



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 242 Blanco

12 August 2024

Sir

APPLICATION FOR REZONING AND PERMANENT DEPARTURES (RELAXATION OF BUILDING LINE AND PARKING REQUIREMENTS): REMAINDER OF ERF 242 BLANCO

Attached hereto, please find an application in terms of

- Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of the Remainder of Erf 242 Blanco from Single Residential Zone I to General Residential Zone IV (14 flats).
- Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the following departures on the Remainder of Erf 242 Blanco:
 - the relaxation of the street boundary building line from 5.0 meters to 4.5 meters to enable the development of flats on the erf.
 - the relaxation of the parking requirements applicable to a flat consisting of two habitable rooms from 1.5 parking bays per flat to 1.25 parking bays per flat (visitor parking included).

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR REZONING AND PERMANENT DEPARTURES (RELAXATION OF
BUILDING LINE AND PARKING REQUIREMENTS)
REMAINDER OF ERF 242 BLANCO

12 August 2024



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MOTIVATION REPORT
APPLICATION FOR REZONING AND PERMANENT DEPARTURES (RELAXATION OF BUILDING LINE AND PARKING REQUIREMENTS)
REMAINDER OF ERF 242 BLANCO

1. APPLICATION

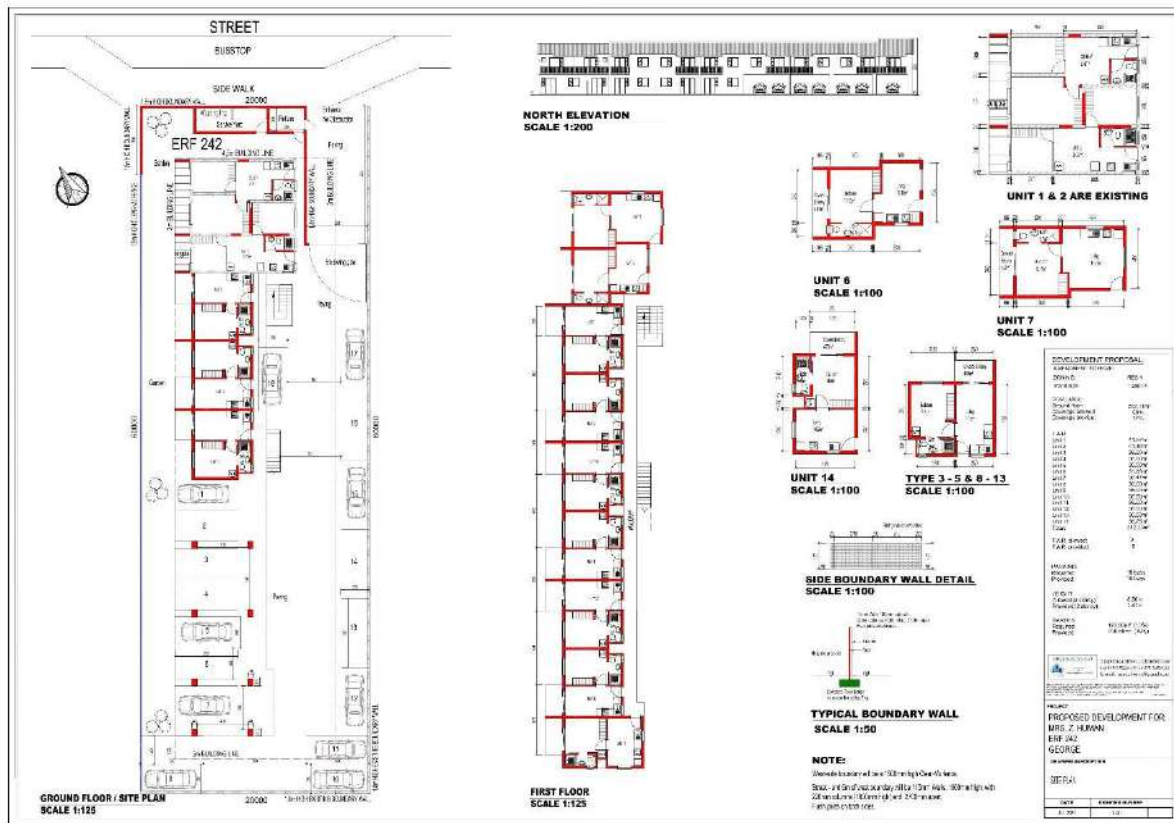
- Application is made in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of the Remainder of Erf 242 Blanco from Single Residential Zone I to General Residential Zone IV (14 flats).
- Application is made in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the following departures on the Remainder of Erf 242 Blanco:
 - ⇒ the relaxation of the street boundary building line from 5.0 metres to 4.5 metres to allow for the development of flats on the erf.
 - ⇒ the relaxation of the parking requirements applicable to a flat consisting of two habitable rooms from 1.5 parking bays per flat to 1.25 parking bays per flat (visitor parking included).

The completed application form for the rezoning and permanent departures (relaxation of the building line and parking requirements) application is attached hereto as **Annexure “A”**.

2. DEVELOPMENT PROPOSAL

The Remainder of Erf 242 Blanco is zoned Single Residential Zone I and is developed with a dwelling house which is located on the northern portion of the erf. The southern portion of the erf is vacant and is used as the garden of the dwelling house.

It is the intention of the owner to rezone the erf to General Residential Zone IV with the intention to develop the erf with 14 flats as per the following site plan and floor plan which is also attached hereto as **Annexure “B”**.



The proposed building will be located along the 3-metre western lateral building line of the erf whilst the eastern extent of the erf will be used for open parking bays and the entrance to the parking area from George Street. The building will be a double-storey building with five flats to be developed on the ground floor of the building. The remainder of the ground floor of the building area will be developed as a covered parking area which can accommodate 7 covered parking bays. Nine flats will be developed on the upper floor of the building.

The flats will consist of an open plan kitchen/living area and a bedroom with a small bathroom. Each flat will thus consist of two habitable rooms. The flats will have a floor area ranging between 31.88m² and 41.67m².

The proposed development will have a total floor area of approximately 512.23m² which represents a coverage of approximately 17% and a floor area ratio of approximately 0.5. The

mentioned land use parameters are well within the land use parameters applicable to a General Residential Zone IV zoning.

In terms of the development proposal 18 parking bays will be provided on the erf. This relates to 1.286 parking bays per flat. The number of parking bays provided correlates with the requirements applicable to a PT1 Area and an application for relaxation of the parking requirements will thus be necessary.

In terms of the proposal the erf is to be fenced in with a security fence with a stacking distance of 12 metres provided in front of the access control gate within the boundaries of the erf. A refuse area with a floor area of 6m² and a service yard will be developed alongside the entrance gate along the George Street frontage of the erf.

An open area with an area of approximately 230.66m² (19% of the erf) will be developed alongside the western and northern boundary of the erf.

As indicated on the site plan above it is the intention of the owner to incorporate the existing dwelling house into the development. At this stage it is however not clear if it would be structurally possible to incorporate the existing structure within the new development. The possibility exists that the dwelling house is not structurally sound and that it might have to be demolished. To circumvent this scenario, the owner has decided to apply for a permit to demolish the dwelling house. This will ensure that if it is required to demolish the dwelling house no delays will be experienced in obtaining a demolition permit. The demolition permit has since been issued by the George Municipality. A copy of the demolition permit is attached hereto as **Annexure "C"**.

The existing dwelling house is located 4.5 metres from the street boundary of the erf. In terms of a General Residential IV zoning a 5-metre street building line will be applicable. As the development proposal is based on the principle that the dwelling house will be incorporated in the development an application for relaxation of the street building line from 5.0 metres to 4.5 metres will be necessary.

The purpose of the application is to obtain the necessary approvals to allow for the development of 14 flats on the erf as per the plan attached hereto as **Annexure "B"**.

3. PRE-APPLICATION CONSULTATION

The pre-application consultation discussion of the mentioned proposed development by the relevant officials of George Municipality took place on 9 April 2024. The signed pre-application consultation application form, which is attached hereto as **Annexure "D"**, contains the following comments:

"Town Planning & Spatial Planning

The plan below and attached documents were discussed.

- *Applicant to motivate deviation from the Blanco LSDF (the site is indicated as low to medium density residential only, in terms of the LSDF).*
- *The site is located within the MSDF's densification zone.*
- *Plan the design/layout of the building to mitigate possible impacts on the existing surrounding residential development (i.e. positioning of balconies, staggering of building). Two storeys are preferable to mitigate impacts on the character of the environment.*
- *Indicate feasible open space in terms of the zoning scheme.*
- *Take note of and address the municipality's high-density guidelines.*
- *If possible/feasible, consider demolishing the existing structure and redevelop the site.*
- *Sustainable Urban Drainage System (SUDS) must be promoted.*

ETS:

Electrical Services Report to be prepared by consultant and submitted to ETS for comments and approval.

CES:

- *Access: Subject to the draft AMP (for George Road) and the Go-George existing infrastructure. Will be restricted to the existing access. TIS required.*
- *Water & Sewer: Available, subject to confirmation of capacity.*

- *Stormwater: Development must conform to the applicable Stormwater By-law.*
- *Parking: Parking must comply with applicable GIZS 2023. PT 1 will be supported.*
- *Normal development charges, as per the DC policy will applicable.*
- *Go-George comments must be requested.”*

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

4. GENERAL INFORMATION REGARDING THE REMAINDER OF ERF 242 BLANCO

4.1 Locality

The Remainder of Erf 242 Blanco is situated on the southern side of George Street two erven to the east of the junction of Factory Road and George Street in Blanco. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure “E”**.

4.2 Existing land use

The Remainder of Erf 242 Blanco is currently developed with a dwelling house. The photo below indicates the existing dwelling house on the erf.



The following photo gives an indication of the garden on the southern portion of the erf.



4.3 Extent

The Remainder of Erf 242 Blanco is 1 224m² in extent.

4.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023 the zoning of the Remainder of Erf 242 Blanco is Single Residential Zone I.

4.5 Surveyor General Diagram

A copy of the Surveyor General Diagram of the Remainder of Erf 242 Blanco is attached hereto as **Annexure "F"**.

4.6 Title Deed

The Remainder of Erf 242 Blanco is registered in the name of Zelda Human. A copy of the registered Title Deed is attached hereto as **Annexure "G"**.

4.7 Power of Attorney

A Power of Attorney whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Zelda Human, the registered owner of the Remainder of Erf 242 Blanco, to prepare the application referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure "H"**.

4.8 Bondholder's Consent

The Remainder of Erf 242 Blanco is encumbered by a bond. The consent of the Bondholder is attached hereto as **Annexure "I"**.

4.9 Conveyancer Certificate

A Conveyancer Certificate in respect of the Remainder of Erf 242 Blanco is attached hereto as **Annexure "J"**. The Conveyancer Certificate confirms that there are no conditions in the Title Deed of the erf which restrict the development of the erf as proposed in this application.

5. DESIRABILITY OF THE APPLICATION FOR THE REZONING OF THE REMAINDER OF ERF 242 BLANCO

5.1 Introduction

The application erf is currently zoned Single Residential Zone I. In terms of this zoning, the erf may be used for the purposes of one dwelling house and a second dwelling unit of not larger than 175m². The owner however intends developing the erf with 14 flats as discussed in point 2 of this motivation report. To allow for such a development the erf will have to be rezoned from Single Residential Zone I to General Residential Zone IV.

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

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

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

5.2 Physical characteristics of the property

5.2.1 Topography

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

5.2.2 Surface conditions

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

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

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

5.2.3 Vegetation

The dwelling house on the erf is surrounded by an untidy unkept lawn with some shrubs and trees located adjacent to the structures on the erf. It is the owner's intention to keep the shrubs/trees that are located along the western boundary of the erf. The other vegetation on the erf will unfortunately have to be removed to make way for the development.

An open space with an area of approximately 230.66m² (19% of the erf) will be developed alongside the western and northern boundary of the erf. The area will be landscaped in accordance with a landscaping plan to be submitted as part of the Site Development Plan submission which will follow the approval of the application.

Vegetation will thus not place any restriction on the development proposal.

5.2.4 Other characteristics

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

5.2.5 Conclusion

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

5.3 Proposed land uses

The owner intends to develop the application erf with 14 flats as indicated on the draft site and floor layout plan attached hereto as **Annexure "B"**.

5.4 Density of the proposed development

The total area of the application erf is 1 224m². The proposed development of 14 flats on the erf relates to a density of approximately 114 dwelling units per hectare.

The proposed development is earmarked to cater for the lower end income groups. The size of the proposed flats is thus of such a nature that it will be possible to make affordable housing available to this section of the population. To achieve this, the erf must be developed to its maximum within allowable land use parameters, i.e., coverage, floor area ratio and parking requirements.

The higher density which is proposed is achieved by virtue of the fact that very small two habitable room flats earmarked for the lower income groups are proposed. The coverage of 17% that is proposed for the development as well as the floor area ratio of 0.5 as proposed for the development is well within the maximum coverage of 60% and the floor area ratio of 1.0 applicable to flats as per the George Integrated Zoning Scheme By-law, 2023. No departures for extra coverage and floor ratio are thus applied for. It is possible to achieve this density within the allowable parameters applicable to a General Residential Zone IV erf. The volume and extent of the proposed building is as such well within the allowable extent of the land use parameters applicable to an erf with a General Residential Zone IV zoning.

Although a fairly high density is proposed the extent of the proposed building will as far as scale and appearance is concerned fit in with the high-density character of the area as envisaged in the George Spatial Development Framework, 2023. A two-storey building, as proposed in the signed pre-application document dated 9 April 2024, is proposed. The height of the proposed building is thus also in keeping with the height envisaged for buildings along George Street as per the recommendations as per the mentioned signed pre-application document.

The erf is furthermore located along a very busy road / bus route with a low to middle income housing development located to the north there of which makes the erf unattractive for the development of flats earmarked for the middle income group. The proposal to develop smaller affordable flats for the lower end of the population can thus be regarded to be in support of the housing need for this section of the population residing in the township of Blanco and Riverlea as well as to the benefit of the public transport that is available at the doorstep of the development proposal.

The development proposal furthermore balances with the parking ratio applicable to a development of this nature located directly adjacent to a bus stop.

It is furthermore possible to provide the required stacking distance, refuse area, service yard and an open area of approximately 230m² within the boundaries of the erf. The higher density as proposed has as such no limiting effect on the mentioned aspects.

It is as such argued that the higher density as proposed will not have a detrimental affect of the character of the area nor on the scale, appearance and extent as to what is permissible on the erf within the land use parameters applicable to a development of this nature.

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

5.5.1 Introduction

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

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

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

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

Different development principles are identified under each of the 5 abovementioned principles which must be applied when a land use application is to be evaluated. The proposed application for rezoning 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 under-developed residential erf situated within the Urban Edge being developed to its full potential in accordance with the development proposals for this area as per the George Spatial Development Framework 2023. The proposed development targets the lower-income group. It will also lead to more efficient use of land.
Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.	Complies with.	George Municipality approved a Spatial Development Plan for George, 2023 which contains development proposals which are aimed at improving the quality of life of all the inhabitants of George, thus creating the opportunity for approval of this application which will result in lower-income housing being made available.
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of the erf with flats as proposed in this application.
Land use management systems must include all areas of a municipality and especially include provisions that are flexible and appropriate for the	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide

management of disadvantaged areas, informal settlements and former homelands areas.		the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of the erf with flats as proposed in this application.
Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal areas.	Not applicable.	This provision does not apply to this application, as no informal residential development is involved.
A Municipal Planning Tribunal, considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of this application.	Not applicable.	As far as is known, the Eden Joint Planning Tribunal - George Municipality's discretion when considering applications is not affected by the value of land or property. Decision making is, as far as is known, based on the principles, as stated in Section 7 of the Spatial Planning and Land Use Act, 2013 (Act 16 of 2013).

Spatial sustainability		
Criteria	Compliance	Planning Implication
Promote land development that is within the fiscal, institutional and administrative means of the Republic.	Complies with.	The proposed development will have no impact on the fiscal, institutional or administrative capabilities of the George Municipality. The George Municipality's income base will in fact be broadened through this development proposal. The development proposal that forms the subject of the application is furthermore located within the urban edge of George and is earmarked for densification in terms of the George Spatial Development Framework, 2023.
Ensure that special consideration is given to the	Not applicable.	The Remainder of Erf 242 Blanco is zoned as indicated in point 4.4 of this Motivation Report. The provisions of

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

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

		application has been prepared in accordance with the stipulations of the George Municipality: Land Use Planning By-law, 2023 and the application will therefore be handled and considered in accordance with the time frames as prescribed.
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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 further development in the George Spatial Development Framework, 2023 and the Blanco Local Spatial Development Framework, 2015.

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 was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As the development proposal can be deemed to comply with the contents of the George Spatial Development Framework, 2023 it can be stated that

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

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

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

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

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

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

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

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

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

been discussed in detail in section 5.5.2 above. The comments in paragraph 5.5.2 are thus also relevant as far as Section 59 of LUPA is concerned.

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

5.5.4.1 Introduction

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

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

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

5.5.4.2 Protection of agricultural land

In terms of the WC-PSDF it is indicated that agricultural land must be protected. The Remainder of Erf 242 Blanco is zoned Single Residential Zone I and is not used for agricultural purposes. This objective of the WC-PSDF is therefore not relevant to this application.

5.5.4.3 Urban edge

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

Municipality identified an urban edge, and the Remainder of Erf 242 Blanco falls within the identified urban edge. As such, the proposed development will not result in "urban sprawl". The proposal therefore meets the requirement of this guideline set out in the WC-PSDF.

5.5.4.4 Densification

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

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

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

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

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

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

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

The option of vacant land that is located within the urban edge of a town and that is targeted for residential development in terms of an approved spatial development framework has been identified to achieve the increased density and counteract urban sprawl. This specific proposal involves the development of an under-developed erf located within the urban edge of George and targeted for residential densification in terms of the George Spatial Development Framework, 2023 and the Blanco Local Spatial Development Framework, 2015. This development proposal, which will be developed at an average density of approximately 114 units per hectare, will contribute to the fact that the density prescribed by the framework will eventually be achieved and that urban sprawl will be limited.

This development takes place within the urban edge of George as well as in an environment that is indicated for residential densification in terms of the George Spatial Development Framework, 2023. However, it is important to point out that densification must take place within acceptable areas and that it must not detract from the environment within which the densification is proposed. The desirability and impact of the higher density is also discussed in more detail in point 5.4 above.

In point 5.4 of this motivation report it is indicated that the residential density proposed in this application is considered appropriate. The objectives as prescribed in the development framework are therefore achieved with this application.

5.5.4.5 Self-sustainability of development

A further guideline which is laid down is that any development should be self-sufficient. It states that *“the development needs of the present generations should be met without the ability of future generations to meet their own needs, being compromised.”* The development as proposed by this application will be self-sufficient and will not place any burden on the future residents of

George. The development will in fact make a positive contribution to the improvement of the residents of George's quality of life since it will contribute to the property rates structure of the George Municipality and will also create temporary and permanent job opportunities.

The development will be erected at a cost of approximately R 10 million. As such, the development of the erf with 14 flats will have a positive effect on the economy of George and contribute to the fact that not only the George Municipality, but also various suppliers of materials and services, can generate additional income from the development, income that can be used becomes the improvement of the quality of life of the respective service providers as well as the resident of George in general.

The WC-PSDF furthermore states that settlement areas that have sufficient natural resources and an economic development potential to accommodate self-sustaining long-term population growth must be identified and that development outside the areas must be prevented and developments must be channelled to the settlement areas. George is the main town of the Southern Cape and has already proven that it is a town that has the development potential to be self-sustainable. The proposal will make a positive contribution to the further strengthening of George as a self-sustainable town. The proposal to establish the development within George is therefore in line with the specific guideline of the WC-PSDF.

5.5.4.6 Public Transport

The WC-PSDF states that "non-motorised" and public transport should be promoted. The Remainder of Erf 242 Blanco is located directly adjacent to a GO George bus route with a bus stop located directly adjacent to the erf. The erf is thus located within a public transport service PT 1 area as per the George Integrated Zoning Scheme By-law, 20323 in terms of which certain incentives regarding the provision of parking spaces are available to a development. The development proposal therefore also complies with the guideline contained in the WC-PSDF in this respect.

5.5.4.7 Summary

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

5.5.5 George Spatial Development Framework, 2023 (GSDF)

The Remainder of Erf 242 Blanco is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and the framework therefore applies to this application. The erf is situated in the “Densification Zone” proposed for Blanco on Map 37: “Composite Spatial Development Framework for the George City Area” in the George Spatial Development Framework, 2023 (GSDF).

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

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

The application erf is situated directly adjacent to a bus stop in George Street, the main public transportation route through Blanco. The erf, therefore, falls under the “80u/ha (or more to be motivated) for 150m” category. In terms of the development proposal a density of approximately 114 dwelling units per hectare is proposed, thus higher than the density proposals as per the GSDF. From the above it is however possible, with the provision of additional motivation, for higher densities to be allowed.

The desirability and impact of the higher density is also discussed in more detail in point 5.4 above. In point 5.4 of this motivation report it is indicated that the residential density proposed in this application is considered appropriate. The objectives as prescribed in the development framework are therefore achieved with this application.

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

5.5.6 Blanco Local Spatial Development Framework, 2015

The application erf is situated in an area which is indicated for “*Single Residential*” development in terms of the Blanco Local Spatial Development Framework, 2015.

Even though the area is earmarked for “*Single Residential*” development it is argued that the proposal can for the following reason still be regarded to be compatible with the Blanco Local Spatial Development Framework, 2015. Chapter 13 “*Planning Principles*” of the Blanco Local Spatial Development Framework, 2015, highlights 5 planning principles applicable to the future development of Blanco. Planning principle 2, which reads as follows, is applicable to this application

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

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

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

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

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

TABLE D	
PRECINCT	LAND USE PROPOSALS AN DENSITIES
I	<ul style="list-style-type: none"> • Land use mix of low and medium density residential only. • Minimum erf size of 400 m² for single residential. • Second dwelling units on erven larger than 600m². • Maximum density of 30 units / ha (group housing) and 50 units / ha (town housing). • Tourist related land uses such as guest houses, B & B establishments, accommodation facilities, etc. • Apply incentives for the enhancing of the streetscape. • Consider relaxation of bulk, coverage and parking provisions if the design contributes to the traditional streetscape. • Restrict height of redevelopments to a maximum of two storeys. • Apply landscaping policy / guidelines along George Street.

From the contents of the above table, it is clear that the proposed development is not in keeping with the proposals for Precinct I as per the Blanco Local Spatial Development Framework, 2015. The land use proposed in this table is clearly in conflict with the proposals for this area as indicated in the George Spatial Development Framework, 2023 as discussed in point 5.5.5 above. In terms of the GSDF the area the erf is located in is earmarked for densification. As the GSDF is a 2023 document and the Blanco Local Spatial Development Framework, 2015 is a 2015 document it is taken that the proposals as per the GSDF represents the present vision of the George Municipality for this specific area. The application should as such be evaluated in terms of the GSDF.

5.5.7 George Integrated Zoning Scheme By-Law, 2023

The Remainder of Erf 242 Blanco is zoned General Residential Zone I in terms of the George Integrated Zoning Scheme By-Law, 2023. The erf has an area of 1 224m² and the development of a single residential house on the erf will lead to a total under-utilization of the erf.

Flats are however not allowed in terms of the existing zoning of the erf. Too allow for flats to be developed on the erf, the erf will have to be rezoned to General Residential Zone IV. The

following table indicates the development parameters applicable flats in terms of Schedule II of the mentioned By-Law as well as the compliance of the proposal with the different parameters:

Development parameter	Description	Adherence
Height	15 metres	7.47 metres - adhered to
Coverage	60%	17% - adhered to
FAR	2	0,5 - adhered to
Street building line	5 metres.	4.5 metres – relaxation applied for
Side building lines	3 metres	3.0 metres - adhered to
Parking	Normal areas – 1.25 bays per flat consisting of two habitable rooms plus 0.25 bays per for visitor per flat PT - 1.0 bay per flat consisting of two habitable rooms plus 0.25 bays per for visitor per flat	Applied for PT1 to be made applicable to development – 14 flats – 17.5 parking bays
Open space	122.4m ² required (10% of erf size)	230.66m ² provided -adhered to
Refuse/service yard	Required	Provided
Site development plan	Required	Will be submitted after approval of application

With the exception of the parking requirements and street boundary building line all other requirements of the provisions of the Integrated Zoning Scheme By-law for George Municipality, 2023 are met.

The desirability of the building line and parking requirement departures is discussed in this motivation report.

5.5.8 Title Deed

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

The title deed of the Remainder of Erf 242 Blanco was scrutinised, and it was found that it contains no conditions prohibiting the rezoning and departures as proposed.

A Conveyancer Certificate confirming the abovementioned is attached hereto as **Annexure “J”**.

5.5.9 Conclusion

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

5.6 Compatibility of the proposal with the character of the area

The Remainder of Erf 242 Blanco is located on the southern side of George Street. The southern side of George Street has a mixed land use character with land uses varying from dwelling houses, group housing, flats and business buildings. The proposed development will be in keeping with this character and can be seen as complementary and supportive to it. No unwanted precedent will therefore be created.

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

The application erf is situated within the Urban Edge of George and as indicated in point 5.2.3 above, the dwelling house on the erf is surrounded by an untidy unkept lawn with some shrubs and trees located adjacent to the structures on the erf. It is the owner's intention to keep the shrubs/trees that are located along the western boundary of the erf. The other vegetation on the erf will unfortunately have to be removed to make way for the development.

An open space with an area of approximately 230.66m² (19% of the erf) will be developed alongside the western and northern boundary of the erf. The area will be landscaped in accordance with a landscaping plan to be submitted as part of the Site Development Plan submission which will follow the approval of the application.

The proposed development will thus not have a negative impact on the natural environment and can be considered compatible with the natural environment.

5.8 Potential of the property

The erf is zoned Single Residential Zone I at this stage and may only be used for the construction of a dwelling house and a second dwelling. The erf has an area of 1 224m² and maintaining the dwelling house on the erf will lead to total under-utilization of the erf.

The Remainder of Erf 242 Blanco is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and the framework therefore applies to this application. The erf is situated in the “Densification Zone” proposed for Blanco on Map 37: “Composite Spatial Development Framework for the George City Area” in the George Spatial Development Framework, 2023 (GSDF).

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

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

The application erf is situated directly adjacent to a bus stop in George Street, the main public transportation route through Blanco. The erf, therefore, falls under the “80u/ha (or more to be motivated) for 150m” category. In terms of the development proposal a density of approximately 114 dwelling units per hectare is proposed, thus higher than the density proposals as per the GSDF. From the above it is however possible, with the provision of additional motivation, for higher densities to be allowed. The desirability of the higher density is motivated in this report. It

is as such argued that the erf is to be developed to the highest development potential available to the erf.

5.9 Traffic Impact Statement

In terms of the comments from CES (Civil and Engineering Services) as per the signed pre-application document a Traffic Impact Statement (TIS) must be submitted as part of the application. After further discussions with the officials of the relevant department it was agreed that a TIS is no longer required. An email to this effect is attached hereto as **Annexure “K”**.

5.10 Access to the property

The Remainder of Erf 242 Blanco is located on the southern side of George Street with a direct access from George Street. In terms of the sign pre-application document Civil Engineering Services recommends that the existing access to the erf from George Street be maintained. In terms of the development proposal, it is the intention to maintain this access point as the access to the development.

In terms of the development proposal a stacking distance of 12.0 metres is furthermore also proposed in front of the entrance gate to the development. No vehicle will thus have to wait in George Street to obtain access to the development.

5.11 Provision of parking

In terms of the development proposal flats consisting of two habitable rooms is proposed.

The parking requirements applicable to different land uses are set out in a table in Section 42 of the George Integrated Zoning Scheme By-Law, 2023. In terms of a “*Normal Area*” as per the By-law 1.25 parking bays per flat consisting of two habitable rooms needs to be provided for the residents of the flat plus 0.25 bays per dwelling unit for visitors. In terms of a “*PT1 Area*” as per the By-law 1.0 parking bays per flat consisting of two habitable rooms needs to be provided for the residents of the flat plus 0.25 bays per dwelling unit for visitors. In terms of the latter requirement 18 parking bays are to be provided within the boundaries of the erf for the 14 flats.

The fact that the required number of parking bays for the development is to be provided in accordance with a "PT1 Area", an application for relaxation of the parking requirements is necessary.

The following motivation is presented in support of the application for relaxation of the parking requirements:

- In terms of the By-law on Land Use Planning for George Municipality, 2023, the parking requirements applicable to different land uses are detailed in table format in Section 42 of the mentioned by-law. In terms of the Table - "Minimum Off-street parking requirements" different parking requirements for the same type of land use are proposed depending on the area within which the erf is located. In terms of the by-law three typical parking area are identified, namely "*Normal areas, PT1 Areas and PT2 Areas*" with "*PT*" referring to "*Public Transport*". In terms of the table, it is apparent that, the greater the availability of public transport, the lower the parking requirement. The by-law however state that the "*PT1 Areas and PT2 Areas*" must be indicated on the zoning map that accompanies the by-law. At this stage, the areas have yet not been indicated on the zoning map and the parking requirements for the various areas can yet not be applied without a specific application for relaxation of the parking requirements. It appears from discussions with officials who are directly involved in the determination of parking requirements that it is generally accepted that the parking requirement as per "*PT1 Areas*" applies along bus routes. The Remainder of Erf 242 Blanco is located along a bus route and as indicated in the signed pre-application document an application may be submitted to provide parking in accordance with the "*PT1 Area*" requirements. In terms of a "*PT1 Area*" as per the By-law 1.0 parking bays per flat consisting of two habitable rooms needs to be provided for the residents of the flat plus 0.25 bays per dwelling unit for visitors. In terms of the latter requirement 18 parking bays are to be provided within the boundaries of the erf for the 14 flats.

The Remainder of Erf 242 Blanco is located in George Street with a bus stop directly adjacent to the erf. The erf is therefore located in such a position that it fully complies with the requirements of a "*PT1 Area*". The fact is confirmed by the comments of "*CES*" as contained in the signed pre-application form.

There is therefore no doubt that the erf is located within a "PT1 Area" and that 1.0 parking bay per flat consisting of two habitable rooms for the residents of the flat plus 0.25 bays per dwelling unit for visitors can be applied to this development. The proposal is therefore directly in keeping with the parking requirements applicable to a "PT 1 Area".

- The purpose of a public transport service is to limit the use of the private vehicle to allow for the optimal use of the public transport service. By relaxing parking requirements, the public is forced to use the public transport service. The relaxation of parking requirements therefore has a direct impact on the successful operation of the public transport service. In this particular case, the erf is located in such a way that any tenant/owner of a flat can, without any difficulty and problems, make use of the public transport service.
- The fact that the erf is located on a public transport service route will ensure that the proposed development will also be extremely accessible to uses that cannot be reached on foot, for example the George Garden Route Mall development area.
- The fact that the development is located on a public transport service route will also make the development extremely accessible to any workers (housekeepers, etc.) who will be working in the complex.
- The Remainder of Erf 242 Blanco is located within in George Street which can be classified as an activity axis with various business activities located along this street. The flats will thus be within walking distance of employment opportunities and all amenities to meet the daily needs of the residents of the flats. Creches, after-school care centres, a primary school, a clinic, sports grounds and churches are within walking distance of the proposed development. The relaxation of the parking requirements is therefore not going to limit the accessibility of any tenant as far as access to other uses is concerned.
- In the signed pre-application form, it is indicated that the Directorate of Civil and Technical Services supports an application for relaxation of the parking requirements. The support of the application by the Directorate indicates that the Directorate shares the view highlighted in the above points.

Considering the contents of above paragraphs, it is argued that there are no reasons why the application for relaxation of the parking requirements cannot be approved.

5.12 Provision of services

From the contents of the signed pre-application document, it seems as if civil engineering services are available. The owner will however, on approval of the application, appoint Consulting Civil Engineers to design the detail engineering services required to service the development. The proposed services plans will form part and parcel of the Site Development Plan that still needs to be submitted for consideration once the application has been approved.

As far as the electrical services are concerned, the owner has appointed BDE Consulting Engineers to prepare the Electrical Services Report as required by "ETS". A copy of the Electrical Services Report is attached hereto as **Annexure "L"**.

6. DESIRABILITY OF THE APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF BUILDING LINE) IN RESPECT OF THE REMAINDER OF ERF 242 BLANCO

6.1 Introduction

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

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

- *Compatibility of the proposal with the existing planning and land uses of the surrounding area.*
- *The impact that the proposal will have on the environment.*
- *The impact that the proposal will have on traffic and parking in the surrounding area.*

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

6.2 Existing planning in the area

George Street can be classified as an activity axis with various land uses located along this street. The building lines applicable to these land uses varies from erf to erf.

There are several buildings along George Street which are located at a distance of 4.5 metres from the street building line as most of these buildings have been developed in an era where the building line applicable along George Street was 4.5 metres. The existing dwelling house on the Remainder of Erf 242 Blanco has also been erected on the 4.5 metre building line.

The relaxation of the building line as proposed in this application will thus not create an undesirable precedent and can as far as the applicant is concerned be accommodated within the existing planning of the area.

6.3 Impact on schools, open spaces and other community facilities

The flats which are proposed are small two habitable room flats which are earmarked for single persons or for couples with no children. It should however be mentioned that schools and creches are available in Blanco if the need exists for these types of facilities. Because of the size and extent of the flats it is foreseen that the proposal will have a very limited impact on schools and creches, if in fact any impact.

Open space as required in terms of the George Integrated Zoning Scheme By-law, 2023 will be provided on the erf. The building line relaxation will have no effect on the open space provided on the erf. Large open spaces are also available in the immediate vicinity of the erf.

Various community facilities are located within walking distance of the development.

From the above it is clear that this aspect is not relevant to this application.

6.4 Impact on sunlight, view and privacy

As can be seen from the aerial photo below only two erven can be affected by the proposed building line relaxation namely Erf 241 Blanco and Erf 474 Blanco.



Erf 241 Blanco is at this stage a vacant erf facing north. Any future building to be erected on this erf can thus be designed in such a way that it takes cognizance of the building line encroachment

applied for. As Erf 241 Blanco is located on a street corner with two street frontages facing mainly north, it is anticipated that any developer who will develop this erf will position the proposed building on this erf in such a way that it will obtain maximum benefit of the north street frontage with the back of this building most properly facing the development on the Remainder of Erf 242 Blanco. The opinion is held that the permanent departure as applied for will thus have very limited impact, if any, on the sunlight, view or privacy on any future development on Erf 241 Blanco.

As far as Erf 474 Blanco is concerned the street building line relaxation applied for is of such a small scale and extent and furthermore located in such a position on the Remainder of Erf 242 Blanco that it can have no impact on the sunlight, view or privacy of the dwelling house on Erf 241 Blanco.

No other erf is affected by the street building line relaxation applied for.

6.5 Impact on streetscape

The building line encroachment is of such a minimal nature that it will have no impact on the streetscape along George Street.

The existing dwelling house that is located on the erf is fairly old, untidy and in need of renovation. It is as such argued that the existing dwelling house does not present a positive impact on the street scape along George Street. The dwelling house is to be replaced by a new two storey building of which the architectural design will be sound, and the finishes will be of good quality. The streetscape along this portion of George Street can thus only improve by virtue of this development proposal.

There is thus no reason from this point of view why the application cannot be supported.

6.6 Impact on property values

As indicated in the previous paragraphs, the structure in respect of which the building line relaxation is required will not have a negative impact on any of the surrounding properties. The

architectural design will be sound, and the finishes will be of good quality. The proposed development will add value to the utilization of the application erf and represents a substantial capital investment by the owner.

It must furthermore be borne in mind that the adjacent properties can also be rezoned to General Residential Zone IV with the potential to develop flats on these erven.

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

6.7 Impact on the provision of parking

The relaxation of the boundary building line as proposed in this application contributes to creating more space within the development for the provision of parking. The provision of the on-site parking will, therefore, not be negatively impacted upon by the relaxation of the building line as proposed in this application. In view of the latter, it is argued that there is no reason why the application for the relaxation of the building line cannot be approved.

6.8 Impact on traffic circulation

A single vehicular street access to the proposed development will be provided from George Street. The entrance gate will be set back to 12.0 metres from the erf boundary, to provide sufficient vehicular stacking space at the entrance. Traffic flow in George Street will as such not be affected as ample stacking space will be available within the boundaries of the erf. The building line relaxation applied for is furthermore of a minimal nature and located at such a position on the erf that it can have no impact on the stacking distance and traffic sight lines in George Street.

6.9 Provision of services

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

6.10 Firefighting

The firefighting requirements stipulated in the fire-regulations will not be negatively impacted upon as the development will still be fully accessible for fire-fighting purposes.

7. 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 the Remainder of Erf 242 Blanco from Single Residential Zone I to General Residential Zone IV.

Application is furthermore also made in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for a permanent departure for the relaxation the street building line on the erf as well as for the relaxation of the parking requirements applicable to the erf.

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

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

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

ANNEXURE "A" – MUNICIPAL APPLICATION FORM





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

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

PART A: APPLICANT DETAILS

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

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

Registered owner	Zelda Human		
Address	19 Camfersdrif Road		
	George	Postal code	6529
E-mail	coenradhuman@gmail.com		
Tel	N/a	Fax	N/a
		Cell	082 452 4954

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

Property Description [Erf / Erven / Portion(s) and	Remainder of Erf 242 Blanco
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Farm number(s), allotment area.]										
Physical Address		40 George Road, Blanco								
GPS Coordinates		Town/City			George					
Current Zoning		Single Residential Zone I	Extent	1 224m²	Are there existing buildings?		Y	N		
Current Land Use		Dwelling house								
Title Deed number & date		T5444/2024								
Any restrictive conditions prohibiting application?		Y	N	If Yes, list condition number(s).						
Are the restrictive conditions in favour of a third party(ies)?		Y	N	If Yes, list the party(ies).						
Is the property encumbered by a bond?		Y	N	If Yes, list Bondholder(s)?						
Has the Municipality already decided on the application(s)?		Y	N	If yes, list reference number(s)?						
Any existing unauthorized buildings and/or land use on the subject property(ies)?				Y	N	If yes, is this application to legalize the building / land use?		Y	N	
Are there any pending court case / order relating to the subject property(ies)?				Y	N	Are there any land claim(s) registered on the subject property(ies)?		Y	N	
PART D: PRE-APPLICATION CONSULTATION										
Has there been any pre-application consultation?			Y	N	If Yes, please complete the information below and attach the minutes.					
Official's name		M Botha & J Muller		Reference number		3116303		Date of consultation		9 April 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 George Municipality, 2023 for the rezoning of the Remainder of Erf 242 Blanco from Single Residential Zone I to General Residential Zone IV (14 flats).**
- **Application is made in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the following departures on the Remainder of Erf 242 Blanco:**
 - **the relaxation of the street boundary building line from 5.0 meters to 4.5 meters to enable the development of flats on the erf.**
 - **the relaxation of the parking requirements applicable to a flat consisting of two habitable rooms from 1.5 parking bays per flat to 1.25 parking bays per flat (visitor parking included).**

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

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

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)	Y	N/A	(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	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	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/A	Other (specify)

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:

12 August 2024

Full name:

Johannes George Vrolijk

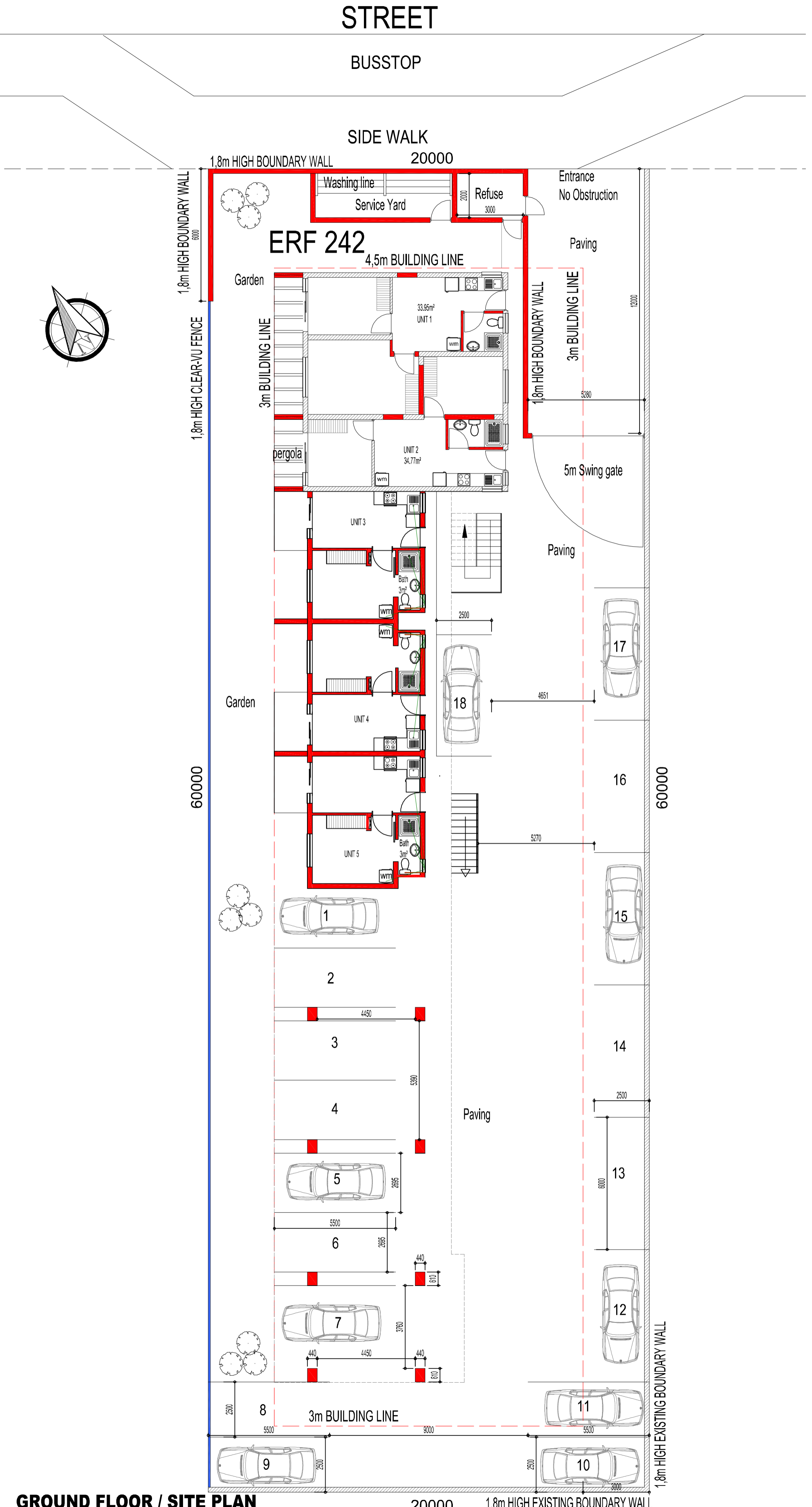
Professional capacity:

Professional Town Planner

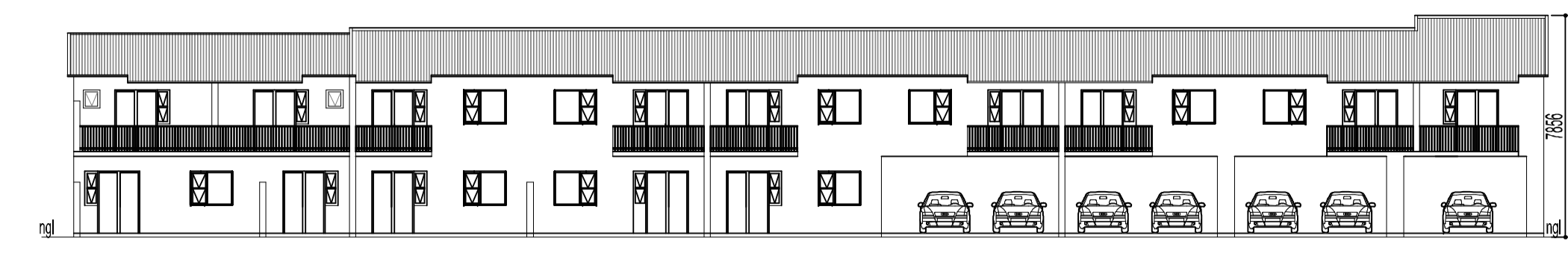
SACPLAN Reg. Nr:

A/1386/2010

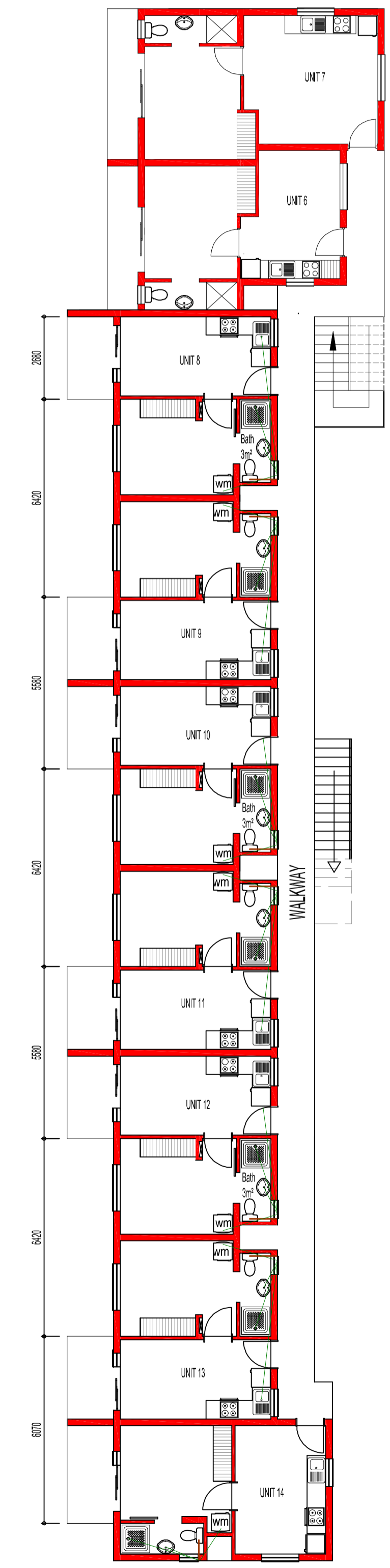
ANNEXURE "B" – PROPOSED SITE AND FLOOR LAYOUT PLAN



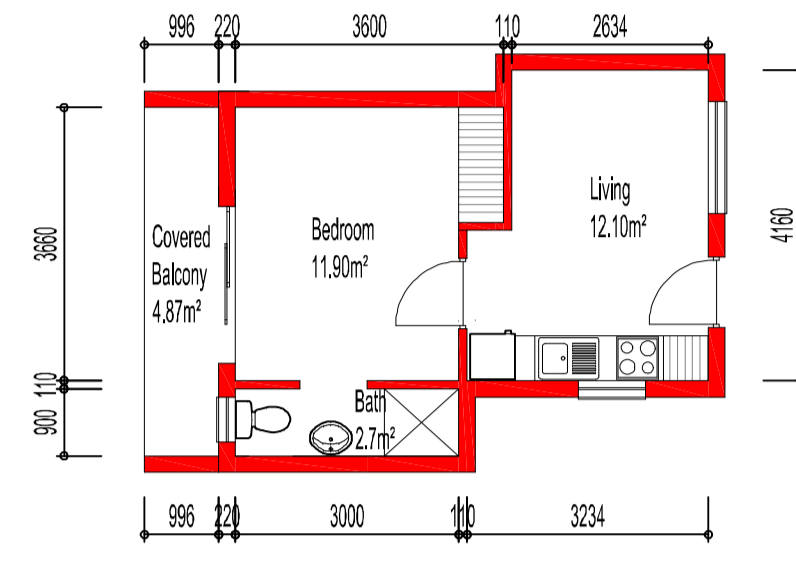
GROUND FLOOR / SITE PLAN
SCALE 1:125



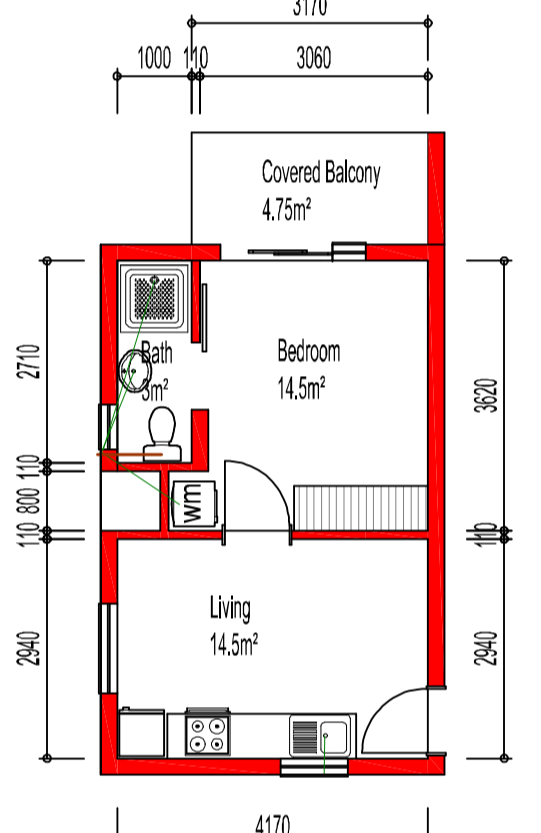
NORTH ELEVATION
SCALE 1:200



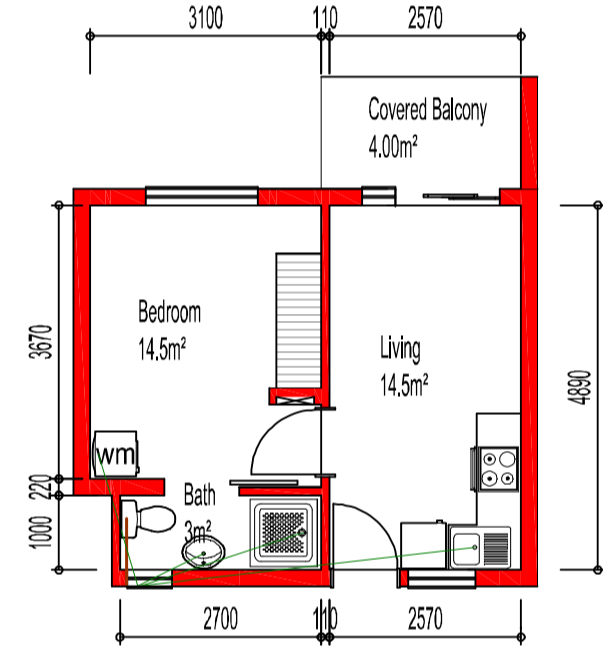
FIRST FLOOR
SCALE 1:125



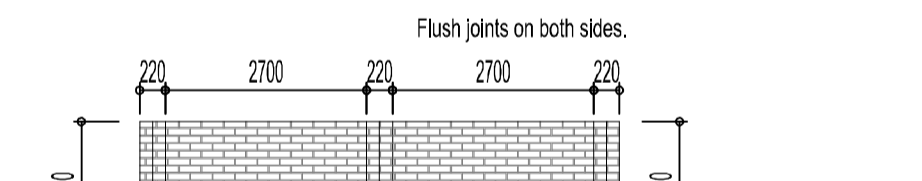
UNIT 6
SCALE 1:100



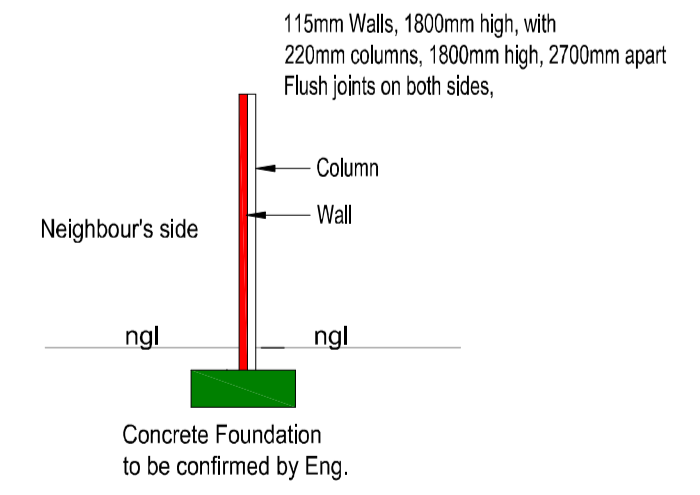
UNIT 14
SCALE 1:100



TYPE 3 - 5 & 8 - 13
SCALE 1:100

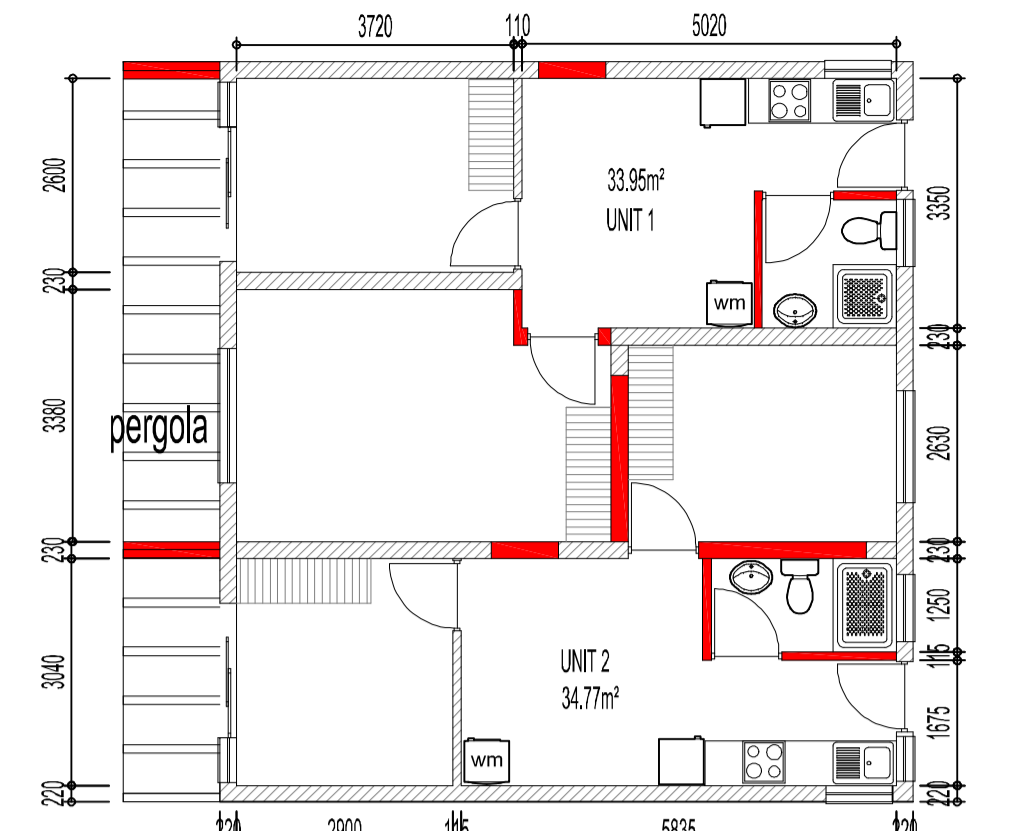


SIDE BOUNDARY WALL DETAIL
SCALE 1:100

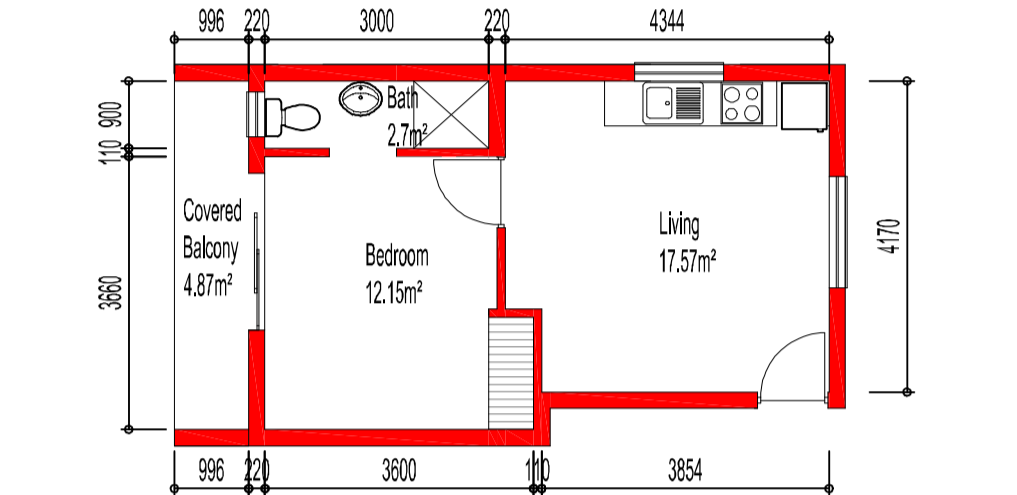


TYPICAL BOUNDARY WALL
SCALE 1:50

NOTE:
West-side boundary will be a 1800mm high Clear-Vu fence.
Street - and 6m of west boundary will be 115mm Walls, 1800mm high, with 220mm columns (1800mm high) and 2700mm apart.
Flush joints on both sides.



UNIT 1 & 2 ARE EXISTING



UNIT 7
SCALE 1:100

DEVELOPMENT PROPOSAL:

AMENDMENT SCHEME:
ZONING: RES 1
Stand size: 1 200m²

COVERAGE:
Ground floor: 202.11m²
Coverage allowed: 60%
Coverage provide: 17%

F.A.R.:
Unit 1 41.67m²
Unit 2 41.46m²
Unit 3 36.00m²
Unit 4 36.00m²
Unit 5 36.00m²
Unit 6 31.88m²
Unit 7 36.47m²
Unit 8 36.00m²
Unit 9 36.00m²
Unit 10 36.00m²
Unit 11 36.00m²
Unit 12 36.00m²
Unit 13 36.00m²
Unit 14 36.75m²
Total: 512.23m²

F.A.R. allowed: 2
F.A.R. provided: .5

PARKING:
Required: 18 bays
Provided: 18 bays

HEIGHT
Allowed (2 storey): 8.50m
Provided (2 storey): 7.47m

GARDEN
Required: 120.00m² (10%)
Provided: 230.66m² (19%)

EXCL PROJECTS Pty (Ltd)
5 Japonika Street, Potchefstroom
Cell: 073 9225994 or 071 6245928
E-mail: inadebruy@gmail.com

PROJECT
PROPOSED DEVELOPMENT FOR:
MRS. Z. HUMAN
ERF 242
GEORGE

DRAWING DESCRIPTION

SITE PLAN

DATE	DRAWING NUMBER
JUL 2024	1 of 1

ANNEXURE "C" – DEMOLITION PERMIT

Reference number: 242 Blanco
Date: 02/05/2024

Enquiries:
044 8019166

Z HUMAN
40 George Road
BLANCO
6530

coenradhuman@gmail.com

PERMISSION FOR DEMOLITION OF STRUCTURE/S ON ERF 242, GEORGE ROAD, BLANCO

With reference to your application, dated ____16/04/2024____ for a demolition certificate, permission is granted in terms of Regulations F1 of the National Building Regulations and Building Standards Act No. 103 of 1977 for the demolition of existing structures as indicated as per the site and locality plan received.

The demolition permit is valid for 12months (1 year) from the date issued.

Permission is hereby granted for demolition of existing structures subject to the following conditions:

- 1.1 A separate demolition application must be made for the structure older than 60 years.
- 1.2 Regulation F1 (4) all operations regard to the demolition work to be within the boundaries of the property and shall not encroach upon or over any street or public place.
- 1.3 Regulation F1 (5) all required measures for the purpose of safeguard the interest of the general public shall be observed.
- 1.4 Regulation F2 Special care to be taken in order not to damage Council property.
- 1.5 Separate application to be made to the department of the Civil Engineer prior to the erection of any hoarding.
- 1.6 The necessary arrangements must be made with the department Civil Engineering Services regarding the cutting of the water – and sewer connections to the property.
- 1.7 The necessary arrangements must be made with the department Electrical Services regarding the cutting of the electrical connections to the property.
- 1.8 Dust must be controlled in accordance with the requirements of the National Building Regulations and Building Standards Act.
- 1.9 Where the presence of asbestos, a contractor shall ensure that all asbestos related work is conducted in accordance with the provisions of the Asbestos Regulations promulgated by Government Notice No. R. 155 of 10 February 2002 as amended.
- 1.10 The owner / contractor shall appoint a competent person in writing to supervise and control all demolition work on site in terms of section 43 of the Occupational Health and Safety Act, 1993 (Act No. 85 of 1993).

Please notify this department of completion of the work in order that the property records can be amended accordingly.

A demolition Certificate is to be applied for on completion of demolition of the structures and the site is clear of all material.

Yours truly



MOGAMAT FICKERIE TOYER
MANAGER: BUILDING CONTROL

ANNEXURE "D" – SIGNED PRE-APPLICATION CONSULTATION FORM

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

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

PART A: PARTICULARS

Reference number: **3116303**

Purpose of consultation: **'n Aansoek om hersonering en afwykings (boulyne en parkeervereistes)**

Brief proposal: **Ontwikkeling van die erf met woonstelle**

Property(ies) description: **Erf 242 Blanco**

Date: **25 Maart 2024**

Attendees:

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

Documentation provided for discussion:

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

- **Titelakte**
- **Liggingsplan**
- **L G Diagram**
- **Voorgestelde ontwikkelingsplan**

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

YES	NO
-----	----

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

ONTWIKKELINGSVOORSTEL

Die toekomstige eienaar van die Restant van Erf 242 Blanco het my versoek om die volgende ontwikkelingsvoorstel voor te lê vir bespreking tydens die volgende vooraf aansoek vergadering.

Dit is die voorneme om noordelike gedeelte van die erf met 21 woonstelle wat oor drie vlakke versprei staan te word, te ontwikkel. Die aangehegde konsep ontwikkelingsplan toon die voorgestelde posisie van die woonstelblok. Die bestaande woonhuis wat op die erf voorkom sal in die woonstelblok geïnkorporeer word.

Die woonstelle sal uit twee leefvertreke (habital rooms) bestaan. In terme van die ontwikkelingsvoorstel word 1.25 parkeerplekke per woonstel (1 parkeerplek per woonstel en 0.25 parkeerplekke vir besoekers) voorgestel. In terme van die ontwikkelingsvoorstel word 28 parkeerplekke op die suidelike gedeelte van die erf voorgestel.

Die woonstelle wat ten weste tot die bestaande woonhuis toegevoeg sal word gaan die westelike sygrensboulyn oorskry.

Aansoek sal dus

- **in terme van Artikel 15(2)(a) van die Verordening op Grondgebruikbeplanning vir George Munisipaliteit, 2023 gedoen moet word vir die herosnering van die Restant van Erf 242 Blanco vanaf Enkel Residensiële Sone I na Algemene Residensiële Sone IV (21 woonstelle).**
- **in terme van Artikel 15(2)(b) van die Verordening op Grondgebruikbeplanning vir George Munisipaliteit, 2023 gedoen moet word vir die volgende afwykings op die Restant van Erf 242 Blanco**
 - **die verslapping van die westelike sygrensboulyn vanaf 3.0 meter na 2.0 meter om die ontwikkeling van woonstelle op die erf moontlik te maak**

- die verslapping van die pakeervereistes van toepassing op 'n twee vertrek woonstel vanaf 1.5 parkeerplekke per woonstel na 1.25 parkeerplekke per woonste (besoekers parking ingesluit).

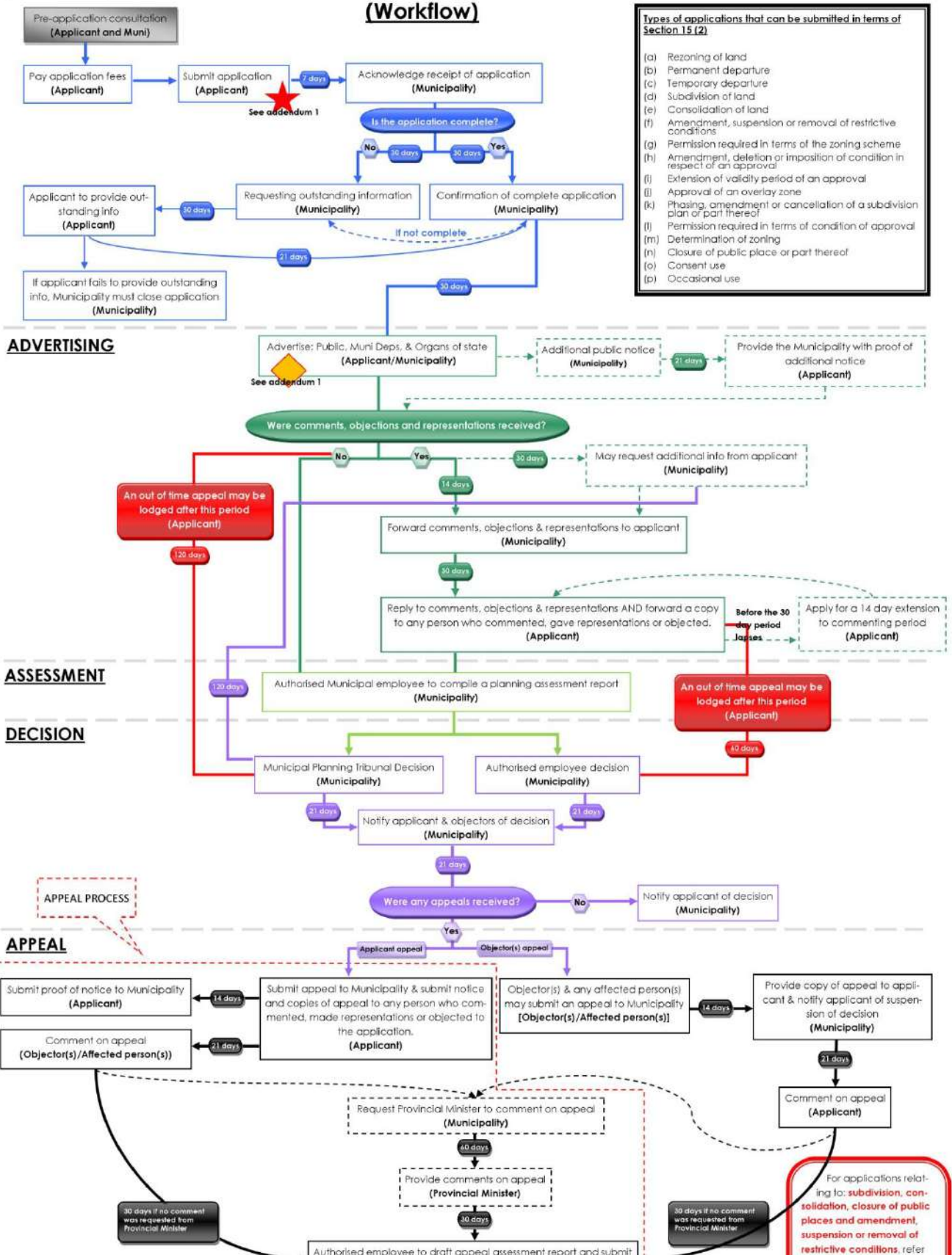
PART B: APPLICATION PROCESS

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

SUBMISSION

Draft By-Law on Municipal Land Use Planning (Workflow)

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



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

PART C: QUESTIONNAIRES

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant		What land use planning applications are required?	Application fees payable
x	2(a)	a rezoning of land;	R10 200
x	2(b)	a permanent departure from the development parameters of the zoning scheme;	R4 050 + R7 550
	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g)	a permission required in terms of the zoning scheme;	R
	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a home owner's association;	R
	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	R

Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
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?			George Ruimtelike Ontwikkelingsraamwerk 2023 en die Blanco Plaaslike Struktuurplan, 2015	Sal bepaal word
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			x	Aktebesorger sertifikaat word benodig
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? Die George Geintegreerde Soneringskema Verordening, 2023 What is the current zoning of the property? Enkel Residensiële Sone I What is the proposed zoning of the property? Algemene Residensiële Sone IV Does the proposal fall within the provisions/parameters of the zoning scheme? Ja Are additional applications required to deviate from the zoning scheme? (if yes, specify) Ja – boulyne en parkering				

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

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

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

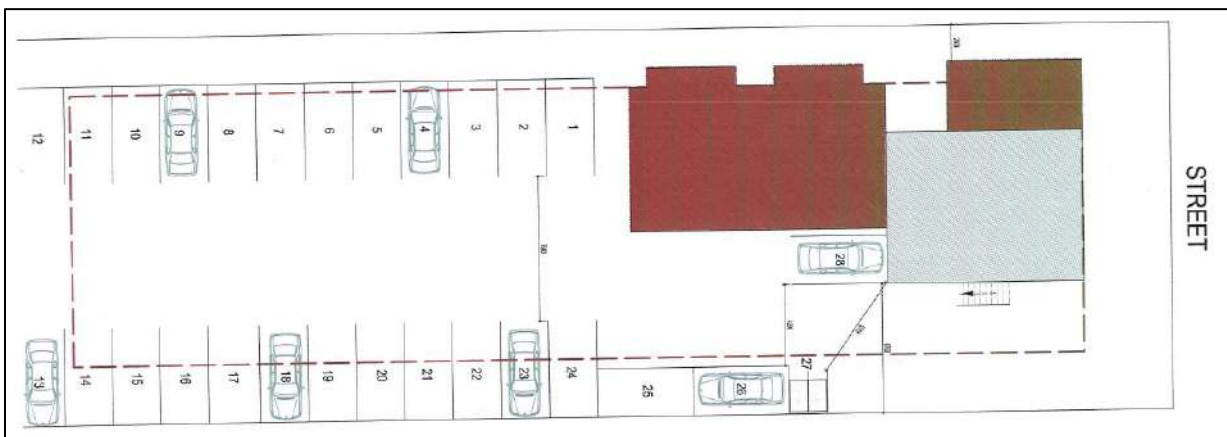
COMPULSORY INFORMATION REQUIRED:					
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment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

PART E: DISCUSSION

Town & Spatial Planning:

The plan below and attached documents were discussed.

- Applicant to motivate deviation from the Blanco LSDF (the site is indicated as low to medium density residential only, in terms of the LSDF).
- The site is located within the MSDF's densification zone.
- Plan the design/layout of the building to mitigate possible impacts on the existing surrounding residential development (i.e. positioning of balconies, staggering of building). Two storeys are preferable to mitigate impacts on the character of the environment.
- Indicate feasible open space in terms of the zoning scheme.
- Take note of and address the municipality's high-density guidelines.
- If possible/feasible, consider demolishing the existing structure and redevelop the site.
- Sustainable Urban Drainage System (SUDS) must be promoted.



ETS:

Electrical Services Report to be prepared by consultant and submitted to ETS for comments and approval.

CES:

- Access: Subject to the draft AMP (for George Road) and the Go-George existing infrastructure. Will be restricted to the existing access. TIS required.
- Water & Sewer: Available, subject to confirmation of capacity.
- Stormwater: Development must conform to the applicable Stormwater By-law.
- Parking: Parking must comply with applicable GIZS 2023. PT 1 will be supported.
- Normal development charges, as per the DC policy will be applicable.
- Go-George comments must be requested.

PART F: SUMMARY / WAY FORWARD

See Part E above.

OFFICIAL: _____ Martin Botha _____

(FULL NAME)



SIGNED: _____

DATE: _____ 09/04/2024 _____

PRE-APPLICANT: **Johannes George Vrolijk**

(FULL NAME)



SIGNED:

DATE: **25 Maart 2024**

SIGNED:



DATE: 09/04/2024 _____

**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 "E" - LOCALITY PLAN



Remainder of Erf 242 Blanco - Locality plan



Date: 3/25/2024 12:30 PM Scale: 1:1,236



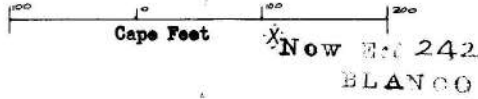
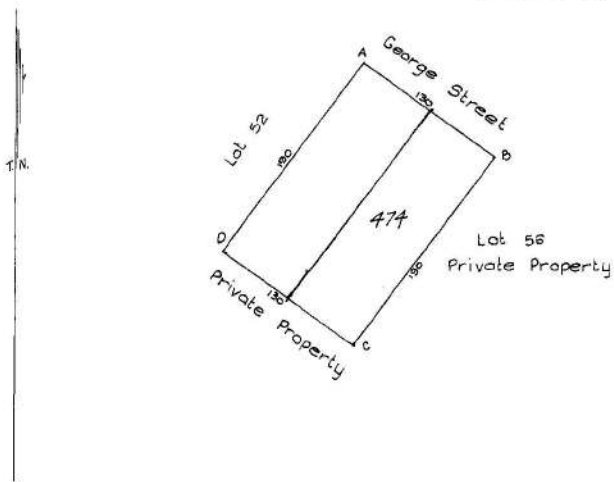
Disclaimer
 George Municipality makes no warranties as to the correctness of the information supplied.
 Persons relying on this information do so entirely at their own risk.
 George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise,
 which may arise as a result of inaccuracies in the information supplied.

ANNEXURE "F" – SURVEYOR GENERAL DIAGRAM

B/2899/1882

The numerical data of this diagram are mutually consistent.
(Sgd.) Max Jurisch
S.G. Dgm. No. 2899/1882.
Examiner

Approved
(Sgd.) A.H. Cornish-Bowden
Surveyor General
23 November, 1912



The above rectangular figure lettered A.B.C.D. represents 171 Square
Roods 76 Square Feet of land, being ^x Lot No. 53, situated in Government
Blanco, in the Fieldcornetcy of Outeniqualand Division of George.

It is Bounded on the Nwd by George Street
Swd " Private Property
Ewd " Lot 56
Wwd " Lot 52

Framed from actual Survey by me

(Sgd.) D.W. Ballot

Government Land Surveyor

July, 1882.

Copied from the diagram relating to
 Title Deed No. 242 of 1882
 dated 24th January 1920 in favour of
Johannes G. Terblanche
 D. W. Harawick
 for SURVEYOR-GENERAL,
 27. 8. 1951. CAPE TOWN.

B S

CHECKED 23/6/60
DATA CHECKED

FOR ENDORSEMENTS
SEE BACK OF DGM 242

FILE BL-7DD
V.24

ANNEXURE "G" – TITLE DEED

1267

GEORGE WHITEHEAD INGELYF
1STE VLOER
CHURCH CORNER GEBOU
H/V CHURCH EN COURTENAY STRAAT
GEORGE
6530

Opgestel deur my

TRANSPORTBESORGER
LOREN GILES (91373)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 1 499 000.00	R. 1 453.00
Reason for exemption	Category Exemption	Exemption i t o. Sec/Reg..... Act/Proc.....

VERBIND MORTGAGED	
VIR FOR R. 1 440 000.00	
B 000002792 / 2024	
2024 -02- 05	REGISTRATEUR/REGISTRAR

DATA / VERIFY
06 FEB 2024
Nomzamo Siyoko

T000005444 / 2024

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

LYNNE BOTHA LPCM 82076

voor my verskyn het, REGISTRATEUR VAN AKTES te KAAPSTAD, hy/sy die genoemde komparant synde behoorlik daartoe gemagtig kragtens 'n Volmag aan hom/haar verleen deur

- LEON KOEN**
Identiteitsnommer 620815 5014 080
en
JUNUS LILETTE KOEN
Identiteitsnommer 620323 0001 087
Getroud binne gemeenskap van goed met mekaar
- ANNA-MARIE KOEN**
Identiteitsnommer 550314 0012 087
Ongetroud

DATA / CAPTURE
06 -02- 2024
VUYELWA LAMANI

wat Volmag geteken te George op 8 Januarie 2024 en geteken te Wonderboompoort op 26 Desember 2023

En genoemde Komparant het verklaar dat sy/haar prinsipaal, op 20 November 2023, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy/sy, in sy/haar voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

ZELDA HUMAN
Identiteitsnommer 820404 0231 086
Getroud buite gemeenskap van goed

haar Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, in volkome en vrye eiendom

REstant VAN ERF 242 BLANCO
IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE
PROVINSIE WES-KAAP

GROOT 1224 (EEN DUISEND TWEE HONDERD VIER EN TWINTIG) Vierkante meter

AANVANKLIK OORGEDRA kragtens Grondbrief gedateer 24 Januarie 1920 (George Erfpagte Volume 18 nr 30) met kaart wat daarop betrekking het en gehou kragtens Transportakte Nommers T13131/1992 en T6973/2017

WESHALWE die komparant afstand doen van al die regte en titel wat

1. **LEON KOEN en JUNUS LILETTE KOEN , Getroud soos vermeld**
2. **ANNA-MARIE KOEN , Ongetroud**

voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat hulle geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

ZELDA HUMAN , Getroud soos vermeld

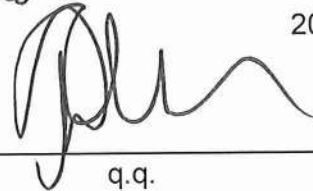
haar Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken sy dat die verkoopprijs die bedrag van R1 499 000,00 (EEN MILJOEN VIER HONDERD NEGE EN NEGENTIG DUISEND RAND) beloop.

TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die Ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES te KAAPSTAD op hede die

5 Februarie

2024



q.q.

In my teenwoordigheid

REGISTRATEUR VAN AKTES

ANNEXURE "H" - POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

Zelda Human

in my capacity as the registered owner of

Remainder of Erf 242 Blanco

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 George Municipality, 2023 for the rezoning of the Remainder of Erf 242 Blanco from Single Residential Zone I to General Residential Zone IV (14 flats).*
- *An application in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the following departures on the Remainder of Erf 242 Blanco:*
 - *the relaxation of the street boundary building line from 5.0 metres to 4.5 metres to enable the development of flats on the erf.*
 - *the relaxation of the parking requirements applicable to a flat consisting of two habitable rooms from 1.5 parking bays per flat to 1.25 parking bays per flat (visitor parking included).*

Signed at George on 12 August 2024



Zelda Human

ANNEXURE "I" – BONDHOLDER'S CONSENT



FNB HSLS

Second floor, FNB Fairland
1 Enterprise Road
Fairland
2195

PO Box 1065
Johannesburg
2000

Web: www.fnb.co.za

Your reference: 3/20719846

Our reference: S MOLAPISI

Tel: 087 328 0035

EMAIL: Miscconsents@fnb.co.za

27TH MAY 2024

MS ZELDA HUMAN
40 GEORGE STREET
BLANCO
6529

Dear Ms Human,

REZONING OF THE PROPERTY
HOME LOAN IN THE NAME OF Z HUMAN
OVER ERF 242 BLANCO
BOND ACCOUNT NUMBER: 3 000 020 719 846

We, **FirstRand Bank Limited (1929/001225/06)** hereby give consent for the rezoning of the abovementioned property from Single Residential Zone i to General Residential Zone IV for flats and for the following departures.

- Relaxation of the western lateral boundary building line from 3.0 meters to 1.890 meters to enable the development of flats on the erf and
- Relaxation of the parking requirements applicable to a flat consisting of two habitable rooms from 1.5 parking bays per flat to 1.25 parking bays per flat (visitor parking included), subject to:

Cancellation of our bond once the application has been approved by the local authority.

This is not our market as our Home Loans Division finance single residential properties.

Should you require a new loan, you will be required to apply to our Commercial Property Finance Division, and it is then subject to their specific Credit and Legal requirements.

Kindly contact FNB Commercial Property Finance Division on Tel 086 036 2273 or Fax (011) 388 8989 to enquire about their product specific application forms and processes.

Kindly advise us in writing once the request has been approved by the local authorities

Yours faithfully,

Miscellaneous Consent
FNB Home & Structured Lending Solutions

ANNEXURE "J" - CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

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

REMAINDER OF ERF 242 BLANCO

APPLICATION DETAILS

- An application in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of the Remainder of Erf 242 Blanco from Single Residential Zone I to General Residential Zone IV (15 flats).
- An application in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the following departures on the Remainder of Erf 242 Blanco:
 - the relaxation of the street boundary building line from 5.0 metres to 4.5 metres to allow for the development of flats on the erf.
 - the relaxation of the parking requirements applicable to a flat consisting of two habitable rooms from 1.5 parking bays per flat to 1.25 parking bays per flat (visitor parking included).

APPLICATION DATE

June 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:

T5444/2024

(current Title Deed)

in respect of:

**REMAINDER OF ERF 242 BLANCO
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 1 224 (ONE TWO TWO FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T5444/2024

REGISTERED in the name of

ZELDA HUMAN

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

SIGNED at GEORGE on 12 June 2024



CONVEYANCER

ANNEXURE "K" – EMAIL REGARDING WAIVING OF TRAFFIC IMPACT STATEMENT REQUIREMENT

Jan Vrolijk

From: Martin Botha <pmbbotha@george.gov.za>
Sent: Thursday, 13 June 2024 16:15
To: Ricus Fivaz
Cc: janvrolijk@jvtownplanner.co.za; Post Collaborator
Subject: RE: Erf 242, Blanco

Hi Ricus,

I take note of your email below.

Kind regards

Martin Botha (Pr. Pln. A/2518/2017)

Town Planner

Directorate: Human Settlements, Planning and Development

Office: 044 801 9191

Internal Ext: x1281

Email: pmbbotha@george.gov.za



From: Ricus Fivaz <Jmfivaz@george.gov.za>
Sent: Thursday, June 13, 2024 4:13 PM
To: Martin Botha <pmbbotha@george.gov.za>
Cc: janvrolijk@jvtownplanner.co.za
Subject: RE: Erf 242, Blanco

Martin,

With reference to the pre-app on erf 242, Blanco, the following:

CES had concerns relating to the access into George Road on the exiting Go-George indented bay, but the developer did, within the proposed SDP, make sufficient allowance to address this and the stacking distance issues. In this regard CES is satisfied and happy to remove the pre-app conditions relating to a TIS.

Regards

Ricus Fivaz

Manager: Land development

Civil Engineering Services

George Municipality

Office: 044 801 1573
Email: jmfivaz@george.gov.za



From: Jan Vrolijk <janvrolijk@jvtownplanner.co.za>
Sent: Thursday, June 13, 2024 3:59 PM
To: Ricus Fivaz <jmfivaz@george.gov.za>
Subject: RE: Erf 242, Blanco

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

Middag Ricus

Martin het die vooraf aansoek hanteer en ek glo hy sal die aansoek hanteer.

Ricus volgens Coenrad, die ontwikkelaar, is dit nie nodig vir 'n Traffic Impact Statement nie solank ons 'n 12 meter stacking distance op die erf voorsien en die bestaande toegang gebruik. Die twee vereistes word aan voldoen.

Is dit nog nodig vir 'n TIS?

Groete

Jan



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

From: Ricus Fivaz <jmfivaz@george.gov.za>
Sent: Thursday, June 13, 2024 3:34 PM
To: coenradhuman@gmail.co.za
Cc: janvrolijk@jvtownplanner.co.za
Subject: Erf 242, Blanco

Coenrad,

Soos bespreek vind voorlopige DC's t.o.v. water, riool en strate aangeheg. Laat weet asseblief met watse Stads beplanner jul aansoek hanteur.

Groete

Ricus Fivaz

Manager: Land development
Civil Engineering Services
George Municipality

Office: 044 801 1573
Email: jmfivaz@george.gov.za



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ANNEXURE "L" – ELECTRICAL SERVICES REPORT

Our Ref. / Ons verw: **GRG 522**
From / Van: **P Lambrechts**

Date / Datum: **2024-08-08**
Cell / Sel: **082 674 9090**
Email / Epos: **paul@bdeconsult.co.za**

George Municipality

Attention: **Mr Mzwanele Gatyeni**

RE: **ERF 242 DEVELOPMENT, BLANCO – GEORGE**

Regarding the new envisaged development planned on Erf 242, George Street, Blanco, George, for our client, Aslaagte Safari (Pty) Ltd.

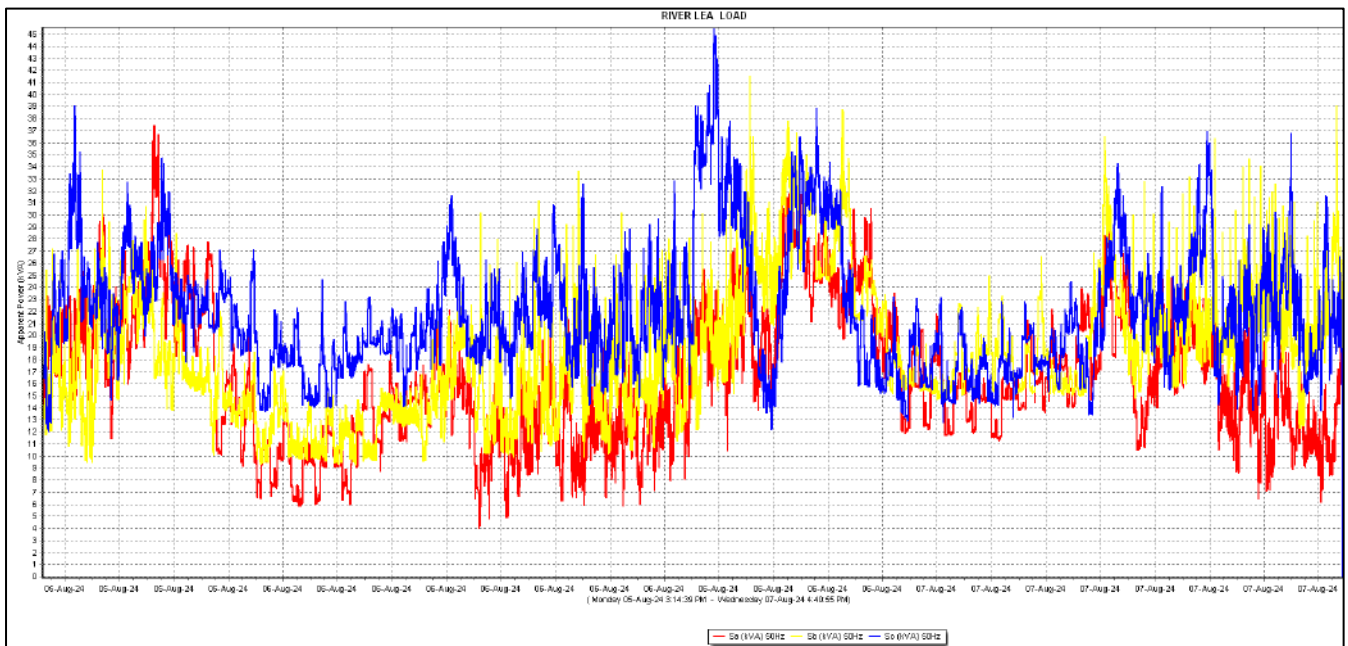
1. Development layout

The proposed development and preliminary reticulation network are depicted on the drawings in the annexures. The development will consist of fourteen apartment units on Erf 242, Blanco, George.

2. Existing Electrical infrastructure

Erf 242 is within the licensed electricity distribution area of George Municipality. Erf 242 currently has a 60A 1-phase pre-paid connection, supplied from the LV overhead line opposite George Street. In 2021 a new LV cable, with strategically placed kiosks, was installed from SS Riverlea to Kiosk 3G (Erf 1729 development). The plan of the municipality in the future is to remove all the ERF connections from the LV overhead line and connect it to the newly installed kiosks between SS Riverlea and Kiosk 3G.

Power measurement metering was installed from 2 August 2024 to 7 August 2024, to confirm the current maximum demand supplied from SS Riverlea. The combined maximum demand measured over the three phases was $\pm 98.7\text{kVA}$. The results, as presented in Graph 1, confirm there is ample spare capacity available on SS Riverlea to accommodate the new development at Erf 242.



Graph 1: Maximum demand measured on SS Riverlea.

Annexure C presents the network analysis study results for the estimated load demand of Erf 242, considering the installation of a new dedicated LV feeder from SS Riverlea to the distribution kiosk in front of Erf 242.

3. Expected demand and available capacity

It is expected that the after-diversified maximum demand (ADMD) electrical power needed for the Apartment development, will not exceed 2.5kVA per apartment.

The total expected load demand forecasted for the development is summarised as follows:

Description	#	Designed ADMD (kVA/unit)	Expected ADMD (kVA/unt)	Total expected kVA
Existing maximum demand measured on SS Riverlea (August 2024)				±98.7
Erf 242 Apartments	14	4.5	2.5	±35.0
Erf 1109 Apartments (potential)	10	4.5	2.5	±25.0
Total load forecast on SS Riverlea (including network losses.)				±160.0
Transformer capacity of SS Riverlea				300.0

Table 1: Expected load demand

4. Municipal connection

- The point of connection will be a new municipal Bulk Metering Kiosk (BMK) to be installed next to the existing Kiosk 3D and at the entrance to the development, consisting of a bulk electricity meter and a 60A 3 phase breaker applicable to the LV bulk connection and sized to match the development's expected demand.
- The BMK will be supplied from SS Riverlea via Kiosk 3D and the new dedicated 240mm² 4 core Al cable to be installed next to George Street, underneath the existing overhead line.
- The BMK will supply the private LV network (25mm² 4 core Cu cable) via a private main distribution board (MDB) inside the development.
- The natural loading of the development is expected to be 2.5kVA per apartment ADMD with a total estimated maximum demand of ±35.0kVA.
- Single phase service connections from the distribution board to the individual apartments will be done with 16 mm² 2 core Cu cables with separate 16 mm² BCEW.
- Individual metering of the units will be done employing a private prepayment metering system.
- The standard municipal development charges (DC's) payable will be applicable. The calculation shall be done at MV/LV level if the Erf 242 project must partially install the dedicated 240mm² 4 core Al cable, assuming the municipality free issues the cable. The municipality will have to consider a discount on the DCs should the partial installation cost of the cable be more than the saving of DCs calculated at MV/LV vs LV.
- The design, supply, and installation will be done following the ruling Municipal specifications and requirements.

5. Costing

The complete electrical infrastructure required for the development will be supplied and installed by the Developer, except for the 240mm² 4 core Al cable with terminations to be free issued by the municipality.

6. Approval

- Please indicate any further requirements that must be incorporated in the final design and construction phase.
- Kindly also indicate the Municipal connection fees and capital contribution payable for the Bulk point supply (14 apartment units = $\pm 35\text{kVA}$).
- Construction drawings will be submitted for approval before the commencement of construction.

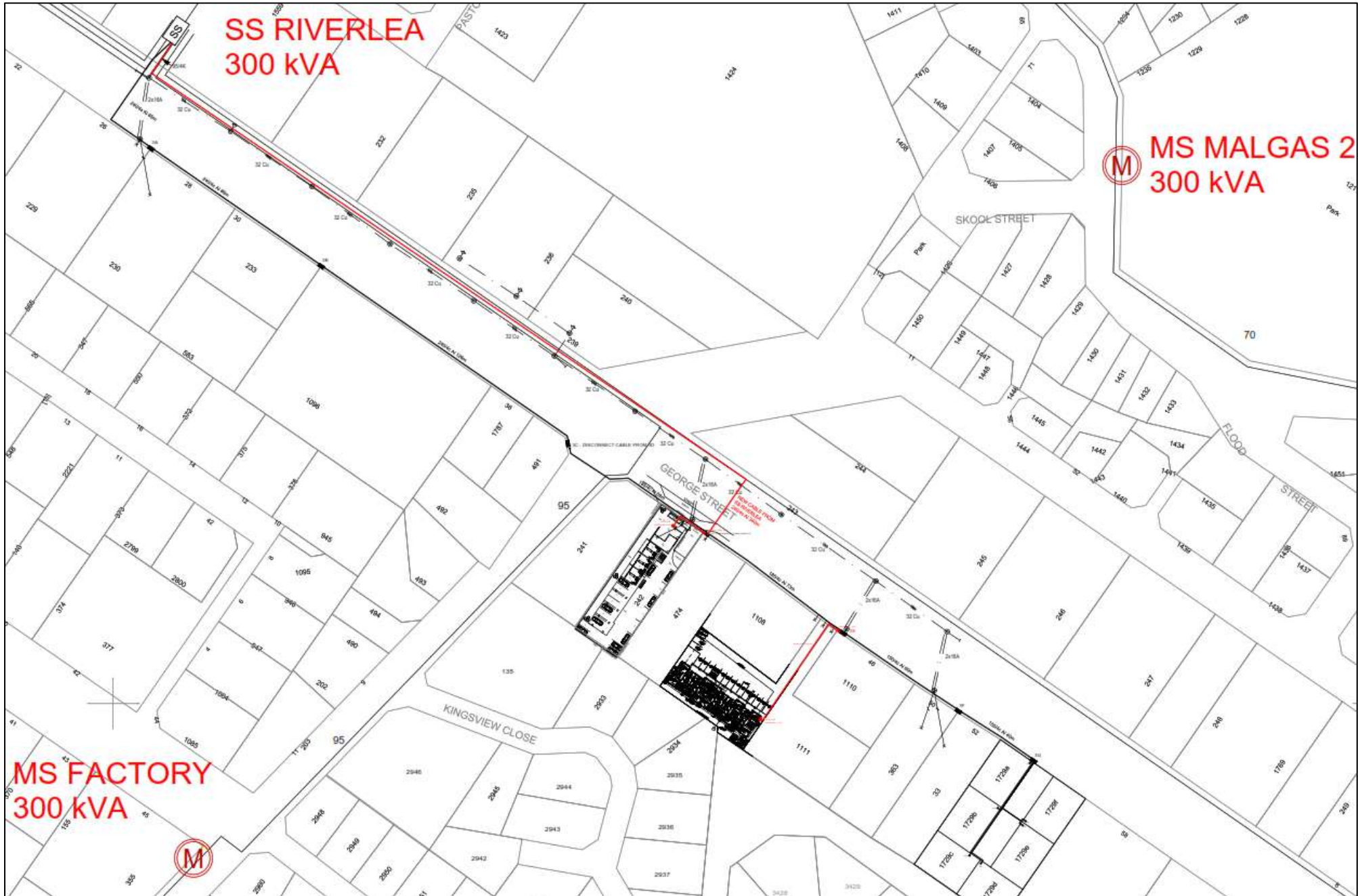
Yours faithfully

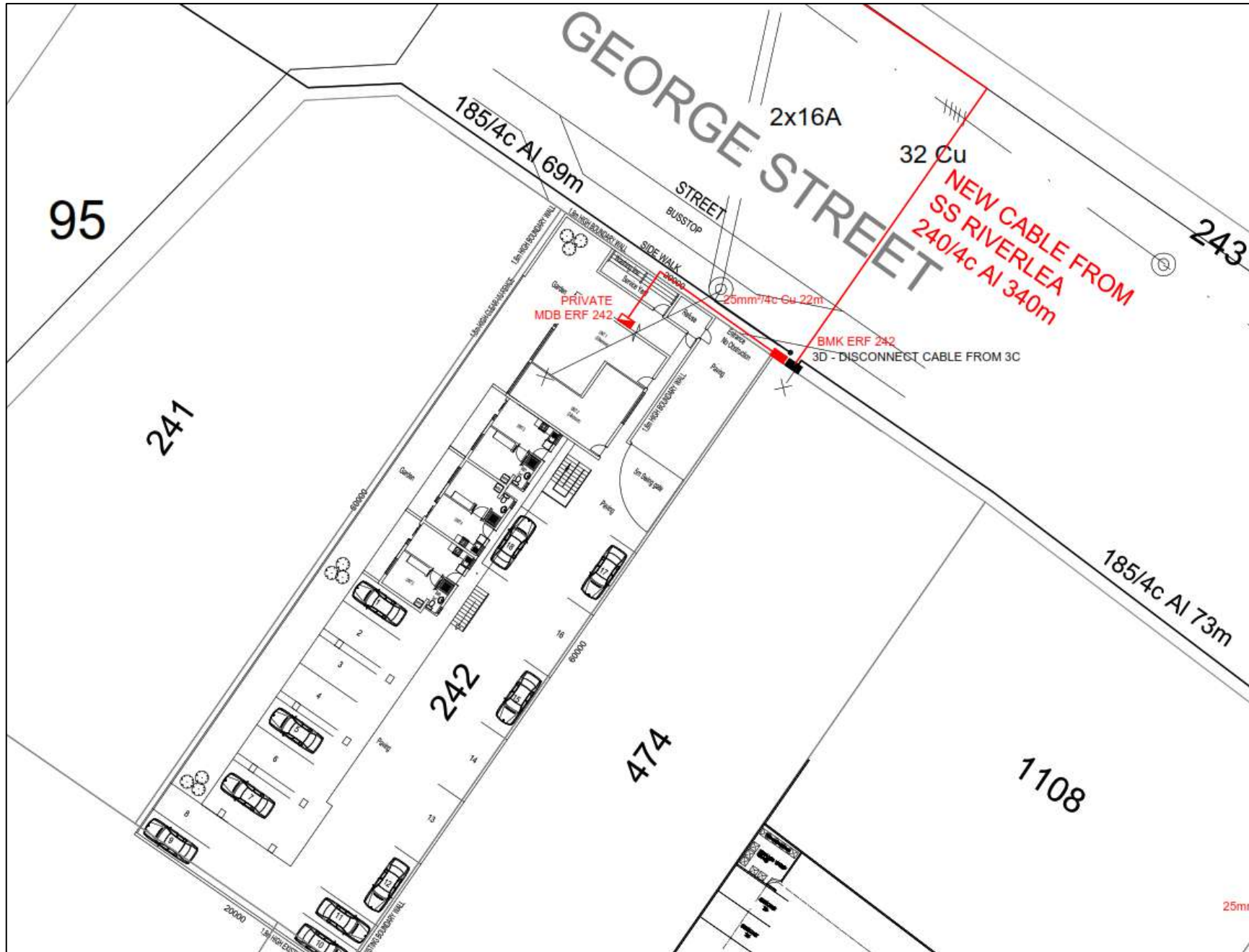


P Lambrechts (Pr.Eng.)

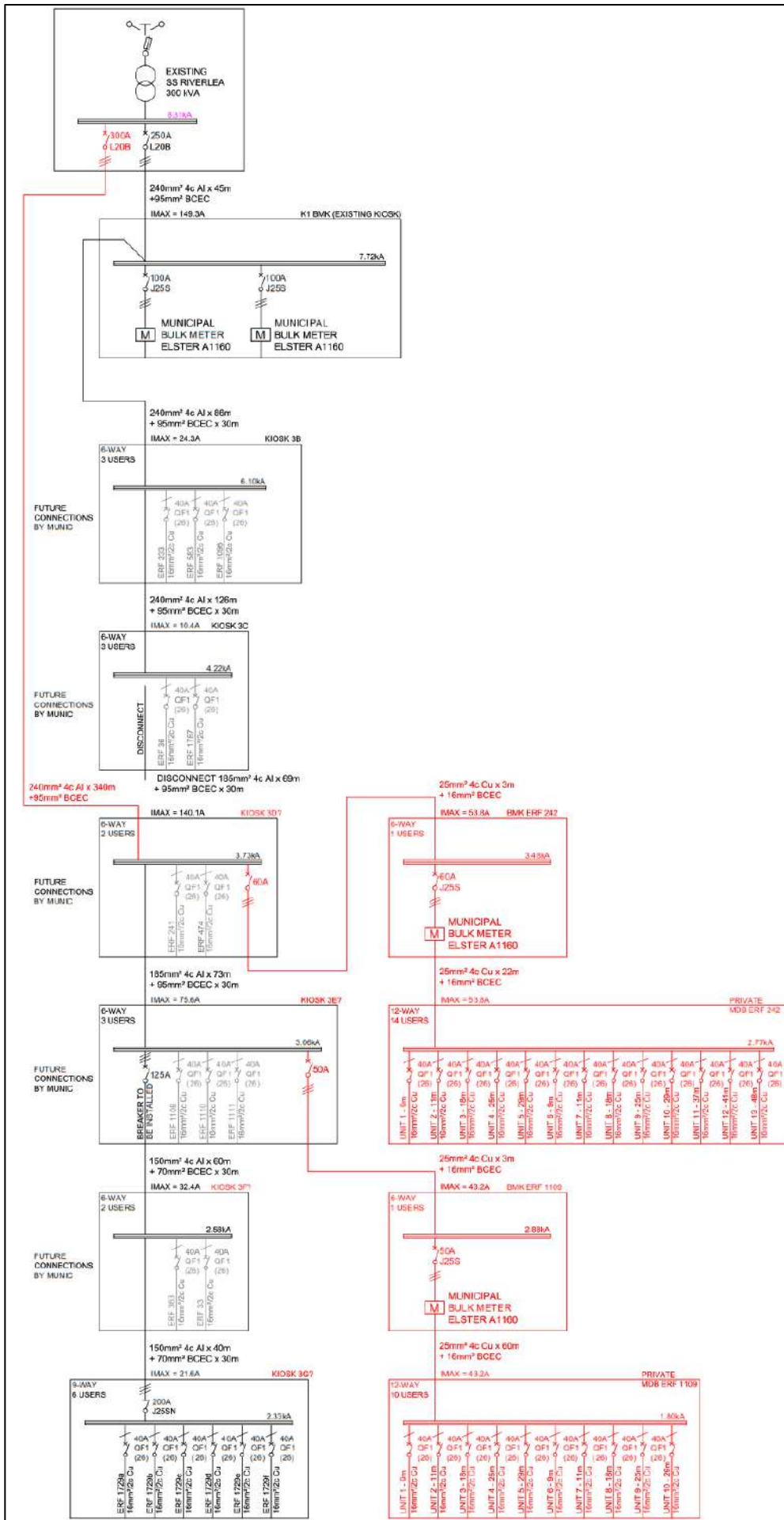
On behalf of **BDE CONSULTING ENGINEERS**

Annexure A: Site Development Plan – Erf 242, George Street, Blanco

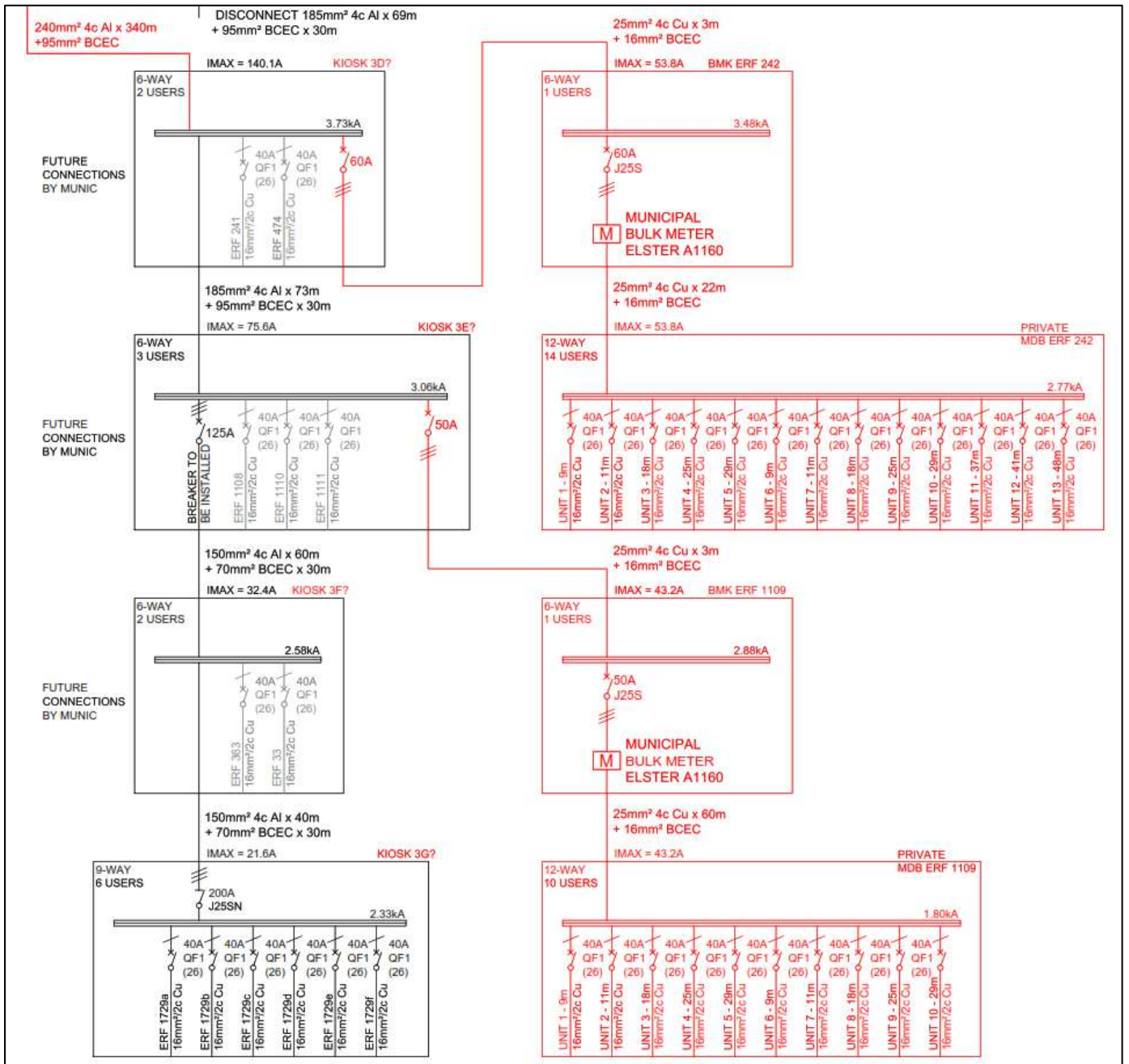




Annexure B: Schematic diagram



Zoomed-in relevant schematic diagram.



Annexure C: LV Reticulation analysis (Municipal)

