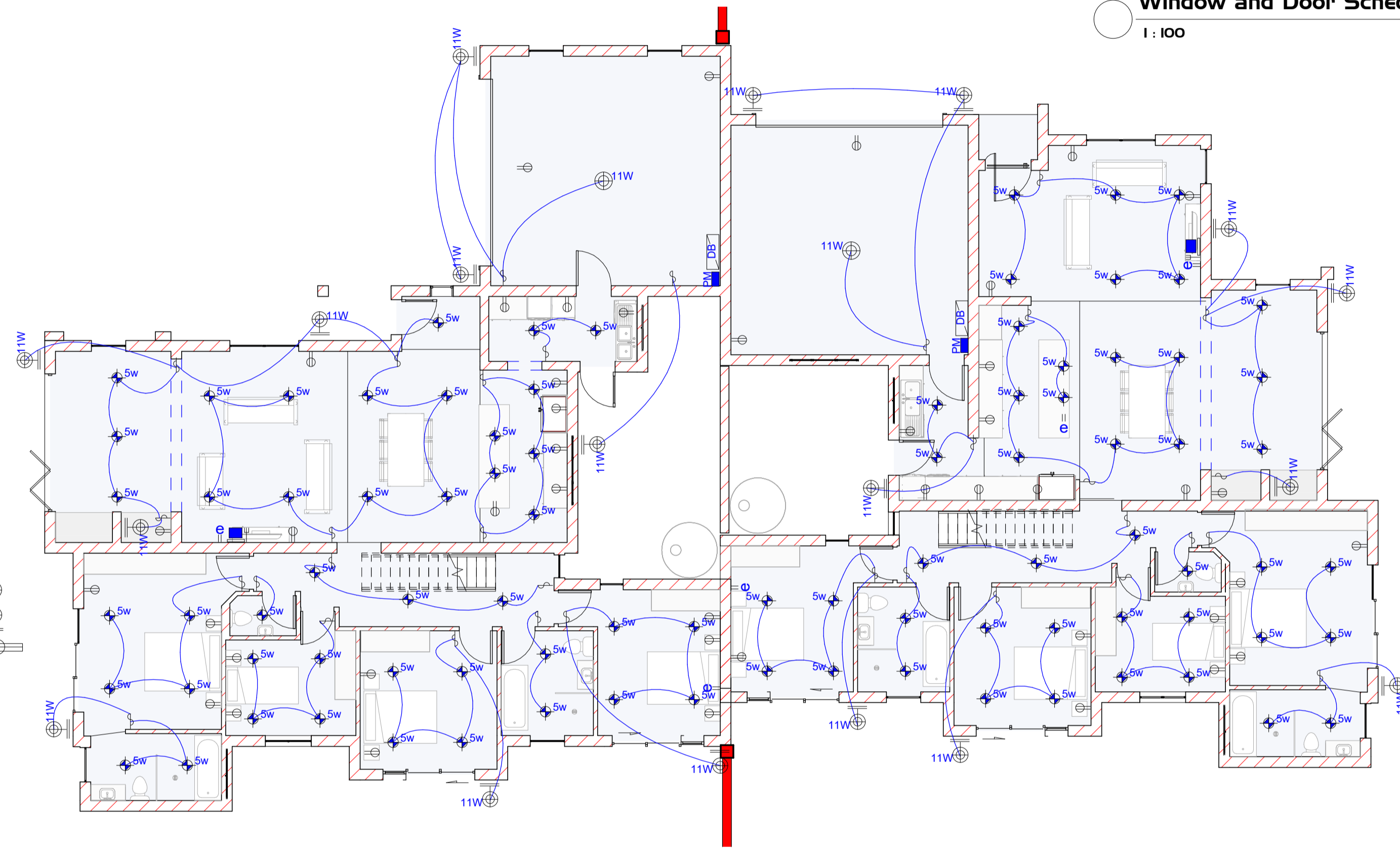
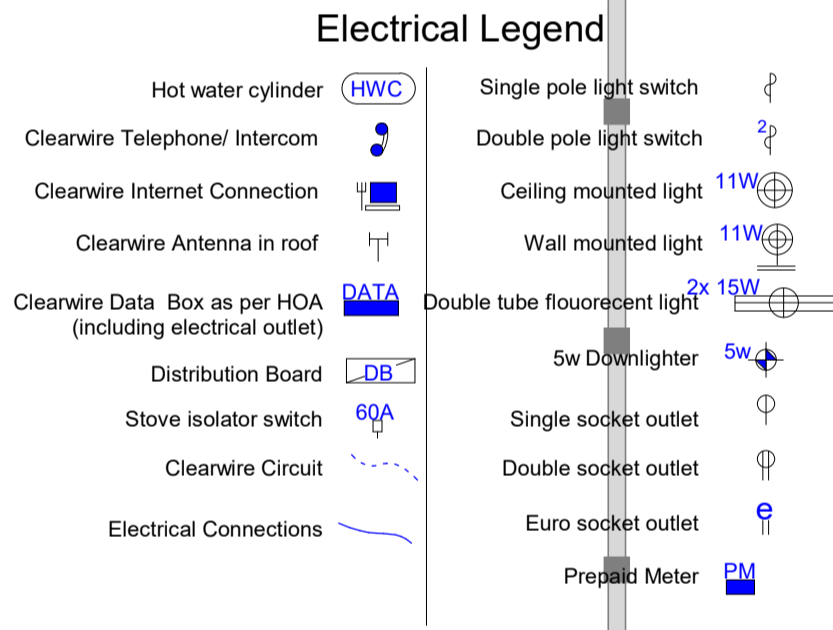


2 Loft Electrical
1 : 100



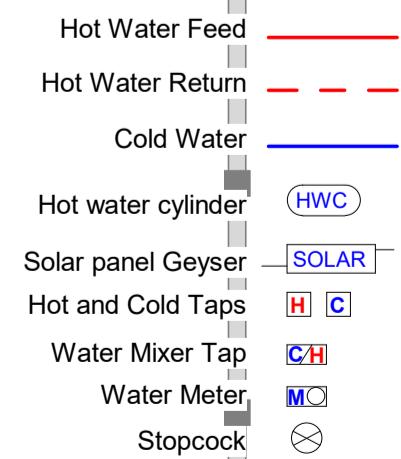
Window and Door Schedule
1 : 100

1 Electrical Layout
1 : 100

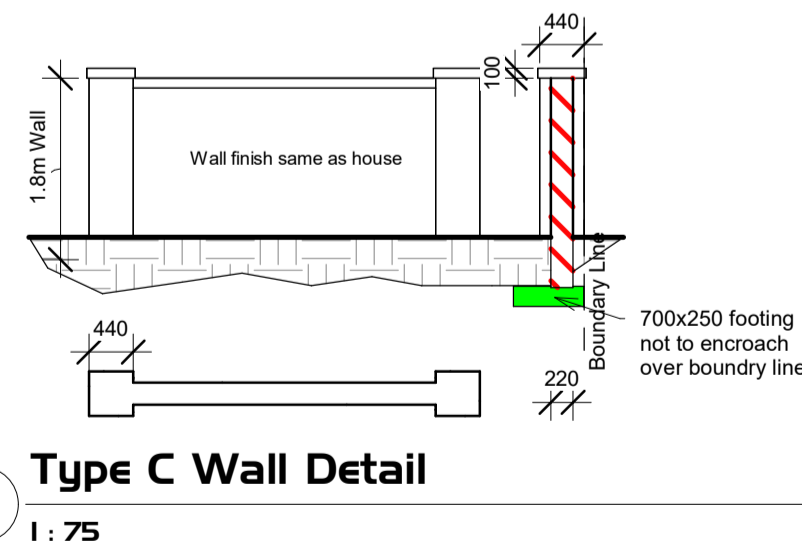
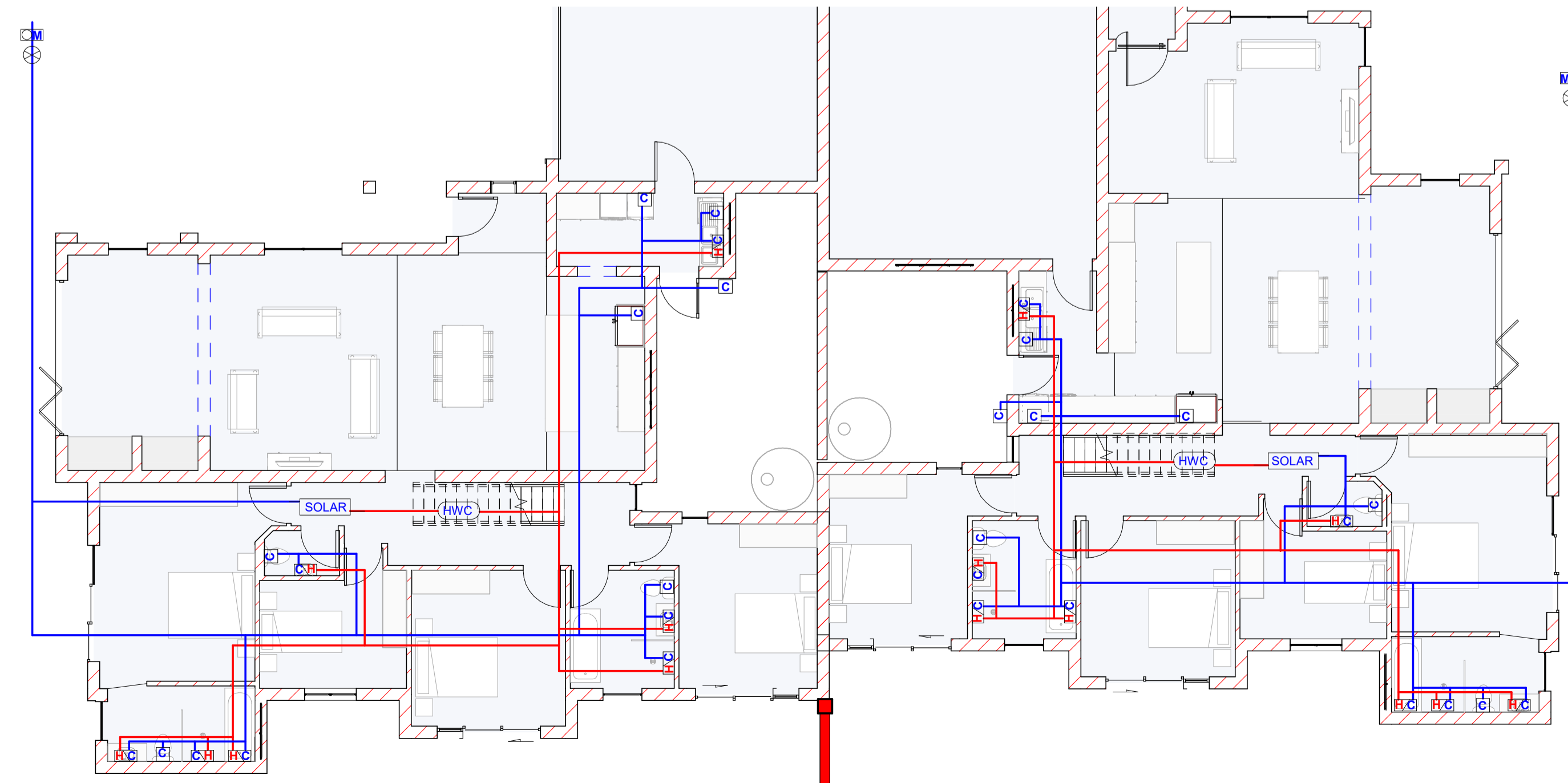


Hot Water Demands
 100% Hot water per Day (Min) : 480 L
 100% Hot water per Day (Max) : 560 L
 100% Hot water per annum (Min) : 167440 L
 100% Hot water per annum (Max) : 203840 L
 50% Hot water per Day (Min) : 230 L
 50% Hot water per Day (Max) : 280 L
 50% Hot water per annum (Min) : 83720 L
 50% Hot water per annum (Max) : 101920 L
 Pipe Size
 Min R-Value = 1.00
 Hot water vessels and tanks shall be insulated with a material achieving a minimum R-value of 2.0.

LEGEND



3 Water Reticulation
1 : 100



Type C Wall Detail
1 : 75

Remarks
 This drawing is copyrighted and belongs to JDS.
 No parts hereof may be copied, or used for purposes other than indicated on this drawing without written approval of JDS.

Revision		
No.	Description	Date

Mr van der Berg

Proposed new dwelling on erf 28422, Protea Rd, George

JDS Design Studio

johani@jdsdesign.co.za
 www.jdsdesign.co.za Cell: 084 400 5666
Municipal Submission
 Date: 08/12/2022
 Drawn: SACAP REG NO D 0560
 JJP Jacobs

Water & Electrical

1084-03

3a
Revision

ANNEXURE "F" : PRE-APPLICATION CONSULTATION FORM



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

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

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

PART A: PARTICULARS

Reference number: **3194451**

Purpose of consultation: **‘n Aansoek om hersonering en onderverdeling van Erf 28422 George.**

Brief proposal: **Die doel van die aansoek is om toestemming te verkry om Erf 28422 George in twee gedeeltes te onderverdeel.**

Property(ies) description: **Erf 28422 George**

Date: **7 Junie 2024**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Martin Botha	George Mun.	044 801 9191	pmbbotha@george.gov.za
Pre-applicant	Jan Vrolijk	JVTP	044 873 3011	janvrolijk@jvtownplanner.co.za

Documentation provided for discussion:

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

Lugfoto liggingsplan

Voorlopige munisipale goedkeuring gedateer 25 Mei 2023

Finale Munisipale goedkeuring gedateer 19 Junie 2023

Bouplanne met voorgestelde onderverdelingslyn

L G Diagram

Titelakte

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 van Erf 28422 George vanaf Enkel Residensiële Sone I na Algemene Residensiële Sone I is op 25 Mei 2023 voorlopig deur die George Munisipaliteit goedgekeur met die finale goedkeuring wat op 19 Junie 2023 uitgereik is.

Die erf is intussen met 'n dubbel woonhuis ontwikkel ooreenkomstig die bouplanne wat hierby aangeheg is.

Die erf beskik oor 'n oppervlakte van 1 065m² met afmetings van ongeveer 40 meter by 26 meter. Die eienaar het my genader insake die moontlike onderverdeling van die erf in twee gedeeltes met die onderverdelingslyn op die skeidslyn van die twee eenhede soos aangetoon op die aangehegde bouplanne. Die twee onderverdeelde gedeeltes sal min of meer oor die dieselfde oppervlakte beskik, naamlik in die omgewing van so rondom 530m² elk.

Dit word aanvaar dat sou daar wel 'n moontlikheid bestaan dat die erf onderverdeel kan word die erf weereens na Enkel Residensiële Sone I gehersoneer sal moet word.

Aangesien ek onseker is of die munisipaliteit so 'n aansoek gunstig sal oorweeg is daar aan die eienaar voorgestel dat 'n vooraf konsultasie aansoek ingedien word sodat die munisipale amtenare se standpunt insake die voorstel verkry kan word, derhalwe die vooraf konsultasie aansoek.

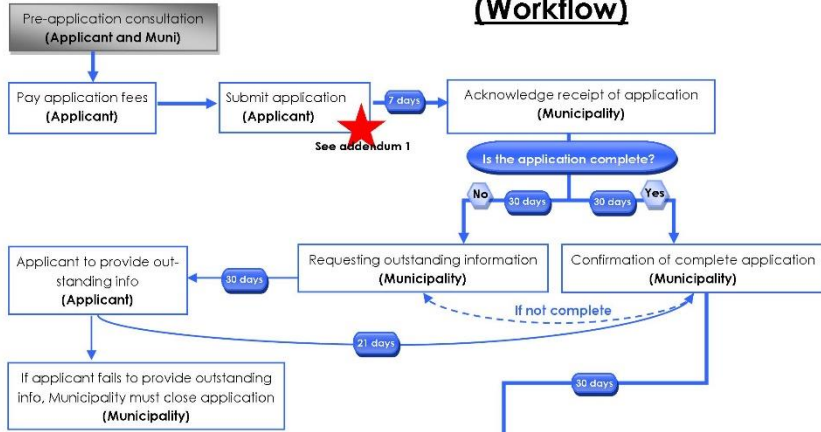
PART B: APPLICATION PROCESS

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

Draft By-Law on Municipal Land Use Planning

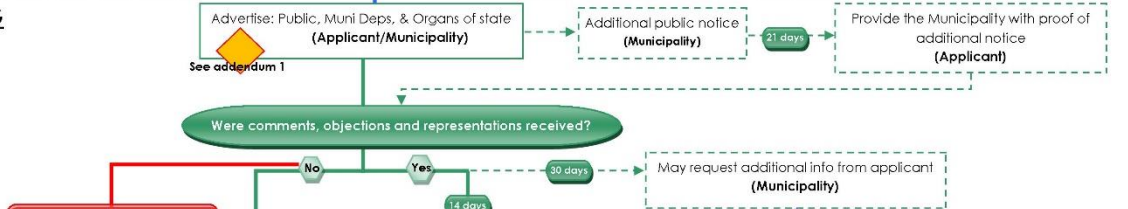
(Workflow)

SUBMISSION



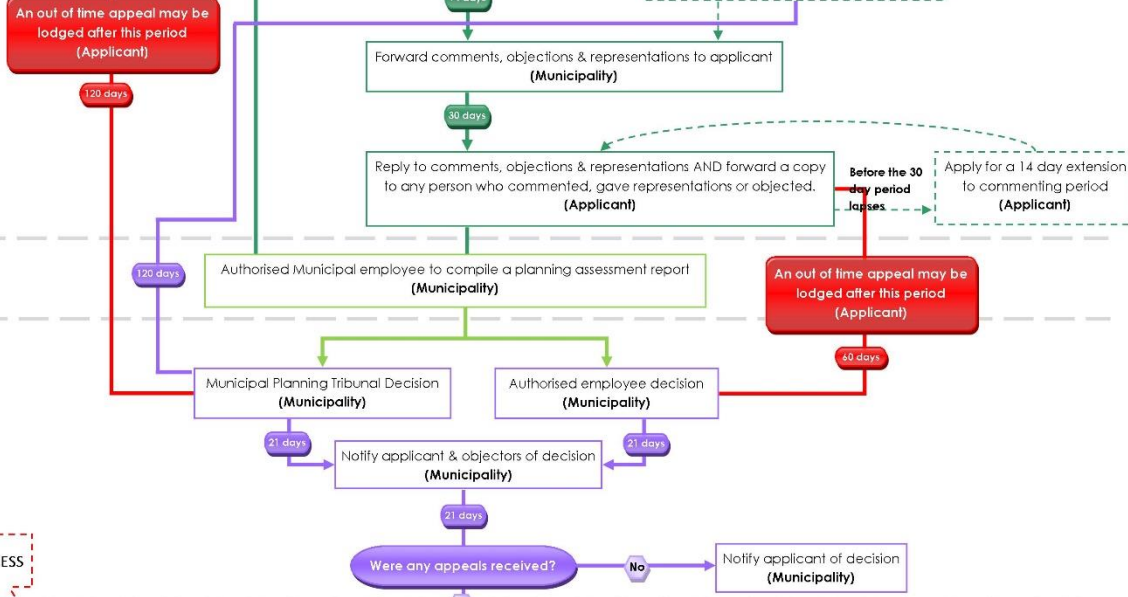
- Types of applications that can be submitted in terms of Section 15 (2)**
- (a) Rezoning of land
 - (b) Permanent departure
 - (c) Temporary departure
 - (d) Subdivision of land
 - (e) Consolidation of land
 - (f) Amendment, suspension or removal of restrictive conditions
 - (g) Permission required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

ADVERTISING



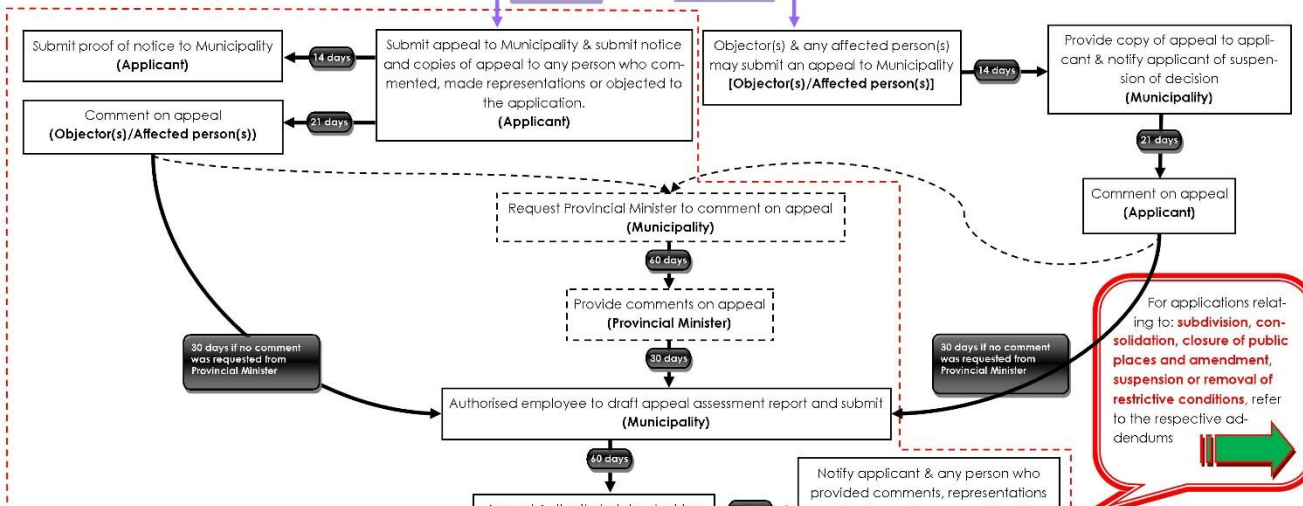
ASSESSMENT

DECISION



APPEAL

APPEAL PROCESS



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

PART C: QUESTIONNAIRE

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant		What land use planning applications are required?	Application fees payable
x	2(a)	a rezoning of land;	R10 200
	2(b)	a permanent departure from the development parameters of the zoning scheme;	R
	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
x	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	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
TOTAL APPLICATION FEE* (VAT excluded):			TBC following submission of application

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

SECTION B:

PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			x	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		
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? Die George Geïntegreerde Soneringskema Verordening, 2017 What is the current zoning of the property? Algemene Residensiële Sone I What is the proposed zoning of the property? Enkel Residensiële Sone I Does the proposal fall within the provisions/parameters of the zoning scheme? Moet bepaal word Are additional applications required to deviate from the zoning scheme? (if yes, specify) Ja, moontlike boulynverslappings				

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	Motiveer
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) (strikethrough irrelevant)		X		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) &

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

SECTION D:

SERVICE REQUIREMENTS

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM:

				(list internal department)
Electricity supply:			x	Directorate: Electro-technical Services
Water supply:			x	Directorate: Civil Engineering Services
Sewerage and waste water:			x	Directorate: Civil Engineering Services
Stormwater:			x	Directorate: Civil Engineering Services
Road network:			x	Directorate: Civil Engineering Services
Telecommunication services:			x	
Other services required? Please specify.			x	
Development charges:			x	

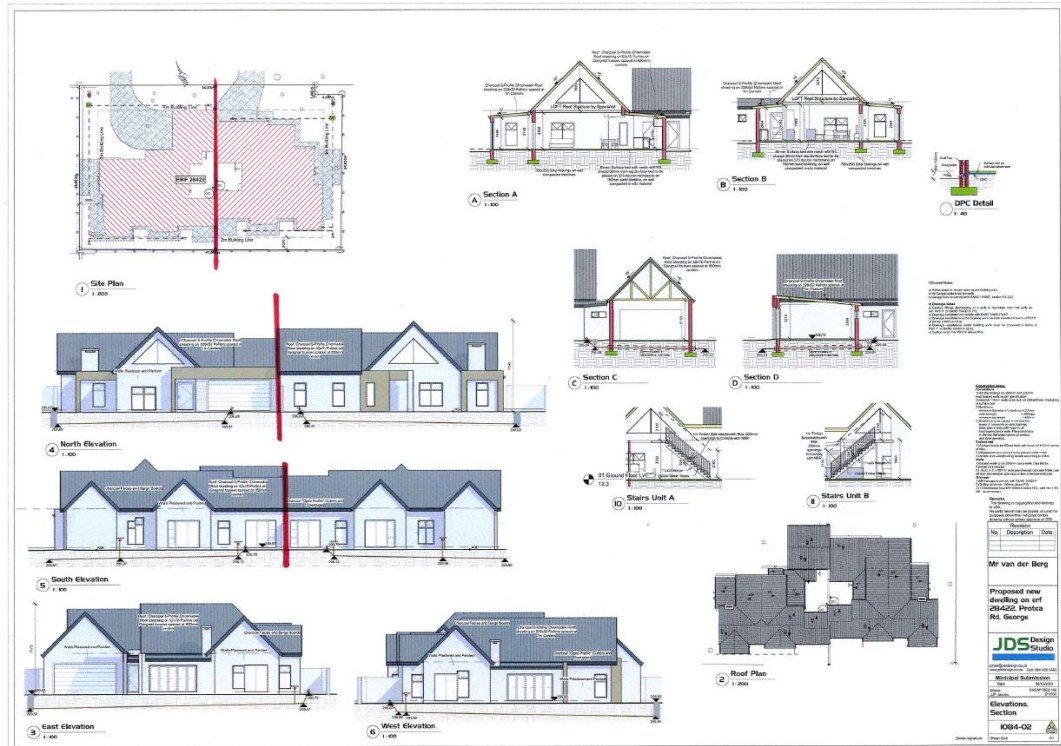
PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION

COMPULSORY INFORMATION REQUIRED:					
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent
MINIMUM AND ADDITIONAL REQUIREMENTS:					
Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)	Y	N	Required number of documentation copies

PART E: DISCUSSION

Town Planning:

The attached documents and plan below, were discussed.



- The application should be motivated in terms of the relevant spatial planning policies (i.e. MSDF 2023, SPLUMA etc.).
- The size of the properties must be motivated.
- The potential impact on the character of the surrounding environment must be addressed.
- Each unit may be limited to one dwelling only.

CES:

- **Access:** Restricted to Protea Street, subject to the GIZS, 2023 access requirements.
- **Parking:**
 - All parking to be provided on site in terms of the GIZS, 2023 parking requirements.
 - No parking will be allowed within the road reserve.
- **Water & Sewer:** Available, subject to confirmation of services required.
- **Stormwater:** Developer to adhere to the applicable Stormwater By-law.
- **DC's:** Normal DC's apply, as per the DC policy.

PART F: SUMMARY / WAY FORWARD

See Part E above.

OFFICIAL: Martin Botha

(FULL NAME)



SIGNED: _____

DATE: 21/06/2024

PRE-APPLICANT: **Johannes George Vrolijk**

(FULL NAME)



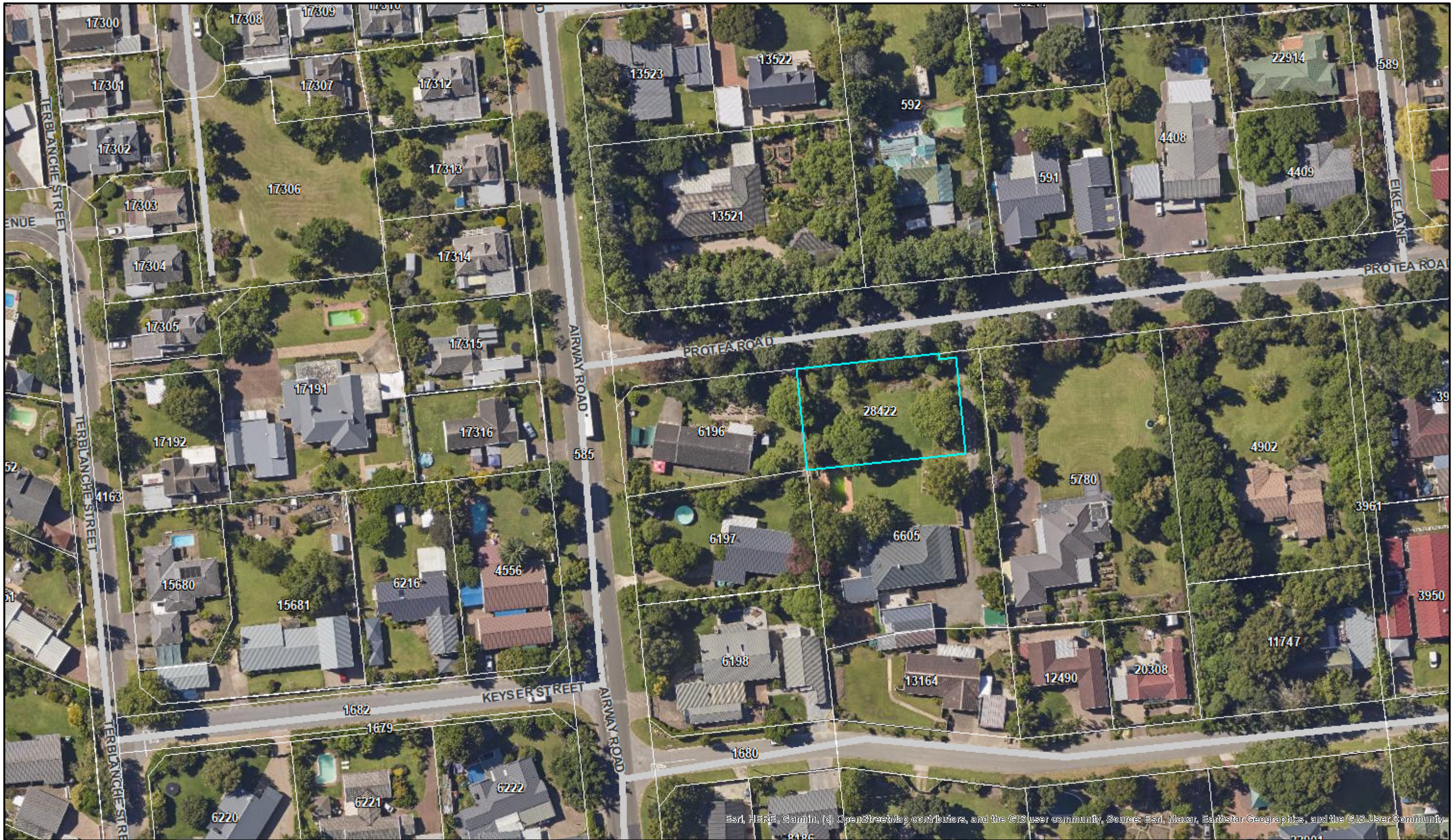
SIGNED:

DATE: **7 Junie 2024**

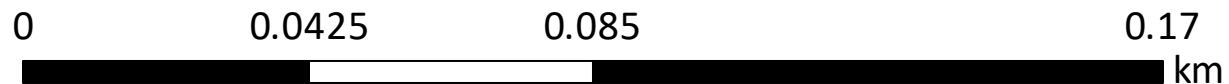
**Please note that the above comments are subject to the documents and information available to us at the time of the pre-application meeting and we reserve our rights to elaborate on this matter further and/or request more information/documents should it deemed necessary.*

ANNEXURE "G" : LOCALITY PLAN

Erf 28422 George - 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: 10/17/2022

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

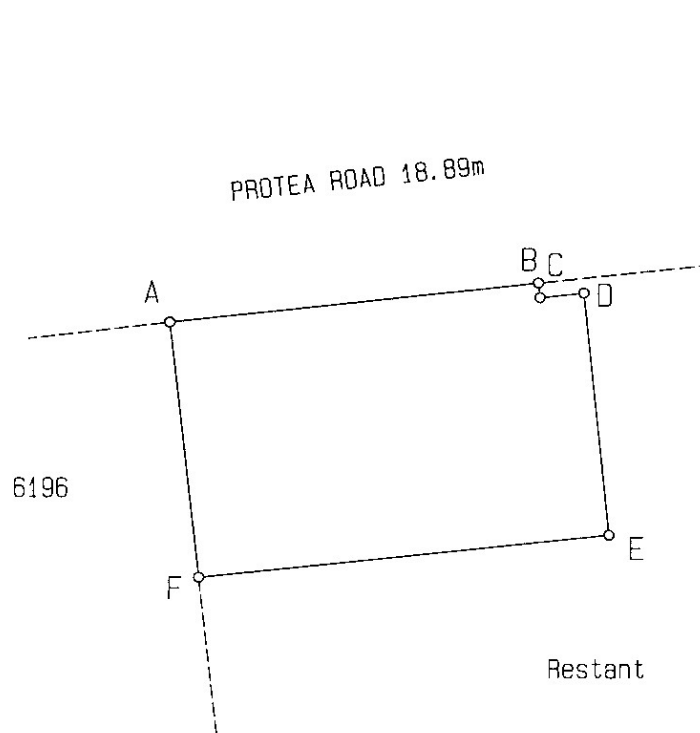


ANNEXURE "H" : SURVEYOR GENERAL DIAGRAM

SYE Meter		RIGTINGS-HOEKE	KOORDINATE Y Stelsel: WG 23 ° X			L.G. No. 2796/2017
		Konstantes:	±	0,00	+3700 000,00	Goedgekeur
AB	36,83	263 35 30	A	+ 53 204,13	+ 58 766,15	<i>M. J. Gildehuys</i> nms. LANDMETER-GENERAAL 13.12.2017
BC	1,50	353 29 30	B	+ 53 167,53	+ 58 762,04	
CD	4,40	263 36 10	C	+ 53 167,36	+ 58 763,53	
DE	24,63	354 06 10	D	+ 53 162,99	+ 58 763,04	
EF	41,00	83 46 10	E	+ 53 160,46	+ 58 787,54	
FA	26,00	173 35 30	F	+ 53 201,22	+ 58 791,99	
		9CD24	Δ	+ 53 261,94	+ 58 761,96	
		13CD24	Δ	+ 53 237,08	+ 58 995,62	

Bakenbeskrywings:

A, B, C, D, E, F.....12mm Ysterpenne



Skaal 1:750

Die figuur ABCDEF
stel voor 1065 vierkante meter grond synde
Erf 28422 (Gedeelte van Erf 6605) GEORGE

Geleë in die Munisipaliteit en Administratiewe Distrik van George

Provinsie Wes-Kaap

Opgemeet in November 2017

deur my

H J Gildehuys (PLS 1133) Pr. Landmeter

Hierdie kaart is geheg aan
No. T13872/2018
ged.
t.g.v.

Die oorspronklike kaart is
LG.No. 10123/1973
Transport
1974. 23135

Lêer: S/8775/56/5 V.2
M.S. No. 1612/2017
Komp. BL-700/W3 (1741)
BL-7DD/W2 (1740)
LPI C0270002

Registrateur van Aktes

Erf 28422 George

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

Approved i.t.o Section 60
Of Municipal Bylaw of Act 3/2014
Erf 6605, George
Ref. 27-11-2017
Date: 27-11-2017

S

ANNEXURE "I" : TITLE DEED

MILLERS INC.
BEACON HOUSE
123 MEADE STREET
GEORGE
6530

Prepared by me

M Goldie

CONVEYANCER
MADELEINE GOLDIE (82663)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. <i>1 320 000,00</i>	R. <i>1 371,00</i>
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....



T 047186/22

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LAUREN SULLIVAN (89147) GHISLAINE GRACE BARENDIS

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

- JOHANNES ARNOLDUS ROSSOUW**
Identity Number 470720 5054 08 9
Married out of community of property
- ELSIE ADRIANA ROSSOUW**
Identity Number 610901 0122 08 6
Married out of community of property

which said Power of Attorney was signed at GEORGE on 23 AUGUST 2022

And the appearer declared that his/her said principal had, on 15 August 2022, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

HEIDIE JEANETTE VAN DEN BERG
Identity Number 780910 0038 08 9
Married out of community of property

her Heirs, Executors, Administrators or Assigns, in full and free property

ERF 28422 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE, PROVINCE OF THE
WESTERN CAPE;

IN EXTENT: 1065 (ONE THOUSAND AND SIXTY FIVE) Square metres;

FIRST TRANSFERRED by Deed of Transfer No. T-13872/2018 with Diagram L.G. No. 2796/2017 relating thereto and held by Deed of Transfer No. T 41792/2020.

A.

B. **SUBJECT FURTHER** to the following condition contained in Deed of Transfer No. T 10413/1941, namely:-

“That the Council of the Municipality of George and its successors in title reserve the right to construct, use and maintain across the above property any pipe line for water leading, sewerage or drainage and any poles and structure for the conduct of any electric or other light or power.”

C. **SUBJECT FURTHER** to the following conditions contained in Deed of Transfer No. T 23135/1974 imposed by the Administrator of the Province Cape of Good Hope in terms of Section 9 of Ordinance No. 33 of 1934 when approving of the subdivision of Erf 583 George, which reads as follows:

“(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 bogenoemde aan te lê, te verwyder of te inspekter.

(b) Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf materiaal te ontvang of uitgraving 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.”



D. By virtue of Deed of Transfer No. T 58301/87 the remainder of the hereinmentioned property, in extent: 3356 Square Metres is:

- (i) **ENTITLED** to a sewerage servitude 2 metres wide, the eastern boundary indicated by the line D.E. on Diagram L.G. No. 281/87, over Erf 13164, and:
- (ii) **SUBJECT** and **ENTITLED** to the condition that the wall as indicated by the line x y on Diagram L.G. No. 281/87, will be a partition wall of the Remainder of the hereinmentioned property and Erf 13164 transferred thereby.

as will more fully appear from the said Deed of Transfer.



ANNEXURE "J" : POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

Heidie Jeanette van den Berg

the registered owner of

Erf 28422 George

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

- *An application in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of Erf 28422 George from General Residential Zone I to Single Residential Zone I.*
- *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 Erf 28422 George into Portion A ($\pm 523.5\text{m}^2$) and a Remainder ($\pm 541.5\text{m}^2$).*
- *An application 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 communal boundary between the newly created Portion 1 and the Remainder of Erf 28422 George from 2.0 metres to 0.0 metres to accommodate the existing dwelling house on each portion.*

Signed at George on 2 August 2024



Heidie Jeanette van den Berg

ANNEXURE "K" : CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

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

ERF 28422 GEORGE

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 28422 George from General Residential Zone I to Special Residential Zone I.
- 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 Erf 28422 George into a Portion A ($\pm 523.5\text{m}^2$) and a Remainder ($\pm 541.5\text{m}^2$).
- An application 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 communal boundary between the newly created Portion 1 and Remainder of Erf 28422 George from 2.0 metres to 0.0 metres to accommodate the existing dwelling house on each portion.

APPLICATION DATE

August 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:

T47186/22 (current Title Deed)

in respect of:

ERF 28422 GEORGE

IN THE MUNICIPALITY AND DIVISION OF GEORGE WESTERN CAPE PROVINCE

IN EXTENT: 1065 (ONE ZERO SIX FIVE) SQUARE METRE

HELD BY DEED OF TRANSFER NUMBER T47186/22

REGISTERED in the name of

HEIDIE JEANETTE VAN DEN BERG

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 no bond registered over the property.

SIGNED at GEORGE on 1 Augustus 2024



CONVEYANCER