



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 10 Pacaltsdorp

16 January 2025

Sir

APPLICATION FOR REZONING AND SUBDIVISION: ERF 10 PACALTSDORP

Attached hereto, please find an application in terms of

- Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Erf 10 Pacaltsdorp from Single Residential Zone I to Subdivisional Area to allow for a residential development comprising of the following:
 - 2 Single Residential Zone I erven (proposed Portions A and a Remainder); and
 - 1 Transport Zone II erf (Portion B).

- Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into the following 3 portions:
 - Portion A: (Single Residential Zone I), ($\pm 3\,380\text{m}^2$);
 - Remainder: (Single Residential Zone I), ($\pm 1\,162\text{m}^2$); and
 - Portion B: (Transport Zone II), ($\pm 200\text{m}^2$).

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

**MOTIVATION REPORT
APPLICATION FOR REZONING AND SUBDIVISION
ERF 10 PACALTSDORP**

16 January 2025



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MOTIVATION REPORT
APPLICATION FOR REZONING AND SUBDIVISION
ERF 10 PACALTSDORP

1. APPLICATION

- Application is made in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Erf 10 Pacaltsdorp from Single Residential Zone I to Subdivisional Area to allow for a residential development comprising of the following:
 - ⇒ 2 Single Residential Zone I erven (proposed Portions A and a Remainder); and
 - ⇒ 1 Transport Zone II erf (Portion B).

- Application is made in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into the following 3 portions as indicated on the proposed rezoning and subdivision plan, attached hereto as **Annexure "A"**:
 - ⇒ Portion A: (Single Residential Zone I), (± 3 380m²);
 - ⇒ Remainder: (Single Residential Zone I), (±1 162m²); and
 - ⇒ Portion B: (Transport Zone II), (±200m²).

The completed application form for the rezoning and subdivision applications, is attached hereto as **Annexure "B"**.

2. PRE-APPLICATION CONSULTATION

The pre-application consultation discussion of the proposed application by the relevant officials of George Municipality took place on 11 December 2024. The signed pre-application consultation application form contains the following comments that need to be addressed in the application:

“Town Planning comments

- *The developer may consider increasing the proposed density on the property as the area is earmarked for higher density.*
- *Motivation to indicate compliance with the various spatial and other policies and acts (MSDF, LSDF, LUPA, SPLUMA).*
- *Alternative simplified option to consider: Subdivision of the road portion may be addressed by means of a Section 24 exemption in terms of the George Municipality Land Use Planning By-Law 2023. There will then be no need for a rezoning application.*

Note:

Applicant to discuss the proposal with CES and ETS prior to submitting the application.”

In terms of the requirements of CES and ETS it has been indicated that DC's will be payable and that the road portion needs to be transferred to the George Municipality.

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

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

3. DEVELOPMENT PROPOSAL

The development on the application erf consists of a dwelling house and an outbuilding. The mentioned buildings are situated on the northern portion of the erf. The homestead has been separated from the southern, undeveloped portion of the erf by means of a row of newly planted trees.

The erf is separated from Mountview Road with a vibre-crete wall. The boundary wall along the Mountview Road erf boundary of the erf is however not located in the correct position. As this is a vibre-crete wall it is as such easy to move. As it is unsure as to where the correct street boundary is located, the Mountview Road street boundary pegs will be replaced when the subdivision is surveyed. The straat boundary wall will then be moved to the correct position.

The purpose of this application is to obtain approval for the proposed rezoning and subdivision of the application erf.

4. GENERAL INFORMATION REGARDING ERF 10 PACALTSDORP

4.1 Locality

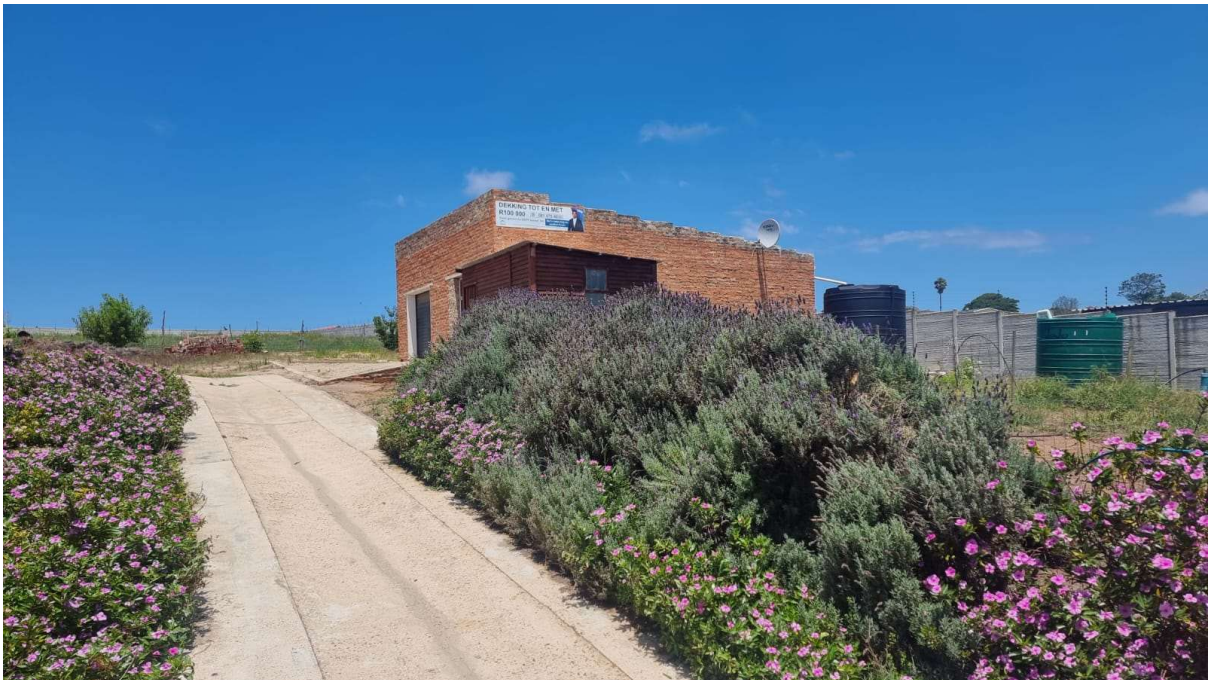
Erf 10 Pacaltsdorp is situated adjacent and south of Mountview Road, west of the intersection of Hillcrest Walk. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure “D”**.

4.2 Existing land use

Erf 10 Pacaltsdorp is currently used for residential purposes.

The following photos give an indication of the dwelling house and outbuilding which are located on the northern portion of the erf.





4.3 Extent

Erf 10 Pacaltdorp is 4 812m² in extent.

4.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023, the zoning of Erf 10 Pacaltdorp is Single Residential Zone I.

4.5 Surveyor General Diagram

The Surveyor General Diagram of Erf 10 Pacaltdorp is attached hereto as **Annexure "E"**.

4.6 Title Deed

Erf 10 Pacaltdorp is registered in the name of Johan Wilhelm Meyer. A copy of the Title Deed of the erf is attached hereto as **Annexure "F"**.

4.7 Power of Attorney

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Johan Wilhelm Meyer, the registered owner of Erf 10 Pacaltsdorp, to prepare the application referred to in point 2 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “G”**.

4.8 Bondholder’s Consent

Erf 10 Pacaltsdorp are not encumbered by a bond.

4.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 10 Pacaltsdorp is attached hereto as **Annexure “H”**. The Conveyancer Certificate confirms that there are no conditions in the Title Deed of the erf which restrict the development of the erf as proposed in this application.

5. DESIRABILITY OF THE APPLICATION FOR THE REZONING AND SUBDIVISION OF ERF 10 PACALTSDORP

5.1 Introduction

The owner intends to subdivide the application erf into 3 portions. Portions A and the Remainder will still be zoned Single Residential Zone I and Portion B will be rezoned Transport Zone II.

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

- “20(2) No application for subdivision involving a change of zoning may be considered by the Municipality unless the land concerned is zoned as a subdivisional area.*
- (3) An applicant may submit a subdivision application simultaneously with an application for rezoning.”*

The proposed rezoning of the application erf to a Subdivisional Area and simultaneous subdivision of the erf into the 3 separate portions will, therefore, comply with the aforementioned stipulations.

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

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

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

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

5.2 Physical characteristics of the property

5.2.1 Topography

The area where the application erf is situated has a natural downward slope from the south to the north.

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

5.2.2 Surface conditions

Little information concerning the soil conditions in the area is available. The soil condition of the application erf seems stable. The existing structures on the application erf and in the vicinity do not appear to have construction anomalies relating to unstable soil conditions. It can, therefore, be accepted that the soil condition is suitable to accommodate the proposed development. There is as such, no reason why this application cannot be supported.

5.2.3 Vegetation

The southern portion of the application erf (proposed Portion B) is overgrown with veld-grass and weeds. The following photo indicates the vegetation on the southern portion of the erf.



Vegetation will therefore have no influence on the proposed development.

5.2.4 Other characteristics

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

5.2.5 Conclusion

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

5.3 Proposed land uses

The owner intends to subdivide the application erf into 3 portions. The existing homestead will be situated on the proposed Remainder, which, together with the proposed Portion A, will still be zoned Single Residential Zone I. Proposed Portion B will be zoned Transport Zone II and will be transferred to the Municipality for road purposes.

5.4 Density of the proposed development

The extent of the application erf is 4 812m². Under the present Single Residential Zone I zoning it would be possible to develop 3 dwelling units (a dwelling house, a second dwelling and a third dwelling) on each of the 2 proposed Single Residential Zone I erven, which would result in a density of ±13 dwelling units per hectare, which is still very low.

Proposed Portion A will, however, be alienated to a new owner who intends further developing the proposed portion. Further details concerning a proposed development can, however, only be prepared after the successful subdivision and alienation of the relevant portion. The proposed subdivision could, therefore, eventually result in increasing the residential density on the erf.

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

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

5.5.1 Introduction

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

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

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

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

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

Spatial justice		
Criteria	Compliance	Planning Implication
Past spatial and other development imbalances must be redressed through improved access to and use of land.	Complies with.	This application will result in an underdeveloped residential erf situated within the Urban Edge being developed to its full potential. The proposed development targets the

		lower-middle income group and will eventually result in affordable housing being made available. It will also lead to more efficient use of land.
Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.	Complies with.	George Municipality approved a Spatial Development Plan for George, 2023, as well as a Local Spatial Development Framework for Pacaltsdorp / Hans Moes Kraal, 2015. Both these Spatial Development Frameworks contain development proposals which are aimed at improving the quality of life of all the inhabitants of George, thus creating the opportunity for approval of this application which will result in creating the opportunity for affordable housing being made available.
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of smaller erven, as proposed in this application, aimed at the need for affordable housing.
Land use management systems must include all areas of a municipality and especially include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of smaller erven, as proposed in this application, aimed at the need for affordable housing.
Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading	Not applicable.	This provision does not apply to this application, as no informal residential development is involved.

of informal areas.		
A Municipal Planning Tribunal, considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of this application.	Not applicable.	As far as is known, the Eden Joint Planning Tribunal - George Municipality's discretion when considering applications is not affected by the value of land or property. Decision making is, as far as is known, based on the principles, as stated in Section 7 of the Spatial Planning and Land Use Act, 2013 (Act 16 of 2013).

Spatial sustainability		
Criteria	Compliance	Planning Implication
Promote land development that is within the fiscal, institutional and administrative means of the Republic.	Complies with.	The proposed development will have no impact on the fiscal, institutional, or administrative capabilities of the George Municipality. The George Municipality's income base will in fact be broadened through this development proposal. The development proposal that forms the subject of the application is furthermore located within the urban edge of George and is earmarked for residential development in terms of the George Spatial Development Framework, 2023 and the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015.
Ensure that special consideration is given to the protection of prime and unique agricultural land.	Not applicable.	Erf 10 Pacaltsdorp is zoned as indicated in point 4.4 of this Motivation Report. The provisions of the Act on the Subdivision of Agricultural Land, 1970 (Act 70 of 1970) therefore do not apply to the application.
Uphold consistency of land use measures in accordance with environmental management instruments.	Not applicable.	The proposed development does not trigger any listed activities in terms of environmental legislation.

<p>Promote and stimulate the effective and equitable functioning of land markets.</p>	<p>Complies with.</p>	<p>The application erf is situated south of Mountview Road, in an area currently characterized by large, underdeveloped residential erven. In the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework Plan, 2015, this area is indicated for "Medium Density" residential development, but the area concerned is, however, not indicated for "Densification" in terms of the George Spatial Development Framework, 2023. As Section 9.4 "<i>Densification in built-up area</i>" in the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015, indicates that: "<i>Group housing would be allowed anywhere in the identified residential areas at densities of 35 dwelling units per hectare</i>", it is construed that development at that density would in future be considered on the erf. The subdivision proposed in this application will, therefore, not result in the development proposals in the Local Spatial Development Framework not being attained in future. It will also result in the development of an undeveloped property. The proposed development will thus not have a negative impact on surrounding property values and will contribute to the upgrading of the area, which could result in increased property values in the vicinity.</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 and the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015 located within the urban edge of the George Municipal</p>

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

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

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

Spatial resilience		
Criteria	Compliance	Planning Implication
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.	Complies with.	The application erf is situated within the urban Edge of George, in an area indicated for residential development in both the George Spatial Development Framework, 2023, and the Pacaltsdorp / Hans Moes Kraal 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 both the George Spatial Development Framework, 2023 and the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015, it can be stated that the proposal complies with these specific criteria.
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 was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As it can be deemed that the development proposal complies with the contents of the George Spatial Development Framework, 2023 and the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015, it can be stated that the proposal complies with these specific criteria.
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.
Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.	This is general principle that municipalities need to comply with.	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.

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

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

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

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

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

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

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

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

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

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

5.5.4.1 Introduction

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

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

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

5.5.4.2 Protection of agricultural land

In terms of the WC-PSDF it is indicated that agricultural land must be protected. Erf 10 Pacaltsdorp is zoned Single Residential Zone I and is not used for agricultural purposes. The relevant objective of the WC-PSDF is therefore not relevant to this application.

5.5.4.3 Urban edge

The WC-PSDF provides for a guideline which determines that towns should identify an urban edge and that development should be restricted to areas inside the urban edge. The George Municipality identified an urban edge, and Erf 10 Pacaltsdorp fall within the identified urban edge. As such, the proposed development will not result in "urban sprawl". The proposal therefore meets the requirement of this guideline set out in the WC-PSDF.

5.5.4.4 Densification

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

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

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

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

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

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

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

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

The owner intends subdividing the application erf into 2 erven to be zoned Single Residential Zone I and an erf zoned Transport Zone II. The road portion will be transferred to the Municipality for road purposes. Although the density attained by the proposed subdivision is low (± 13 dwelling units per hectare), proposed Portion B ($\pm 3\,380$ m² in extent) will be alienated for further development, which could result in a further increase in the overall density being attained on the erf in future. This development proposal should, therefore, be considered as a first step contributing to eventually achieving the density prescribed by the framework and limiting urban sprawl.

5.5.4.5 Self-sufficiency

Another important guideline requires that any proposed development must be self - sufficient, as: "the development needs of the present generations should be met without the ability of future

generations to meet their own needs, being compromised.” The proposal will be self-sufficient and will place no financial burden on present or future inhabitants of George.

5.5.4.6 Summary

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

5.5.5 George Spatial Development Framework, 2023 (GSDF)

Erf 10 Pacaltsdorp is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and the framework therefore applies to this application. The erf is situated within the Urban Edge, east of an area indicated for “Densification” on Map 37: “Composite Spatial Development Framework for the George City Area” in the George Spatial Development Framework, 2023 (GSDF). No further specific future development proposals for this area are made in the GSDF, 2023.

Under the present zoning Single Residential Zone I zoning 3 dwelling units (a dwelling house, a second dwelling and a third dwelling) could be developed on each of the 2 proposed residential erven, resulting in a density of ± 13 dwelling units per hectare, which is very low. The proposed Portion B has the potential to be developed further, which could increase this density.

Except for the indication that the application erf falls within the Urban Edge of George, the George Spatial Development Framework, 2023, contains no specific future development proposals for this area which could be used to evaluate the compatibility of a land use application with the Spatial Development Framework.

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

The application erf is situated south of Mountainview Road, in an area which is indicated for “Medium Density Residential” development on the “Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015” map.

The densification of existing built-up areas of Pacaltsdorp is addressed in Section 9.4 “*Densification in built-up area*”, which, inter alia, reads as follows:

“Pacaltsdorp and specifically the Oudorp area is characterized by very large properties with a resultant low density. Spatial reconstruction and development of efficient towns and cities require that urban areas densify significantly. Higher densities cannot be introduced everywhere but should be placed optimally and in areas where it will function efficiently. Higher density living always coincide with the business or CBD areas as this is where people work and where the greater need is as far as pedestrian and public transport. The Pacaltsdorp CBD and the area immediately around it is therefore the most appropriate place for flats and higher density apartment living.

Further away from the high density Pacaltsdorp CBD the most appropriate locality for higher density living is close or adjacent to the public transport routes or main distributors. The higher density living adjacent to these public transport routes would be in the form of “town housing” or developments between 35 and 60 dwelling units per hectare. The rest of the residential areas would be densified with infill on available pockets and redevelopment of areas. The density would be limited to “group housing” or developments up to 35 dwelling units per hectare. This strategy should increase the very low density of Pacaltsdorp significantly, even to the desired overall average of 25 dwelling units per hectare.”

A very important aspect in densification proposals is to ensure that an appropriate mix of residential opportunities are provided and that monotonous residential areas where any one specific land use dominates the landscape should be avoided.”

However, as indicated in point 5.5.5 of this motivation report, the application erf falls outside the area identified for “Densification” in the George Spatial Development Framework, 2023 (GSDF). It can, therefore, be construed that the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework will be aligned in accordance with the GSDF 2023. The owner intends subdividing the application erf into 2 erven to be zoned Single Residential Zone I and an erf zoned Transport Zone II. Proposed Portion B ($\pm 3\,380\text{ m}^2$ in extent m^2) will be alienated for further development. This development proposal should, therefore, be considered as the first step in the further development of the mentioned portion in line with the stipulations in the densification

strategy, namely that “*Group housing would be allowed anywhere in the identified residential areas at densities of 35 dwelling units per hectare*”, thus creating a mix of residential opportunities in the area.

In terms of the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015, Plan (CBD), a cul de sac must be provided along the north-western boundary of the application erf. It is, however, possible to provide sufficient access to the southern portion of the application erf, as well as the southern portions of adjacent erven, by means of the new public road along the southern boundaries of the erven, a portion of which is provided in this application.

The proposed public cul de sac on the north-western boundary of the application erf is, therefore, not required, as all the surrounding erven have direct street access to existing adjacent public streets.

It should furthermore also be noted that the existing dwelling house, which is of a good quality, is located within the proposed cul de sac and there is no way that this house will or can be demolished to make way for the cul de sac, especially bearing in mind that it will be possible to provide access to the southern portion by means of the new public road along the southern boundaries of the erf.

5.5.7 George Integrated Zoning Scheme By-Law, 2023

Erf 10 Pacaltsdorp is zoned Single Residential Zone I in terms of the George Integrated Zoning Scheme By-law, 2023. In terms of this zoning, the erf may be used for the purposes of one dwelling house and a second dwelling unit. A third dwelling unit may be erected with the consent of the Municipality. The By-law does not contain any stipulations with regards to the subdivision of residential properties.

The owner intends to subdivide the application erf into 2 Single Residential Zone I erven and a Transport Zone II erf. The latter erf will be transferred to the municipality for road purposes. The erf must therefore be rezoned to a Subdivisional Area and the Subdivisional Area will then have to be subdivided into 2 Single Residential Zone I erven and 1 Transport Zone II erf.

In terms of Schedule 2 of the mentioned By-law, the following development parameters will be applicable on the proposed Residential Zone I portions, of which the erf sizes are greater than 1 000m²:

Coverage	500m ² or 40%, whichever is greater
Building lines	Street: 5 metres Side and rear: 3 metres
Parking	2 parking bays, plus 1 additional parking bay for the second dwelling unit
Height	6.5 metres to the wall plate 8.5 metres to the ridge of the roof (pitched roof).

The existing dwelling house and outbuildings on the proposed Remainder of the erf will still conform with the mentioned development parameters after subdivision. The dimensions of the proposed Portion A are such that a comfortable north-facing dwelling house, that fits in with the character of the surrounding area, could be accommodated.

5.5.8 Title Deed

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

The title deed of Erf 10 Pacaltsdorp was scrutinised, and it was found that it contains no conditions prohibiting the rezoning and subdivision as proposed.

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

5.5.9 Existing Council Policy

There are existing Council Policies which are indicative of minimum erf sizes in respect of the various suburbs in George. The application erf is situated in Pacaltsdorp, where the proposed minimum erf size (including a second dwelling unit) is indicated as 600m². As both the proposed portions will be larger than 600m², the proposal will comply with Council Policies.

5.5.10 Conclusion

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

5.6 Compatibility of the proposal with the character of the area

It is clear from the following aerial photo that the application erf is situated in an area of Pacaltsdorp characterized by low residential densities, developed with single residential erven of varying extent.



It is proposed to subdivide the application erf into 2 Single Residential erven of 1 162m² and 3 380m² each. The proposed Remainder contains the current dwelling house and outbuildings, and the proposed Portion A is large enough to be used for further residential development in the future.

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

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

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

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

5.8 Potential of the property

Erf 10 Pacaltsdorp is zoned Single Residential Zone I in terms of the George Integrated Zoning Scheme By-Law, 2023. In terms of this zoning, the erf may be used for the purposes of 3 dwelling units (a dwelling house, a second dwelling and a third dwelling).

Proposed Portion A (3 380m² in extent) will be alienated for further development. This development proposal should, therefore, be considered as a first step in the further development of the mentioned portion.

The rezoning and subdivision of the application erf, as proposed in this application, will therefore result in increasing development potential of the application erf.

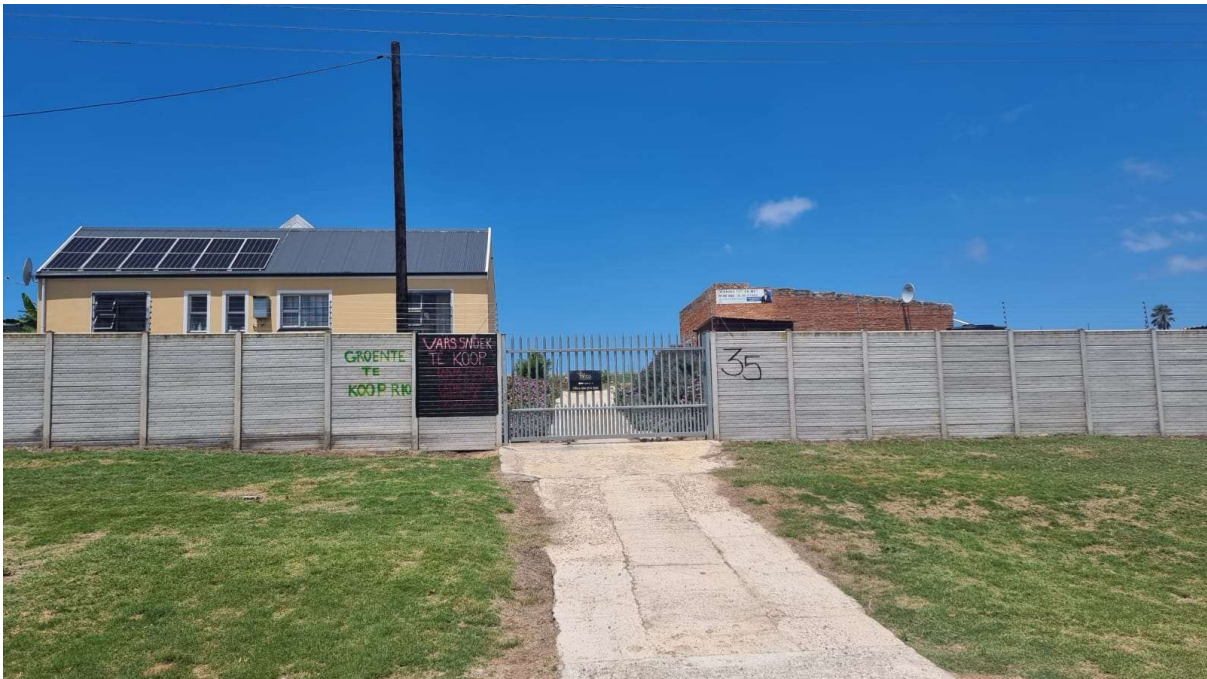
5.9 Access to the property

The application erf is situated south of Mountview Road and east of Hillcrest Walk, Pacaltsdorp. The erf is easily accessible from both the Pacaltsdorp and George CBD.

As indicated on the proposed subdivision plan, attached hereto as **Annexure "A"**, the proposed remainder will retain the existing access from Mountview Road. Portion A will be accessed from

the existing portion of the public road on the southern boundary of the application erf. There is good visibility in both directions into both Mountview Road and the road on the southern boundary of the erf.

The following photo shows the street elevation from Mountview Road, with the current access to the erf from Mountview Road.



As stated in point 2 above the boundary wall along the Mountview Road erf boundary of the erf is not located on the correct position. The boundary wall will be moved to the correct position as explained in point 2 above.

A vibre crete wall has been erected along the new street boundary on the southern side of proposed Portion A.

The following photo shows the street elevation from the new public street on the southern side of the erf.



5.10 Provision of parking

The parking requirements applicable to different land uses are set out in a table in Section 42 of the George Integrated Zoning Scheme By-Law, 2023. 2 Parking bays per dwelling house, plus 1 parking bay in respect of a second dwelling are required in respect of each of the proposed residential erven.

As is clear from the proposed site plan attached hereto as **Annexure "A"**, both residential portions are large enough to contain the required on-site parking.

The requirement for on-site parking as set out in the George Integrated Zoning Scheme By-Law, 2023 can therefore be met.

5.11 Provision of services

Existing municipal services are available to the application erf. Should any upgrade or extension of services be required because of this application, this will be at cost of the developer and to the satisfaction of the municipality. The proposal will thus not result in infrastructure costs to any

external parties and will thus not place any burden on the municipal budget for the provision services infrastructure.

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

6. CONCLUSION

Application is made in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Erf 10 Pacaltsdorp from Single Residential Zone I to Subdivisional Area to allow for a residential development comprising of 2 Single Residential Zone I erven (proposed Portions A and a Remainder) and 1 Transport Zone II erf (Portion B).

Application is also made in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into a Portion A (Single Residential Zone I), a Remainder (Single Residential Zone I) and a Portion B (Transport Zone II).

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.

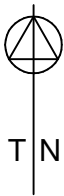
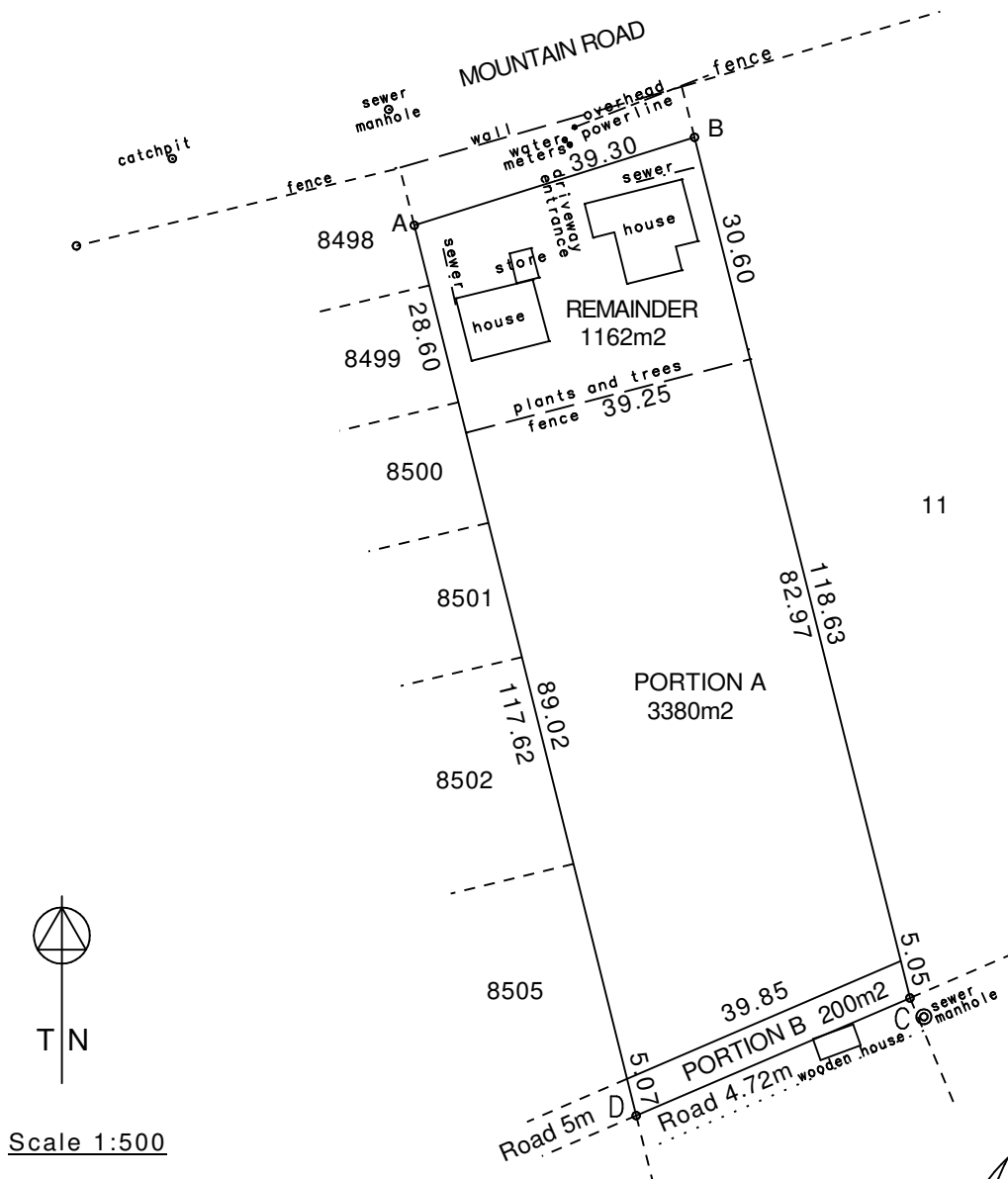
The applications can therefore be considered desirable and are submitted for consideration in terms of the relevant stipulations of the Land Use Planning By-Law for the George Municipality, 2023.

ANNEXURE "A" – REZONING AND SUBDIVISION PLAN

LAND SURVEYOR'S APPLICATION PLAN

The Chief Town Planner, Municipality of GEORGE
I hereby certify that I have inspected the property known as
ERF 10 PACALTSDORP

Situate in the Municipality of GEORGE
Administrative District of George
Province of the Western Cape
on behalf of Mr J Meyer
Diagram No 2462/1876



Scale 1:500

in November 2024

G. S. SAVAGE PLS 0543

PROFESSIONAL LAND SURVEYOR & TOWNSHIP PLANNER
46 ALBERT STREET, P O BOX 752, GEORGE 6530
TEL. (044) 8742414 mobile 0834541350

CF: 647/BS
Ref: 10PDORP new layout.kcd

ANNEXURE "B" - 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	Johan Wilhelm Meyer		
Address	Mountview Road 35		
	Pacaltsdorp	Postal code	6539
E-mail	Jwmeyer1950@gmail.com		
Tel	N/a	Fax	N/a
		Cell	082 8969875

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

Property Description [Erf / Erven / Portion(s) and	Erf 10 Pacaltsdorp
---	--------------------

Farm number(s), allotment area.]											
Physical Address		Mountview Road 35, Pacaltsdorp									
GPS Coordinates					Town/City		George				
Current Zoning		Single Residential Zone I		Extent		4 812m²		Are there existing buildings?		Y	N
Current Land Use		Residential									
Title Deed number & date		T34443/2018									
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		Naudica Swanepoel & Khuliso Mukhovha		Reference number		3506570		Date of consultation		11 December 2024	

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

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

BANKING DETAILS

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

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

- **Application is made in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Erf 1o Pacaltsdorp from Single Residential Zone I to Subdivisional Area to allow for a residential development comprising of the following:**
 - **2 Single Residential Zone I erven (proposed Portions A and a Remainder); and**
 - **1 Transport Zone II erf (Portion B).**
- **Application is made in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into the following 3 portions:**
 - **Portion A: (Single Residential Zone I), (± 3 380m²);**
 - **Remainder: (Single Residential Zone I), (±1 162m²); and**
 - **Portion B: (Transport Zone II), (±200m²).**

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
<i>Minimum and additional requirements:</i>							
Y	N	N/A	Conveyancer's Certificate	Y	N	N/A	Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A	Phasing Plan
Y	N	N/A	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
Y	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	N/A	1:50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)
PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION							
Y	N/A		National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A		Specific Environmental Management Act(s) (SEMA)
Y	N/A		National Environmental Management Act, 1998 (Act 107 of 1998)				(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental --
Y	N/A		Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)				Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A		Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)				National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),

Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A			
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?			

SECTION I: DECLARATION

I hereby wish to confirm the following:

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

Applicant's signature:



Date:

16 January 2025

Full name:

Johannes George Vrolijk

Professional capacity:

Professional Town Planner

SACPLAN Reg. Nr:

A/1386/2010

ANNEXURE "C" - 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: **Collab Ref. No.: 3506570**

Purpose of consultation: **To obtain municipal comments with regards an application for the subdivision of Erf 440 George.**

Brief proposal: **Application will be made for the rezoning of Erf 10 Pacaltsdorp from Single Residential Zone I to a Subdivisional Area to subdivide the erf into 2 Single Residential Zone I erven and 1 Transport Zone II erf.**

Property(ies) description: **Erf 10 Pacaltsdorp**

Date: **4 December 2024**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Naudica Swanepoel	George Municipality	044 801 9477	nswanepoel@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)

Locality plan

Subdivision plan

Title Deed

SG Diagram

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

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

YES	NO
-----	----

Development proposal

The existing dwelling house on the application erf has been built on the northern portion of the erf. Access to the dwelling house is obtained from Mountview Road.

The southern portion of the erf is vacant. It is the intention of the owner to subdivide the southern portion from the erf with the intention of selling the subdivided portion

A portion of the erf, along its southern boundary, needs to be given off for road purposes, hence the application for rezoning and subdivision.

Proposed application

- **An application will have to be submitted in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of Erf 10 Pacaltsdorp from Single Residential Zone I to Subdivisional Area to allow for a development comprising of the following:**
 - **2 Single Residential Zone I erven (Portions A and a Remainder); and**
 - **1 Transport Zone II erf (Portion B).**

- **An application will have to be submitted in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into a Portion A ($\pm 3\ 380\text{m}^2$), a Remainder ($\pm 1\ 162\text{m}^2$) and a Portion 2 ($\pm 200\text{m}^2$) as indicated on the attached subdivision.**

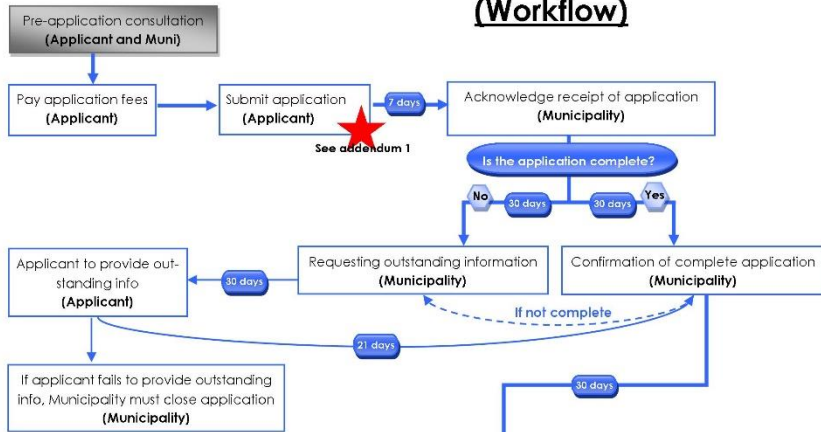
PART B: APPLICATION PROCESS

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

Draft By-Law on Municipal Land Use Planning

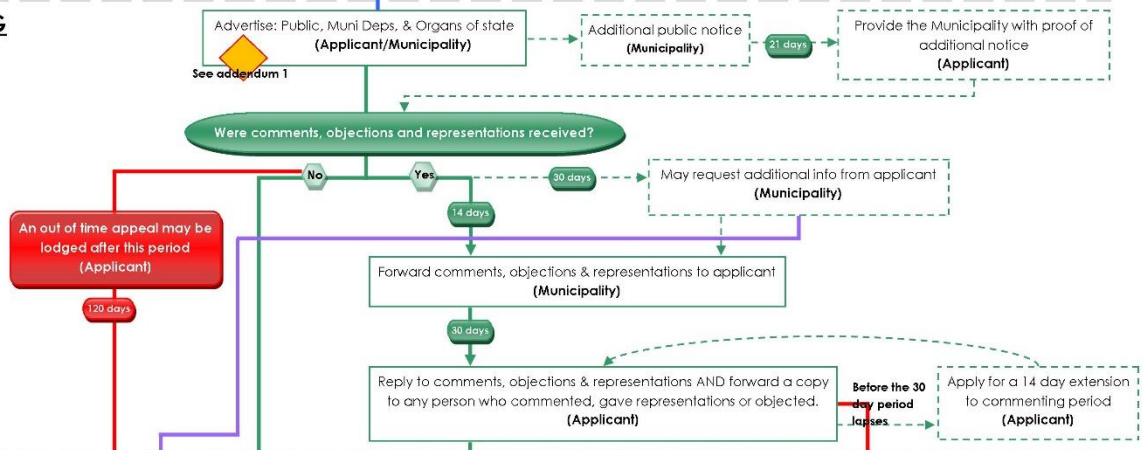
(Workflow)

SUBMISSION



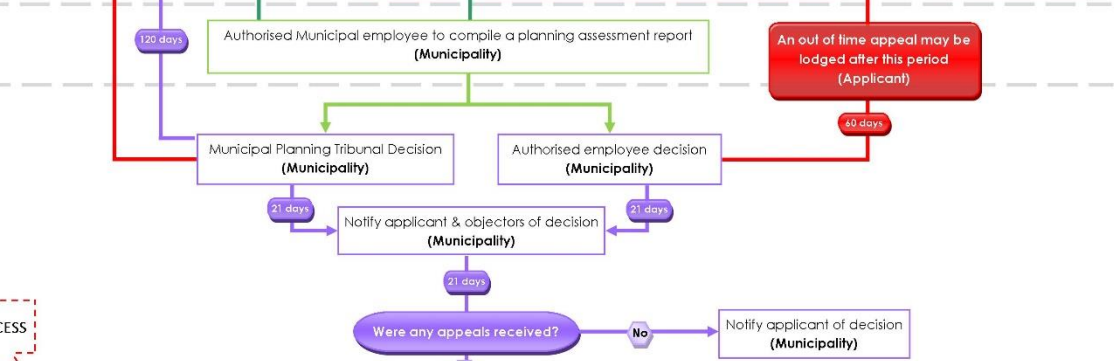
- Types of applications that can be submitted in terms of Section 15 (2)**
- (a) Rezoning of land
 - (b) Permanent departure
 - (c) Temporary departure
 - (d) Subdivision of land
 - (e) Consolidation of land
 - (f) Amendment, suspension or removal of restrictive conditions
 - (g) Permission required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

ADVERTISING



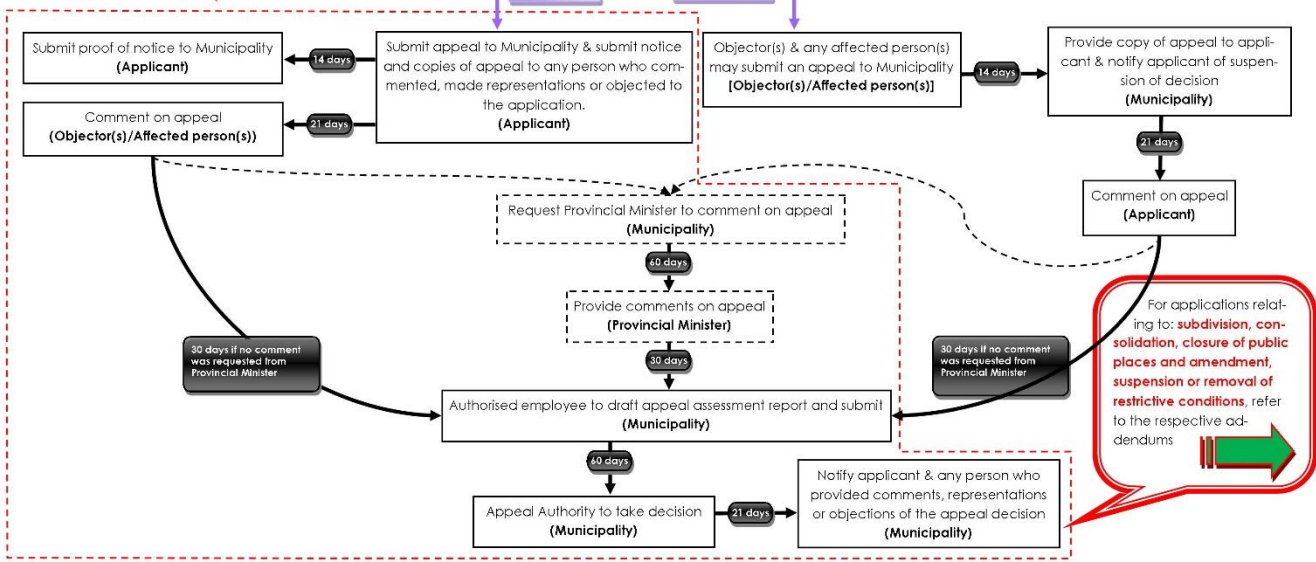
ASSESSMENT

DECISION



APPEAL PROCESS

APPEAL



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

PART C: QUESTIONNAIRES

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

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

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 afore-mentioned documentation/plans?			X	Motivate George Spatial Development Framework, 2023 and Pacaltsdorp / Hansmoeskraal LSDF, 2015
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	Conveyancer certificate required to confirm.
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? George Integrated Zoning Scheme By-law, 2023 What is the current zoning of the property? Single Residential Zone I What is the proposed zoning of the property? Single Residential Zone I and Transport Zone II Does the proposal fall within the provisions/parameters of the zoning scheme? Yes Are additional applications required to deviate from the zoning scheme? (if yes, specify) No				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
---	-----	----	------------------	---------

Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?			X	Motivate PSDF
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		X		

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

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

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

SECTION D:

SERVICE REQUIREMENTS

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)

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

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

COMPULSORY INFORMATION REQUIRED:

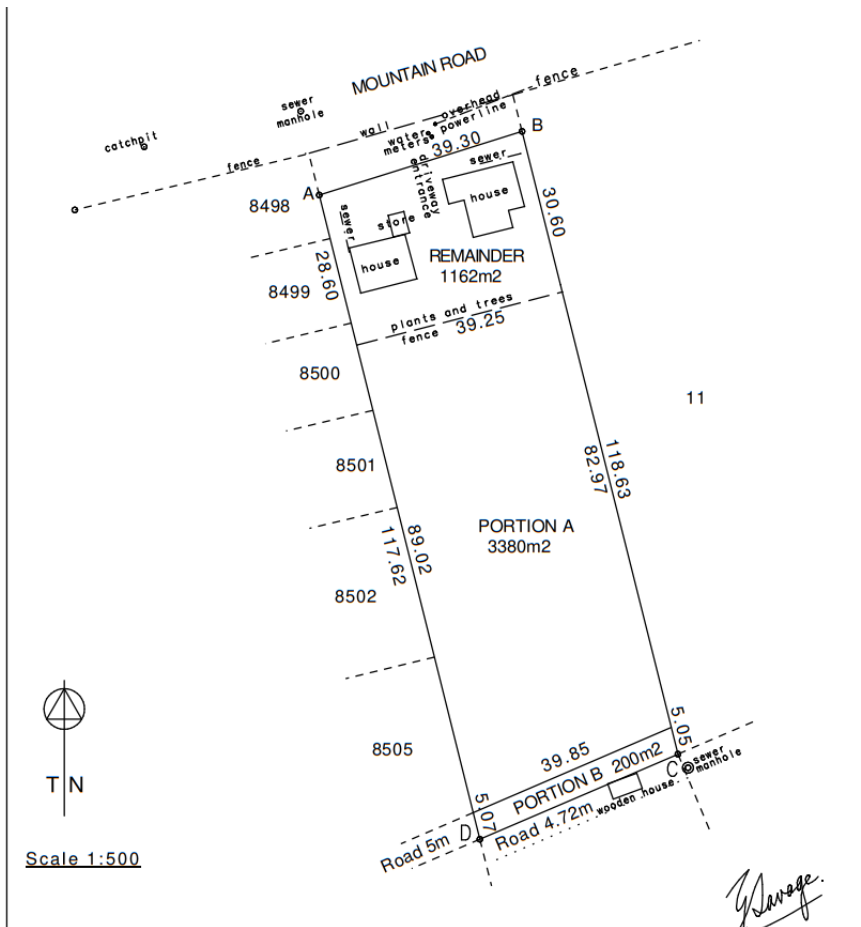
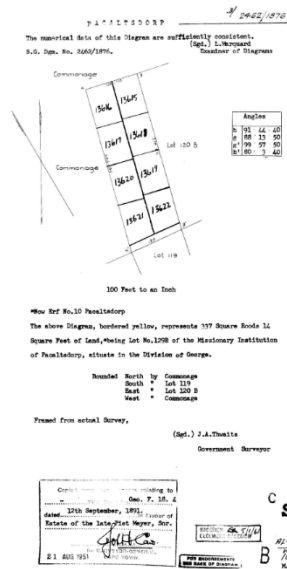
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent

MINIMUM AND ADDITIONAL REQUIREMENTS:

Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)	Y	N	Required number of documentation copies

PART E: DISCUSSION

- The proposal was submitted with the SG diagram, Locality Plan and proposed subdivision plan as indicated below for discussion during a meeting held 4 December 2024.



Extract of proposed subdivision plan

- The developer may consider increasing the proposed density on the property as the area is earmarked for higher density.
- Motivation to indicate compliance with the various spatial and other policies and acts (MSDF, LSDF, LUPA, SPLUMA).
- Alternative simplified option to consider: Subdivision of the road portion may be addressed by means of a Section 24 exemption in terms of the George Municipality Land Use Planning By-Law 2023. There will then be no need for a rezoning application.

Note

Applicant to discuss the proposal with CES and ETS prior to submitting the application.

PART F: SUMMARY / WAY FORWARD

Applicant may proceed to submit an application that addresses the above matters on Part E.

KHULISO MUKHOVHA (TOWN PLANNER / CASE OFFICER)

OFFICIAL: NAUDICA SWANEPOEL

SIGNED:



DATE: 11 December 2024

PRE-APPLICANT: JOHANNES GEORGE VROLIJK

SIGNED:

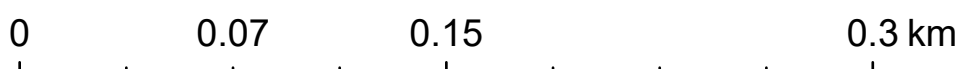


DATE: 28 November 2024

**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 be deemed necessary.*

ANNEXURE "D" - LOCALITY PLAN

Erf 10 Pacaltsdorp - Locality plan



Date: 11/27/2024 5:20 AM Scale: 1:2,658



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.

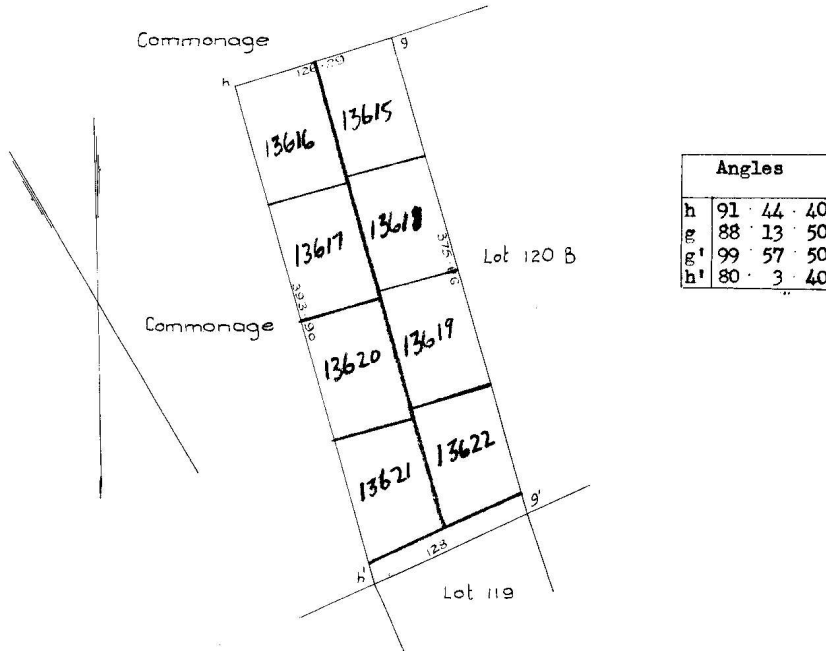
ANNEXURE "E" – SURVEYOR GENERAL DIAGRAM

PACALTS DORP

B/ 2462/1876

The numerical data of this Diagram are sufficiently consistent.
 (Sgd.) L. Marquard
 Examiner of Diagrams

S.G. Dgm. No. 2462/1876.



100 Feet to an Inch

*Now Erf No.10 Pacaltsdorp

The above Diagram, bordered yellow, represents 337 Square Roods 14 Square Feet of Land, *being Lot No.129B of the Missionary Institution of Pacaltsdorp, situate in the Division of George.

Bounded North by Commonage
 South " Lot 119
 East " Lot 120 B
 West " Commonage

Framed from actual Survey,

(Sgd.) J.A.Thwaits

Government Surveyor

Copied from the original relating to
 - - - - - Geo. F. 18. 4
 dated 12th September, 1891.
 in favour of
 Estate of the late Piet Meyer, Snr.
J. A. Thwaits
 BY SURVEYOR-GENERAL,
 21 AUG 1951 CAPE TOWN.

MADESIEN 5/1/61
 RECEIVED MADESIEN

FOR ENDORSEMENTS
 SEE BACK OF DIAGRAM

C
 S
 B
 PL-18B
 10
 M.P.

ANNEXURE "F" - TITLE DEED

Bruwer & Reynolds Attorneys
Millwood Building
c/o York and Victoria Street
George

Prepared by me

CONVEYANCER
JANINE FOUCHE

	Assessment	
	Capital	Office fee
Purchase price/value:	R. 380000.00	R. 580.00
Mortgage capital amount		606.00
Reason for exemption	Exempt i.t.o	
	Cat.....	section..... Act.....

T 000034443 / 2018

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

Janine Fouché

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

CHRISTELLE REINET SAUNDERS

Identity Number 030220 0133 080

Unmarried Minor

Herein assisted by her Father and Legal Guardian Christiaan Louwrens Dreyer Saunders

Which said Power of Attorney was signed at George on 30 November 2017

DATA / VERIFY
26 JUL 2018
VAN WYK JENNY

DATA / CAPTURE
26 JUL 2018
PHUMELELA MNAMATA

And the appearer declared that his/her said principal had, on 21 November 2017, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

JOHAN WILHELM MEYER
Identity Number 500125 5001 086
Married out of community of property

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

**ERF 10 PACALTSDORP IN THE MUNICIPALITY AND DIVISION OF
GEORGE, PROVINCE WESTERN CAPE**

IN EXTENT: 4812 (Four Thousand Eight Hundred and Twelve) Square Metres

FIRST TRANSFERRED by Deed of Grant dated 12 September 1891 (George Freeholds Volume 18 No. 4) with Diagram relating thereto and held by Deed of Transfer T105315/2004.

SUBJECT to the conditions referred to in Deed of Transfer No. T2524/1895 dated 9 May 1895.

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

CHRISTELLE REINET SAUNDERS , Unmarried minor

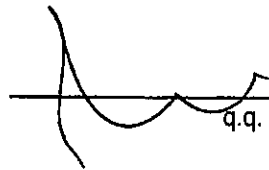
heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

JOHAN WILHELM MEYER , Married as aforesaid


his Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R380 000,00 (THREE HUNDRED AND EIGHTY THOUSAND RAND) .

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 25 Jun. 2018


q.q.

In my presence


REGISTRAR OF DEEDS

ANNEXURE "G" - POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

Johan Wilhelm Meyer

the registered owner of

Erf 10 Pacaltsdorp

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

- *An application in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Erf 10 Pacaltsdorp from Single Residential Zone I to Subdivisional Area to allow for a residential development comprising of the following:*
 - *2 Single Residential Zone I erven (proposed Portions A and a Remainder); and*
 - *1 Transport Zone II erf (Portion B).*
- *An application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into the following 3 portions:*
 - *Portion A: (Single Residential Zone I), ($\pm 3\,380\text{m}^2$);*
 - *Remainder: (Single Residential Zone I), ($\pm 1\,162\text{m}^2$); and*
 - *Portion 2: (Transport Zone II), ($\pm 200\text{m}^2$).*

Signed at Pacaltsdorp on 2 December 2024



Johan Wilhelm Meyer

ANNEXURE "H" - CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

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

ERF 10 PACALTSDORP

APPLICATION DETAILS

- An application in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Erf 10 Pacaltsdorp from Single Residential Zone I to Subdivisional Area to allow for a residential development comprising of the following:
 - 2 Single Residential Zone I erven (proposed Portions A and a Remainder); and
 - 1 Transport Zone II erf (Portion B).

- An application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into the following 3 portions:
 - Portion A: (Single Residential Zone I), ($\pm 3\ 380\text{m}^2$);
 - Remainder: (Single Residential Zone I), ($\pm 1\ 162\text{m}^2$); and
 - Portion B: (Transport Zone II), ($\pm 200\text{m}^2$).

APPLICATION DATE

January 2025

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:

T34443/2018 (current Title Deed)

in respect of:

**ERF 10 PACALTSDORP
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 4 812 (FOUR EIGHT ONE TWO) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T34443/2018

REGISTERED in the name of

JOHAN WILHELM MEYER

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

SIGNED at GEORGE on 14 January 2025



CONVEYANCER