

THE REMAINDER OF PORTION 20 OF THE FARM HANSMOESKRAAL NO 202, GEORGE

**APPLICATION FOR:
REZONING, SUBDIVISION**



CLIENT: SAGATHAVAN HOLDINGS CC
PREPARED BY: MARIKE VREKEN URBAN & ENVIRONMENTAL PLANNERS



NOVEMBER 2023

CONTENTS

(I) TABLE OF CONTENTS

SECTION A : BACKGROUND	1
1. BACKGROUND	1
2. THE APPLICATION.....	2
3. PROPERTY DESCRIPTION, SIZE AND OWNERSHIP.....	3
SECTION B : DEVELOPMENT PROPOSAL	4
4. DEVELOPMENT SPECIFICATIONS	4
4.1. Private Open Space.....	6
4.2. Access & Parking	7
4.3. Governance.....	9
5. STATUTORY SPECIFICATIONS	9
5.1. Rezoning.....	9
5.2. Subdivision	10
5.3. Exempted Subdivision - Registration of a ROW Servitude	10
5.4. George Integrated Zoning Scheme By-Law, 2023.....	11
6. CIVIL SERVICES INFRASTRUCTURE.....	12
6.1. Water.....	12
6.2. Sewage Disposal.....	12
6.3. Storm Water	12
6.4. Roads.....	13
7. TRAFFIC IMPACT	13
8. ELECTRICAL SUPPLY.....	14
SECTION C : CONTEXTUAL INFORMANTS	15
9. LOCALITY	15
10. CURRENT LAND USE AND ZONING	15
10.1. Land Use.....	15
10.2. Zoning.....	16
11. CHARACTER OF THE AREA	17
12. EXISTING POLICY FRAMEWORKS.....	18
12.1. National Development Plan.....	18
12.2. Western Cape Provincial SDF (2014)	21

12.3.	Western Cape Government Provincial Strategic Plan (2019-2024)	24
12.4.	Draft Garden Route Regional Spatial Development Framework (2019)	25
	<i>Conclusion</i>	28
12.5.	George Municipal Spatial Development Framework (2023)	29
12.6.	Pacaltsdorp Local Spatial Development Framework, 2013	31
12.7.	George Integrated Development Plan (2022-2027)	32
SECTION D : MOTIVATION		35
13.	ASSESSMENT OF APPLICATIONS	35
13.1.	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)	35
13.2.	George Municipality Land Use Planning By-Law, 2023	35
14.	CONSISTENCY WITH SPATIAL PLANNING POLICIES	36
15.	AVAILABILITY OF SERVICES	37
16.	CONSISTENCY WITH THE SURROUNDING AREA	37
17.	NO IMPACT ON EXISTING RIGHTS	38
18.	EFFECTIVE URBAN FORM & INTEGRATION	38
19.	NEED FOR SPECIFIC RESIDENTIAL MARKET - DENSIFICATION & INTENSIFICATION	38
20.	POSITIVE SOCIO-ECONOMIC IMPACT	39
21.	NO NEGATIVE ENVIRONMENTAL IMPACT	40
22.	NO AGRICULTURAL IMPACT	40
23.	NO TRAFFIC IMPACT	41
24.	RELEVANT CONSIDERATIONS, WESTERN CAPE - ENVIRONMENTAL AFFAIRS & DEVELOPMENT PLANNING	41
25.	WESTERN CAPE LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014)	43
25.1.	Spatial Justice	43
25.2.	Spatial Sustainability	45
25.3.	Spatial Efficiency	46
25.4.	Spatial Resilience	46
25.5.	Good Administration	46
26.	CONCLUSION	48

(II) ANNEXURES

ANNEXURE A.	DEADP correspondence – No NEMA required dated 05 August 2022
ANNEXURE B.	Pr20/45b06 National Agriculture submission dated 18 October 2023
ANNEXURE C.	Written Permission landowners Pacaltsdorp Erf 1291 ROW Servitude
ANNEXURE D.	Pre-Application feedback dated 14 September 2023
ANNEXURE E.	Zoning Certificate & Title Deed - Pacaltsdorp Erf 1291
ANNEXURE F.	Signed Company Resolutions & Power of Attorneys dated 05 November 2023 & 08 November 2023
ANNEXURE G.	Application Form
ANNEXURE H.	Title Deed T13583/1989 & Windeed Search – RE/Ptn 20 of the Farm 202
ANNEXURE I.	SG Diagram (A4935/1925) – RE/Ptn 20 of the Farm 202
ANNEXURE J.	Conveyancer Certificate dated 23 November 2023 'Fiona Williamson'
ANNEXURE K.	Civil Services Report dated 20 September 2023 'Rudman & Visagie'
ANNEXURE L.	Traffic Impact Assessment dated April 2023 'Liesl Stodart'
ANNEXURE M.	Electrical Services Report dated 02 June 2023 'CVW Electrical'

(III) PLANS

PLAN 1.	Locality Plan dated 04 October 2023 – 'MVTRP'
PLAN 2.	Land Use Plan dated 17 October 2023 - 'MVTRP'
PLAN 3.	Subdivision Plan – 'Pr2045F202Ptn20sub08' dated 16 March 2023 - MVTRP
PLAN 4.	Architectural Plans undated – 'Nico Vreken'

(IV) TABLE OF FIGURES

FIGURE1.	Architect 3D Rendition_1	4
FIGURE2.	Architect 3D Rendition_2	4
FIGURE3.	Unit Type A – Ground Floor Plan	5
FIGURE4.	Unit Type B – Ground Floor Plan.....	5
FIGURE5.	Unit Type A - 3D.....	6
FIGURE6.	Unit Type B - 3D.....	6
FIGURE7.	Open Space provision per Erf	7
FIGURE8.	'Go George' Bus Stop 1.....	7
FIGURE9.	Bus Stop 1	8



FIGURE10.	Bus Stop 2	8
FIGURE11.	Architect 3D Rendition 3	9
FIGURE12.	Locality	15
FIGURE13.	Existing dwelling on the subject property	16
FIGURE14.	Zoning Maps Extract.....	16
FIGURE15.	General Residential Development in the area	17
FIGURE16.	Policies Applicable to the Proposed Development	22
FIGURE17.	Southern Cape RSIF – Shared Values.....	27
FIGURE18.	George SDF Extract (Map 24).....	29
FIGURE19.	Densification Zone - George GIS extract.....	30
FIGURE20.	Extract Pacaltsdorp SDF.....	31
FIGURE21.	George IDP: Vision, Mission & Values.....	33
FIGURE22.	George Mun. Strategic Objectives	33
FIGURE23.	George Municipality Wards.....	34

SECTION A :

BACKGROUND

1. BACKGROUND

Portion 20 of the Farm Hansmoeskraal No 202 is located to the south of Pacaltsdorp, with access from a servitude road, between Beach Road and Strauss Street. The subject property is currently zoned "Agriculture Zone II" in terms of the Integrated George Zoning Scheme Bylaw, 2017 and 6424m² in extent.

Portion 47 of the Farm Hansmoeskraal No 202 was subdivided from the subject property. The SG diagram was approved by the Surveyor General on 18 April 1947 and the new property was transferred and registered in the deed's office during the year 1947. Portion 53 of the Farm Hansmoeskraal No 202 was also subdivided from the subject property. The SG diagram was approved by the Surveyor General on 01 December 1949 and the new property was transferred and registered in the deed's office during the year 1950.

The proposed development on the subject property (Portion 20 of the Farm Hansmoeskraal No 202) entails the establishment of a new group housing development consisting of 16x group housing erven, 1x private road and 1x public road. The proposal is also for the registration of a private new right-of-way servitude over Pacaltsdorp Erf 1291 (directly north of the application area) in favour of the proposed development.

Department of Environmental Affairs and Development Planning (DEADP) has confirmed that written authorisation is therefore not required from the relevant competent authority (GN No R.326 as amended 7 April 2017). Refer to **ANNEXURE A**.

Act 70 of 1970 approval will be required, as the site was previously earmarked for Agriculture in the old George Guide Plan. An application for the subdivision of agricultural land has also been submitted to the National Department of Agriculture simultaneously, for approval. Refer to **ANNEXURE B**.

To allow for the proposal, the application area must be rezoned to Subdivisional Area in terms of Section 15(2)(a) and subdivided in terms of Section 15(2)(d) the George Municipality Land Use Planning By-Law, 2023. The confirmation of an exempted subdivision in terms of Section 24(1)(f)(iv) of the George Municipality Land Use Planning By-Law, 2023 to allow for the registration of (1x) right of way servitude over Pacaltsdorp Erf 1291. Refer to **ANNEXURE C** for the written permission from the landowners of Erf 1291.

The proposal was discussed at the Pre-application consultation meeting on 14 September 2023. (Pre-application meeting minutes are attached as **ANNEXURE D**). The following points were made for the applicant to address with the submission:

COMMENTS	RESPONSE
TOWN PLANNING	
Indicate that adequate open space will be provided in terms of the zoning scheme.	<i>Refer to Par.4.1</i>
Indicate the amount of parking and if a parking departure is required.	<i>Refer to Par.4.2</i>
Check the title deed restrictions for Erf 1291, Pacaltsdorp (right of way servitude proposed).	<i>Refer to ANNEXURE E. The title deed contains no restrictive conditions.</i>
Adequate landscaping will be required (a landscape plan will be required with the site development plan).	<i>Refer to Plan 3 & Plan 4</i>
Group housing – HOA will be a condition of approval if the application is successful.	<i>Noted.</i>
Motivate in terms of the latest MSDP (May 2023).	<i>Refer to Par. 12.5</i>
CES:	
Access: As per the Civil Engineering plan - Rudman Visagie drawing no S22/86-03	<i>Access as per engineers' specifications and requirements.</i>
Water & Sewer: As per the Civil Engineering plans S22/86-01 & S22/86-02.	<i>As per engineers' specifications, and plans.</i>
CES expressed its intention to approve the servitude as documented in the Services Report. Additionally, requested to exclude the driveway near Chopin Street from the plans due to the potential confusion it may cause.	<i>No access is proposed off Chopin Street.</i>
ETS:	
Electrical: Services report to be forwarded to ETS for comments.	<i>Refer to attached ANNEXURE M.</i>

2. THE APPLICATION

Marika Vreken Urban and Environmental Planners have been appointed by **SAGATHAVAN HOLDINGS CC & HANSMOESKRAAL ENTERPRISES CC** to prepare and submit the required application documentation (refer to **ANNEXURE F** for Signed Company Resolutions & Power of Attorneys and **ANNEXURE G**: Application Form) for:

- (i) Rezoning of the remainder of Portion 20 of the Farm Hansmoeskraal No 202, from "Agriculture Zone II" to "Subdivisional Area" in terms of Section 15(2) (a) of the George Municipality Land Use Planning By-Law, 2023;
- (ii) Subdivision of the remainder of Portion 20 of the Farm Hansmoeskraal No 202 in terms of Section 15(2)(d) of the George Municipality Land Use Planning By-Law 2023 into 18x portions to allow for the following land uses as indicated on the layout plan *Pr2045F202Ptn20sub08* dated 16 March 2023:
 - a. 16x General Residential Zone I erven (group housing)
 - b. 1x Transport Zone III erf (private road)
 - c. 1x Transport Zone II erf (public road)

- (iii) Confirmation of an exempted subdivision in terms of Section 24(1)(f)(iv) of the George Municipality Land Use Planning By-Law, 2023 for:
- a. The subdivision to allow for the registration of (1x) right of way servitude over Pacaltsdorp Erf 1291 in favour of the newly created group housing residential development as indicated on Plan Number: *Pr2045F202Ptn20sub08* dated 16 March 2023

3. PROPERTY DESCRIPTION, SIZE AND OWNERSHIP

A copy of the Title Deed (T13583/1989) & Windeed Search that includes the information outlined below is contained in **ANNEXURE H**. The SG Diagram (A4935/1925) for the application area is contained in **ANNEXURE I**.

PROPERTY DESCRIPTION: The remainder of Portion 20 of the Farm Hansmoeskraal No 202 in the Division of George.

TITLE DEED NUMBER: T13583/1989

PROPERTY OWNERS: Sagathavan Holdings CC

PROPERTY SIZE: 6424m² (Six Thousand Four Hundred and Twenty-Four square metres)

TITLE DEED RESTRICTIONS: None. Refer to **ANNEXURE J** for the Conveyancer Certificate dated 23 November 2023, confirming that there are no title deed conditions that prohibits the proposed development.

SERVITUDES: There are no servitudes registered over the subject property.

BONDS: The property is not bonded.

SECTION B :

DEVELOPMENT PROPOSAL

4. DEVELOPMENT SPECIFICATIONS

(Refer to **Plan 4: Architectural Plans undated** – 'Nico Vreken')

The proposal entails the development of a new access control group housing residential development. A total of 16x group housing units are proposed. These will consist of free-hold title units. The density of the group housing even calculates to 27 units/ha, which is consistent with the prescribed density of the George Integrated Zoning Scheme By-Law, 2023.



FIGURE 1: ARCHITECT 3D RENDITION_1

The proposed units are perfect for first-time buyers, young couples, or any seeking this housing typology inside a security estate, with guarded access.



FIGURE 2: ARCHITECT 3D RENDITION_2

Two-unit types are proposed: Unit Type A (Erven 2-4, 13-15) and Unit Type B (Erven 1, 5-12 & 16).

Unit Type A: 167m²

GF - living room, dining room, kitchen, 1x bedroom, open patio, garage & 1x bathroom
1stFloor - 2x bedroom, 2x bathrooms

Unit Type B: 127m²

GF - living room, dining room, kitchen, open patio, garage & 1x bathroom
1stFloor - 2x bedroom, 2x bathrooms



FIGURE 3: UNIT TYPE A – GROUND FLOOR PLAN



FIGURE 4: UNIT TYPE B – GROUND FLOOR PLAN



FIGURE 5: UNIT TYPE A - 3D



FIGURE 6: UNIT TYPE B - 3D

4.1. Private Open Space

The George Integrated Zoning Scheme By-Law, 2023 stipulates that there should be at least 50m² communal open space per dwelling unit. The required open space for 16x units is 800m². The proposed development makes provision for a total of 1638m² open space which will be in the form of landscaped private gardens / yards per Erf. There will be an excess of 838m².

Erf 1 = 99m ²	Erf 9 = 106m ²
Erf 2 = 102m ²	Erf 10 = 106m ²
Erf 3 = 109m ²	Erf 11 = 110m ²
Erf 4 = 103m ²	Erf 12 = 101m ²
Erf 5 = 143m ²	Erf 13 = 74m ²
Erf 6 = 122m ²	Erf 14 = 71m ²
Erf 7 = 109m ²	Erf 15 = 70m ²
Erf 8 = 107m ²	Erf 16 = 106m ²

FIGURE 7: OPEN SPACE PROVISION PER ERF

4.2. Access & Parking

Access to the proposed development will be obtained from Heather Street with a new public right of way over servitude Erf 1291. The proposed right of way will also make provision for access to the abutting Portion 33. The details and contributions towards the construction of the road, should the owner of Portion 33 wish to utilise this right of way for access will be negotiated. The internal roads of this development will be private.

'Liezl Stodart Professional Engineer' prepared a Traffic Impact Assessment (refer to **ANNEXURE L**) for the proposed development, and the TIA confirmed that adequate access exists and that the proposed residential development will have a negligible traffic impact.

It must also be noted that the proposed development will be pedestrian friendly as the development is located within walking distance of 2x Go George bus stops, one is ±271m from the subject property and the other ±86m. There is a surfaced sidewalk along the northern side of Heather Street.



FIGURE 8: 'GO GEORGE' BUS STOP 1



FIGURE 9: BUS STOP 1



FIGURE 10: BUS STOP 2

The George Integrated Zoning Scheme By-Law, 2023 prescribe 1.75 parking bay per dwelling unit with 3 habitable rooms or more, plus 0.25 parking bays per dwelling unit for visitors.

A total of 16x group housing erven is proposed and therefore a total of 32x parking bays must be provided on-site [$16 \times 2 = 32$]. A total **32x parking bays** are provided on site.

It must also be noted that, the use of public transport is promoted, and the area is dominated by pedestrian movement.

4.3. Governance

A Homeowners' Association will be established for the proposed development. There will also be set Architectural Design Guidelines, with which the units have to comply. The units will be planned, designed and built as a harmonious architectural entity.



FIGURE 11: ARCHITECT 3D RENDITION 3

5. STATUTORY SPECIFICATIONS

The following land development application is lodged in terms of the George Municipality Land Use Planning By-Law 2023, to achieve the desired outcome.

5.1. Rezoning

The proposal is to rezone Remainder Portion 20 of the Farm Hansmoeskraal No 202 to a subdivisinal area¹.

The general purpose of Subdivisional Area Overlay Zone: The subdivisional area overlay (SAO) zoning designates land for future subdivision with development rights by providing development directives through specific conditions as approved in terms of this By-law. The SAO zoning confirms the principle of development and acceptance of future subdivision of land; but not the detailed layout, which will be determined when an actual application for subdivision is approved.

¹ "subdivisional area" means an overlay zone that permits subdivision for the purposes of a subdivision application involving a change of zoning.

An application is therefore made for the Rezoning of the remainder of Portion 20 of the Farm Hansmoeskraal No 202, from "Agriculture Zone II" to "Subdivisional Area" in terms of Section 15(2) (a) of the George Municipality Land Use Planning By-Law 2023;

5.2. Subdivision

(Plan 3: Subdivision Plan – 'Pr2045F202Ptn20sub08' dated 16 March 2023 - MVTRP)

The proposal is to subdivide the subdivisional area into 18x portions, as indicated on the layout plan *Pr2045F202Ptn20sub08* dated 16 March 2023 into the following land uses:

- 16x General Residential Zone I erven (group housing)
- 1x Transport Zone III erf (private road)
- 1x Transport Zone II erf (public road)

An application is therefore made for subdivision of the remainder of Portion 20 of the Farm Hansmoeskraal No 202 in terms of Section 15(2)(d) of the George Municipality Land Use Planning By-Law, 2023 into 18x portions as indicated on the layout plan *Pr2045F202Ptn20sub08* dated 16 March 2023.

5.3. Exempted Subdivision - Registration of a ROW Servitude

Access and egress to the newly created property will be obtained via a right-of-way servitude over the remainder of Pacaltsdorp Erf 1291, accessed directly from Heather Street situated north of the application area. No direct access to the subject property from Heather Street is currently available. Therefore, a right-of-way servitude must be registered over Erf 1291. The landowners provided their written consent.

It should be noted that the registration of servitudes for a public right of way is exempted from a formal subdivision application in terms of Section 24(1)(f)(iv) of the George Municipality Land Use Planning By-Law, 2023. Confirmation is required for the following exempted subdivision:

The subdivision to allow for the registration of (1x) public right of way servitude over Pacaltsdorp Erf 1291 in favour of the newly created group housing residential development as indicated on Plan Number: *Pr2045F202Ptn20sub08* dated 16 March 2023. The proposed right of way will also make provision for access to the abutting Portion 33.

5.4. George Integrated Zoning Scheme By-Law, 2023

A summary of the prescribed development parameters for the General Residential Zone (group housing) and a comparison of the proposed development's parameters are shown in the table below:

PARAMETER		APPLICATION AREA	COMPLIANCE
PRIMARY USE:	'group housing' ²	'group housing'	REZONING REQUIRED
DESIGN PRINCIPLES	Planned, designed and built as a harmonious architectural entity. walkability & pedestrianised access to public transport.	Designed and built in harmonious architectural entity. Less than 100m from a designated public transport stop.	COMPLY
DENSITY	35 dwelling units per hectare	16 units on 5991m ² = 27 units / ha	COMPLY
HEIGHT	6.5 metres to the wall plate 8.5 metres to the ridge of the roof in the case of a pitched roof	8.5m	COMPLY
OPEN SPACE	50m ² per dwelling unit 16x dwellings = 800m ² required	16x dwellings = 1638m ²	COMPLY
BUILDING LINES:	GROUP HOUSING SITE PERIMETER BUILDING LINES		
	Street Building Line: 3m (North)	3m+	COMPLY
	Lateral Building Line: 1.5m (east & west)	1.5m+	COMPLY
	Rear Building Line 1.5m (south)	1.5m+	COMPLY
	BUILDING LINES WITHIN A GROUP HOUSING SITE		
	Internal roads: 0m Garage set back 5m	Erven 1-5 & 12-16 5m+ Erven 6-11 5m	COMPLY

² "group housing" means a group of separate or linked dwelling units where every dwelling unit has a ground floor, which units may be subdivided cadastrally, but are planned, designed and built as a harmonious architectural entity in an ordered way and integrated with functional open spaces, private open spaces, private roads and parking which forms part of a group housing site.

PARAMETER		APPLICATION AREA	COMPLIANCE
	Side and rear building lines: 0m	Side: 0m Rear: 5m	COMPLY
PARKING	1.75 parking bays per dwelling unit with 3 habitable rooms or more 0.25x parking bays per dwelling unit for visitors	16x units x 2 parking bays = <u>32 parking bays required</u> <u>32 parking bays provided</u>	COMPLY
SERVICE YARD³	The Municipality <u>may</u> require the owner to install a screened area.	Each group housing erf will have adequate open space to accommodate the required amenities	COMPLY
REFUSE ROOM⁴	1x required	1x provided (<i>adjacent to Erf 1</i>)	COMPLY

6. CIVIL SERVICES INFRASTRUCTURE

'Rudman & Visagie Consulting Engineers' was appointed to compile a Civil Engineering Services Report, that outlines civil engineering services that are subject to the proposed development. A copy of the full report dated 20 September 2023 is attached as **ANNEXURE K**.

6.1. Water

The water reticulation will be connected to the existing water network in Heather Street to the North over erf 1291. If the development will be gated, then a bulk water meter should be installed, and all pipes should be 75mm UPVC class 12 and to Municipal standards and specifications. All fire hydrants should be London Round thread and conform to SANS 10400 T & SANS 10400 W.

6.2. Sewage Disposal

The sewer can connect 230m South of the proposed development to the existing Municipal network and all design details should be according to relevant specifications. All sewer mains should be 160mm pipes and all manhole covers should be Polymer Concrete Covers.

6.3. Storm Water

Stormwater should be drained to the South of the proposed development and all measures should be taken to absorb as much as possible water in the development through water tanks and to reduce hard surfaces as far as possible.

³"service yard" means a defined screened area for utility and communal services for, amongst others, general residential developments which include facilities such as washing lines.

⁴"refuse room" means a defined screened refuse receptacle from where refuse is collected from time to time, usually on a weekly basis.

6.4. Roads

The roads will connect Heather Street as indicated in the Traffic Impact Study and confirmed by George Municipality. The preliminary design and plans will be altered according to the letter received from the Director of Civil Engineering Services as soon as the land use application has been approved.

7. TRAFFIC IMPACT

'Liezl Stodart Professional Engineer' was appointed to prepare a Traffic Impact Assessment (TIA) (ANNEXURE J) for a proposed development. A copy of the full report dated April 2023 is attached as **ANNEXURE L**. This TIA concluded the following:

CONCLUSIONS

- The proposed residential development on Portion 20 of Farm 202 George (Pacaltsdorp) will have a negligible traffic impact.
- The site is located to the south of Heather Street and the east of DR1595.
- Access is proposed from Heather Street with a servitude right of way over Erf 1291 which belongs to the same owner as Farm 202/20.
- The development proposal entails the provision of sixteen residential erven.
- MR349 (Beach Road), DR1595, Heather Street and Hayden Street were included in the study area.
- The intersections between these roads currently operate at fair service levels.
- Background traffic volumes were calculated using the growth rates obtained from the Western Cape RNIS website for the respective roads, as well as latent trips from Mooikloof Phase 2 and a percentage of the proposed Rivendale development.
- Intersections will continue to operate at satisfactory service levels with 2028 background traffic volumes.
- The Farm 202/20 development has the potential to generate 14 trips during each of the morning and afternoon peak hours.
- Intersections will continue to operate at satisfactory service levels with development traffic added.
- The development is located within walking distance of the nearest Go George bus stops.
- There is a surfaced sidewalk along the northern side of Heather Street.

This TIA made the following recommendations to be taken into consideration when finalising the layout:

RECOMMENDATIONS

- Another 13-metre-wide reserve will be provided along the Erf 1291 boundary with Farm 202 Portions 33, 20 and 53. Six and a half (6,5) metres will have to be given off on either side of the common boundary.
- The Farm 202/20 access off Heather Street should have bell mouth radii of at least 5 metres.
- The servitude road over Erf 1291 should have a surfaced width of at least 5,5 metres.
- Should a security gate be provided for access control, the gate should be set back at least twelve metres from the road edge. Alternatively, the gate can be set back six metres, but with a visitor's embayment next to the access road.
- The internal road should be at least five metres wide.

- Turning shunts need to be provided at the dead ends of the internal road.
- If refuse is to be collected from each house, the municipal refuse truck can use the T-junction between the two internal roads to turn.
- If a central refuse collection area is provided near the entrance, as shown on the Subdivision Plan, turning space will have to be provided on the servitude road.
- At least two parking spaces, of which one may be a garage, need to be provided at each house.
- A sidewalk should be built along one side of the Farm 202/20 access road to link up with the Heather Street pedestrian route.

8. ELECTRICAL SUPPLY

'CVW' Consulting Engineers was appointed to compile an Electrical Engineering Services Report, that also outlines the electrical supply for the proposed development. A copy of this report dated 02 June 2023 is attached as **ANNEXURE M**.

Demand: The estimated demand for the development will be calculated as follows: Currently the available capacity is yet to be determined. Total estimated load required. 16 x 4.5kVA BDMD = 72kVA.

CONCLUSION

- Available capacity at MS Schubert (315kVA) is yet to be determined.
- If spare capacity is insufficient, an upgrade from 315kVA to 500kVA mini-sub will be required.
- A low voltage bulk supply point to be approved for the development at portion 20 – farm Hansmoeskraal, Pacaltsdorp
- George Municipality is required to present written approval to the client to proceed with construction or written notice of required information to merit approval of the project.

SECTION C :

CONTEXTUAL INFORMANTS

9. LOCALITY

(Plan 1: Locality Plan)

Portion 20 of the Farm Hansmoeskraal No 202 is located to the south of Pacaltsdorp, with access from a servitude road, from Heather Street. The application area is north east of the new Mooikloof development on Beach Road. The GPS coordinates for the centre of the property are 34.024226"S and 22.454917°E.



FIGURE 12: LOCALITY

10. CURRENT LAND USE AND ZONING

10.1. Land Use

The existing dwelling house on the subject property is currently being used for residential purposes. This building is to be demolished.



FIGURE 13: EXISTING DWELLING ON THE SUBJECT PROPERTY

10.2. Zoning

Portion 20 of the Farm Hansmoeskraal No 202 is currently zoned "Agriculture Zone II" in terms of the George Integrated Zoning Scheme By-Law, 2023.



FIGURE 14: ZONING MAPS EXTRACT

11. CHARACTER OF THE AREA

(Plan 2: Land Use Plan)

Portion 20 of the Farm Hansmoeskraal No 202 is situated in the Pacaltsdorp residential neighbourhood. The area was previously characterised by rural residential properties and small-scale agriculture, which is non-existent currently. The subject property is stated between a group housing development directly south and a single residential area directly north, which means the proposed development constitutes infill development. Various informal residential development is occurring on the larger agricultural land (towards the east), and densification is occurring fast, as the need for residential development becomes crucial.

The character of the immediate surrounding area is characterised by various forms of residential uses, namely group housing (Oude Kloof, Boschkloof), flats (Kloofsig) rural residential, and predominantly single residential towards the north / north east. Other land uses include accommodation establishment, public open spaces, local business, vacant erven and erven operating mixture of uses (business and residential) on the property.



FIGURE 15: GENERAL RESIDENTIAL DEVELOPMENT IN THE AREA

The surrounding land uses and urbanisation towards the south compliments the proposal, which is a form of suitable densification. The property is situated in the ideal area for the proposed land use and will contribute to the growth and facilitation of accommodation within the town of George.

12. EXISTING POLICY FRAMEWORKS

12.1. National Development Plan

The National Development Plan recognises that education, training and innovation are central to South Africa's long-term development. These are core elements in eliminating poverty and reducing inequality, and the foundations of an equal society. Education empowers people to define their identity, take control of their lives, raise healthy families, take part confidently in developing a just society, and play an effective role in the politics and governance of their communities.

The National Development Plan is a broad strategic framework. It sets out a coherent and holistic approach to confronting poverty and inequality based on the six focused, interlinked priorities summarised below:

- Building Safer Communities
- Environmental Sustainability
- Faster and inclusive economic rural and urban economic growth
- Economic infrastructure
- Promoting Health
- Transforming human settlements and urban space economy.

The National development plan is divided into 15 chapters which outline the objectives and actions necessary to achieve the overall vision for South Africa by 2030: The following policies have been identified have a bearing on the proposed development.

NDP Chapter 3 – (Economy and Employment)

The following economic development policies are proposed that focus on removing the most pressing constraints on growth, investment and job creation, including energy generation and distribution and urban planning. These policies include the following:

- Promote Private Investment- Private Investment is linked with improved conditions as a result of policy certainty, infrastructure delivery, and efficiency of public services which will improve the quality of labour in surrounding areas.
- Establish economic and growth clusters – firm decisions need to be taken on sectors which could serve as platforms to launch new growth trajectories.

NDP Chapter 5 – (Environmental Sustainability)

The following guiding principles are defined for the transition of all aspects from policy to process to action. Focus should be put in place to establish a regulatory framework for proposed land uses, to ensure the conservation and restoration of the natural environment. These guidelines include the following:

- Strategic Planning – Apply a systems perspective, while ensuring a dynamic approach, with flexibility and responsiveness to emerging risk and opportunity, and effective management trade-offs.

- Transformative approach- Address all aspects of the current economy and society requiring amongst others visionary thinking and innovative planning.
- Manage transition – build on existing processes to attain gradual change and phased transition.
- Opportunity focus – for business growth, competitiveness and employment creation, that will contribute to equality and prosperity.
- Full cost accounting – Internalise externalities through full cost accounting.
- Effective participation of social partners – Be aware of mutual responsibilities, engage on differences, seek consensus and exact compromise.

NDP Chapter 8 – (Transforming Human Settlement and the National Space Economy)

Provincial Land use management systems overlap with local municipalities creating confusion and conflict. Provincial governments oversee key economic activities such as agriculture tourism environmental management.

Spatial developments should conform to the following normative principles and should explicitly indicate how they would meet the requirements of these principles. These principles are directly related to Section 42 of the Spatial Planning and Land Use Management Act 16 of 2013 which will be implemented as the primary spatial and Land Use Management legislation on the 1st of July 2015. These principles include:

NORMATIVE PRINCIPLES FOR SPATIAL PLANNING	
PRINCIPLE	DESCRIPTION
Spatial justice	The historic policy of confining particular groups to limited space, as in ghettoization and segregation, and the unfair allocation of public resources between areas, must be reversed to ensure that the needs of the poor are addressed first rather than last.
Spatial sustainability	Sustainable patterns of consumption and production should be supported, and ways of living promoted that do not damage the natural environment.
Spatial resilience	Vulnerability to environmental degradation, resource scarcity and climatic shocks must be reduced. Ecological systems should be protected and replenished.
Spatial quality	The aesthetic and functional features of housing and the built environment need to be improved to create liveable, vibrant and valued places that allow for access and inclusion of people with disabilities.
Spatial efficiency	Productive activity and jobs should be supported, and burdens on business minimised. Efficient commuting patterns and circulation of goods and services should be encouraged, with regulatory procedures that do not impose unnecessary costs on development.

NDP Chapter 10 – (Promoting Health)

This chapter is about promoting health across all spheres of the population in the country. Promoting health and wellness is critical to preventing and managing lifestyle diseases among the people, such as heart disease, high blood cholesterol and diabetes. The environment in which people are born, grow up, live and work can affect their health negatively. This includes exposure to polluted environments, inadequate houses and poor sanitation. The following actions are set in place to promote better health:

- Address the social determinants that affect health and disease - Promote healthy diets and physical activity.
- Build human resources in the health sector – Accelerate the production of community health specialists in the five main specialist areas (medicine, surgery, including anaesthetics, obstetrics, paediatrics, and psychiatry) and train more nurses.
- Strengthen the health system – Bring in additional capacity and expertise to strengthen the health system at the district level; implement a national health information system to ensure that all parts of the system have the required information to effectively achieve their responsibilities.

Policies relating to housing, densification and health in the NDP:

- Promote **mixed housing** strategies and more **compact urban development** to help people access public spaces and facilities, state agencies, and work and business opportunities.
- New spatial norms and standards – **densifying cities**, improving transport, locating jobs where people live, upgrading informal settlements and **fixing housing market gaps**.
- Develop a strategy for the **densification of cities** and resource allocation to **promote better-located housing** and settlements.
- Provide **affordable access** to **quality health care** while promoting health and wellbeing.
- The health system should **provide quality care to all**, free at the point of service, or paid for by publicly provided or privately funded insurance.

12.2. Western Cape Provincial SDF (2014)

The Western Cape Provincial SDF was approved in 2014 by the Western Cape Parliament and serves as a strategic spatial planning tool that “communicates the provinces spatial planning agenda”.

The Western Cape Province’s Strategic objectives include:

- **Educating Cape:** Everyone has access to a good education, and the cities, towns and rural villages are places of innovation and learning.
- **Working Cape:** There are livelihood prospects available to urban and rural residents, and opportunities for them to find employment and develop enterprises in these markets.
- **Green Cape:** All households can access basic services that are delivered resource efficiently, residents use land and finite resources prudently, and safeguard their ecosystems.
- **Connecting Cape:** Urban and rural communities are inclusive, integrated, connected and collaborative.
- **Living Cape:** Living and working environments are healthy, safe, enabling and accessible, and all have access to the region’s unique lifestyle offering.
- **Leading Cape:** Urban and rural areas are effectively managed.

The PSDF sets out a policy framework within which the Western Cape Government will carry out its spatial planning responsibilities. Each of the three spatial themes contributes to the achievement of the Western Cape’s strategic objectives. These policies are categorised into three themes, namely:

- **Resources:** Sustainable use of spatial assets and resources
- **Space Economy:** Opening up opportunities in the Space Economy
- **Settlement:** Developing Integrated and sustainable settlements

For each theme, key challenges as distilled from the Provincial spatial profile and their spatial implications are noted and Provincial policies for dealing with them are presented. These themes and policies are summarised in the figure below.

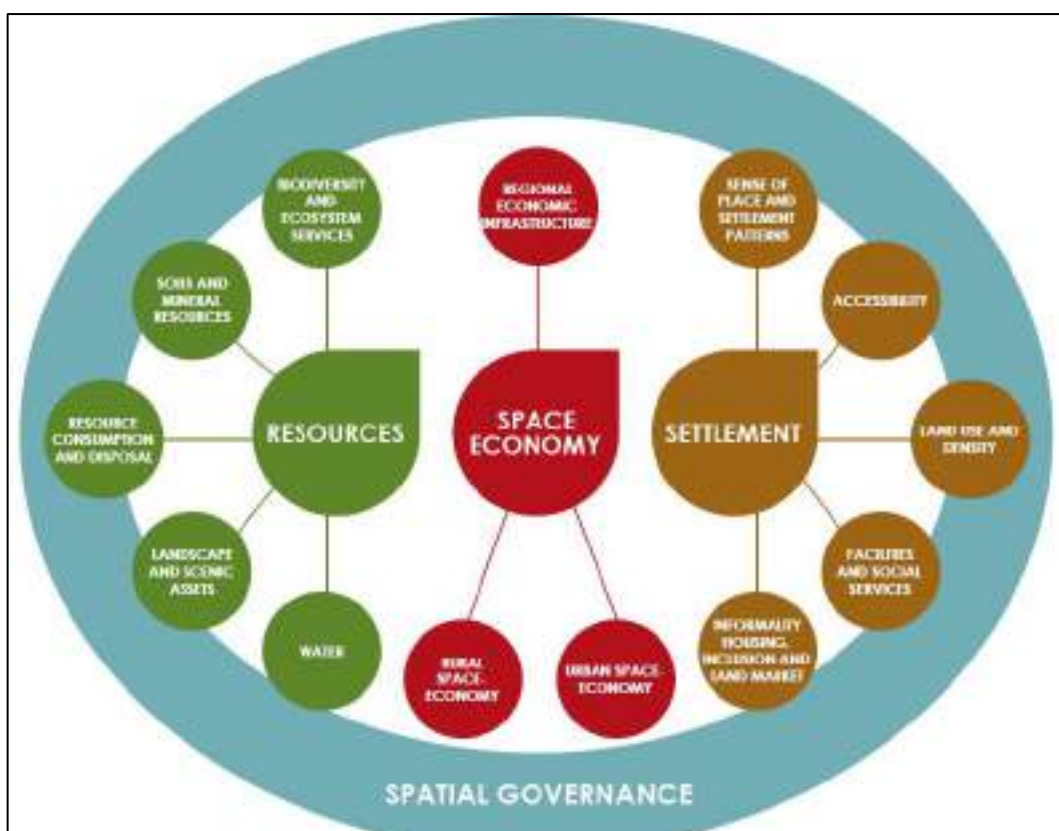


FIGURE 16: POLICIES APPLICABLE TO THE PROPOSED DEVELOPMENT

The proposed development complements the SDF's spatial goals that aim to take the Western Cape on a path towards:

- (i) Greater productivity, competitiveness and opportunities within the spatial economy;
- (ii) More inclusive development in urban areas; and
- (iii) Strengthening resilience and sustainable development.

However, it is important to note some of the key policies laid down by the Western Cape PSDF have a bearing on this application.

POLICY S1: PROTECT, MANAGE AND ENHANCE SENSE OF PLACE, CULTURAL AND SCENIC LANDSCAPES

POLICY STATEMENT	DEVELOPMENT'S RESPONSE
2. Promote smart growth ensuring the efficient use of land and infrastructure by containing urban sprawl and prioritising infill, intensification and redevelopment within settlements.	<i>The proposal is directly aligned with this policy statement. Ensuring the efficient use of the land (currently underutilised), also, constituting infill development, by developing this ideally located and under-utilized portion of vacant land. This community have significant vacant land within their urban limits, which, due to surrounding development became an infill area.</i>

S3: PROMOTE COMPACT, MIXED USE AND INTEGRATED SETTLEMENTS

POLICY STATEMENT	DEVELOPMENT'S RESPONSE
2. Promote functional integration and mixed-use as a key component of achieving improved levels of settlement liveability and counter apartheid spatial patterns and decentralization through densification and infill development.	<ul style="list-style-type: none"> The proposal will promote functional integration within urban areas. Adequate access, services and functionality. The proposal will contribute to a more integrated neighbourhood as a whole and have a positive impact on the local economy.

POLICY S5: PROMOTE SUSTAINABLE, INTEGRATED AND INCLUSIVE HOUSING IN FORMAL AND INFORMAL MARKETS

POLICY STATEMENT	DEVELOPMENT'S RESPONSE
1. Provide a wide choice of housing typologies and tenure options, based on economic, fiscal, and social affordability. Incremental housing development is to be pursued, with phased service provision to accelerate housing provision.	The proposed development will not only provide additional housing opportunities to the area but also a new form of housing, that caters for a specific market.
3. Ensure that all housing delivery projects are founded on principles of sustainability and based on integrated development planning	The proposal will not trigger the need for an environmental impact assessment, provide adequate open space as required by the applicable zoning scheme by law and fully utilise the underutilised site.
5. Provide households with the residential environments, mobility and access to opportunities that support productive activities and reduce levels of exclusion from opportunity	The proposal is in line with this policy. The public transport system with designated stops, allows for residents without private motor vehicles the opportunity to commute to different parts of town, and the application area is situated directly south of a bus stop, thus reducing levels of exclusion.
6. Increase densities of settlements and dwelling units in new housing projects.	The proposal is directly in line with this policy.

Planning Implication:

The Western Cape Spatial Development framework has a strong emphasis on revitalising urban spaces creating an urban living environment which is more convenient, efficient and aesthetically pleasing to residents. The proposal is consistent with strategic objectives as set out by the Western Cape Spatial Development Framework, for the following reasons:


- The development proposal ensures densification and contributes to infill development.

- *The proposed development is on a vacant site, thus contributing to infill development and it will be strengthening the character of the area by contributing to an existing residential neighbourhood.*
- *The residential development will contribute to the integrated living environment which is strategically aligned with the surrounding land uses of the residential neighbourhood.*
- *The proposal promotes smart growth, by ensuring the efficient use of land and infrastructure by containing urban sprawl and prioritising infill, intensification and redevelopment within settlements.*
- *The development is a private-sector development, which will help to provide a housing opportunity and expand the housing delivery options.*

The proposal is in line with the provisions of this spatial document and is consistent with the strategic objectives and policies as set out by the Western Cape Spatial Development Framework. Therefore, the proposal complies with policies and strategic objectives as set out by the Western Cape Spatial Development Framework.

12.3. Western Cape Government Provincial Strategic Plan (2019-2024)

The Western Cape Government Provincial Strategic Plan (2019-2024) sets out the Western Cape Government's (WCG) vision and strategic priorities. Below is a summary of the strategic goals set out as well as the proposal's compliance herewith.

PROVINCIAL STRATEGIC GOALS	PROPOSAL'S RESPONSE
 <p>PSG 1. CREATE OPPORTUNITIES FOR GROWTH & JOBS</p> <p>PSG 2. IMPROVE EDUCATION OUTCOMES & OPPORTUNITIES FOR YOUTH DEVELOPMENT</p> <p>PSG 3. INCREASE WELLNESS & SAFETY, & TACKLE SOCIAL ILLS</p> <p>PSG 4. ENABLE A RESILIENT, SUSTAINABLE, QUALITY & INCLUSIVE LIVING ENVIRONMENT</p> <p>PSG 5. EMBED GOOD GOVERNANCE & INTEGRATED SERVICE DELIVERY THROUGH PARTNERSHIPS AND SPATIAL ALIGNMENT</p>	<p><i>PSG 1</i></p> <ul style="list-style-type: none"> ▪ <i>Permanent and temporary skilled and unskilled staff will be employed for the purpose of this development.</i> ▪ <i>Downstream economic impacts.</i>
	<p><i>PSG 2</i></p> <ul style="list-style-type: none"> ▪ <i>The proposal is not directly in line with this goal.</i>
	<p><i>PSG 3</i></p> <ul style="list-style-type: none"> ▪ <i>Robust safety measures will be implemented to ensure the security of residents and the surrounding neighbourhood. Adequate lighting as well.</i>
	<p><i>PSG 4</i></p> <ul style="list-style-type: none"> ▪ <i>The proposal aims to create a more inclusive, functional urban integrated living environment which is strategically aligned with the surrounding land uses of the area.</i> ▪ <i>The new residential development will allow for a quality living environment. As highlighted above under PSG 3 the development will also provide robust safety measures contributing to a quality living environment.</i>

12.4. Draft Garden Route Regional Spatial Development Framework (2019)

The Garden Route (Southern Cape) Regional Spatial Development Framework is still in draft form, but nevertheless, it provides guidelines for development planning on a regional scale in the Garden Route District.

The 2014 Provincial Spatial Development Framework ('PSDF') identified three distinct urban priority regions in the Western Cape which are responsible for driving considerable economic growth and development in the province. These urban priority regions are 1) the Greater Cape Functional Region, 2) the Greater Saldanha Region, and 3) the Southern Cape Region.

To give effect to the PSDF, regional-scale spatial plans have been created for these urban priority areas, which include this Regional Spatial Implementation Framework for the Southern Cape ('SC RSIF'). This plan has as its **core objectives**:

- the stimulation of **inter-municipal growth and development opportunities**;
- to better support an **integrated, regional approach to sustainable development**, and
- **urban and rural area management** practices.

The Southern Cape region is identified as being a provincial leisure and tourism coastal belt and priority urban functional region, with Mossel Bay, George, Knysna and Plettenberg Bay, and the greater Oudtshoorn area as regional centres (*of different function and hierarchy*) providing clustered facilities and services. The PSDF directs that these towns should be prioritized for growing the provincial economy through regionally planned and coordinated infrastructure investment.

The **purpose** of the Southern Cape Regional Plan is to:

- [a] Provide a **coherent spatial vision** for the Southern Cape functional region taking into account the environmental, social and economic opportunities and constraints;
- [b] Provide **guidance** on the promotion of a rational and **predictable infrastructure, economic and land use planning within the region**;
- [c] taking a regional approach to address regional **environmental management**, regional **human settlement** provision, **economic development**, regional **infrastructure**, regional **transport, landscape character, sense of place preservation**, and **heritage**.
- [d] To give expression to the Provincial Spatial Development Framework, 2014, at the regional level:
 - Elaborate what it means for the Mossel Bay – George node being an **emerging regional centre** and **priority urban functional region** of Provincial significance, and what role these towns will play in the future growth and development of the region;

- Elaborate what it means for the Wilderness to Plettenberg Bay corridor being a **leisure corridor** of Provincial significance;
- [e] From an **environmental perspective**:
 - Identify **key assets** in the region
 - Gain a thorough understanding of the **environmental challenges, risks, opportunities and constraints** and how these interact with socio-economic development, settlement building, and economic development
 - Identify **regional priorities, objectives and strategies**, that comply with land use and bioregional planning principles as contained in the PSDF;
 - Take a **balanced approach** to development which ensures, on the one hand, the integrity of critical biodiversity areas whilst on the other hand, facilitating **appropriate socio-economic development** of the region.
 - Ensure the **protection of the sense of place** and beauty that the Southern Cape is so well known for.
 - Set out **Spatial Planning Categories** that reflect suitable land use activities by utilising the latest Critical Biodiversity Areas (CBA) mapping, as a primary informant.
- [f] From a **social perspective**:
 - Set out **proposals** with regard to issues of **food security** and **the loss of productive farm land to urban development** with particular reference to the National Department of Agriculture's increased emphasis on this issue;
 - Provide spatial direction with respect to the placement and location – at a regional scale – of **human settlement** and low income housing opportunities, in response to environmental and economic constraints.
- [g] From an **economic perspective**:
 - A consideration of the **main sectors** that (currently and potentially) drive the Southern Cape Functional Region's economy (in terms of **output and jobs**) and consider **associated value chains** that have organised themselves spatially;
 - An understanding of the nature and structure of the economy.

The figure below sets out the shared regional aspirations and values that will be used to underpin the Southern Cape Regional Spatial Development Framework going forward:

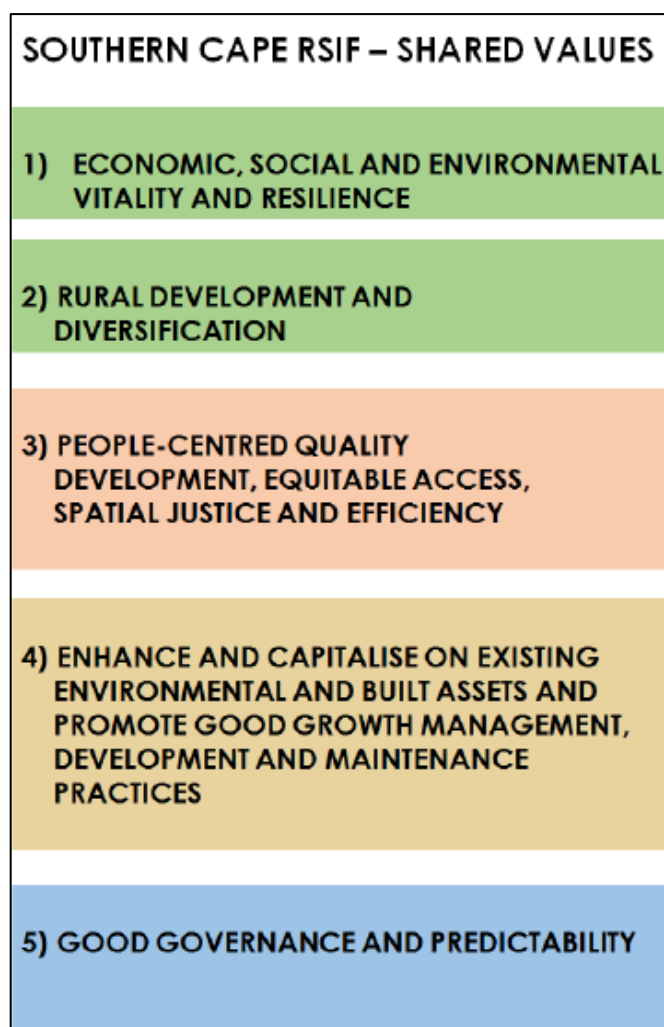


FIGURE 17: SOUTHERN CAPE RSIF – SHARED VALUES

The **Identified Regional Values** for the Southern Cape Region, includes:

1. **Economic, Social and Environmental Vitality & Resilience:** Enabling and Increasing economic growth and vitality, diversification, skills development, and a building a knowledge economy. Promoting spatial resilience and climate change mitigation and adaptation through the conservation of natural resources, sustainable resource management and capitalizing on the region's inherent potential.

Spatial Implication for George: - Low density settlements reinforce a segregated economy and difficulty to access formal economy opportunities. Settlement sprawl also degrades the tourism appeal / landscape character of the region. The sprawling and low density ribbon development in the region is exacerbating risks and subsequently increasing costs that cannot be met without sacrificing resources to meet other needs elsewhere. Settlement in flood risk areas and fire-prone areas is increasing disaster risks and decreasing resilience.

Economic urban growth centres should be diversifying in their economies and have a larger economic 'carrying capacity' (Mossel Bay, George).

2. **Rural Development & Diversification:** Promote sustainable agricultural practices, enhancing value chains, promoting agri-processing, rural economic diversification, and agricultural protection.
3. **People Centred Quality Development, Equitable Access, Spatial Justice & Efficiency:** People-centred development, creating quality living environments, enhancing the lives of the poor through poverty-alleviation and rural development strategies. Promoting equitable access to quality and affordable transport, facilities, services, and employment. Achieving spatial justice and efficiency by integrating and densifying our settlements, promoting continuity, compaction, and mixed use quality urban environments which are well consolidated, and function in a collaborative and complementing manner, reversing the apartheid spatial form.

Spatial Implication for George: - **Low-density sprawl** and commercial decentralisation are threatening the economic vitality of settlements in the region, a large proportion of which are identified as being high growth/ high-need. Town centres (Mossel bay and George).

4. **Enhance and Capitalise on Existing Environmental and Built Assets and Promote good growth management, development and maintenance practices:** Enhancing rural character, tourism potential, & sense of place of the region, thereby capitalizing on the assets of the region. Providing and maintaining the necessary regional and local infrastructure and guidelines for effective growth management in a financially and environmentally sustainable manner.

Spatial Implication for George: - **George as the service centre and highest order settlement**, Mossel Bay as an industrial, service, and tourism settlement, Knysna and Plettenberg Bay as the tourism and lifestyle settlements, etc

5. **Good Governance and Predictability:** Efficient, effective, and integrated management, good administration and governance;

In terms of the Spatial Concept for the Southern Cape, **George** is the **primary service** centre of the entire garden route region, offering most of the higher order services and facilities one would expect to receive in a metropolitan city, including modern airport infrastructure. It houses the primary administrative and regional offices of companies offering services in the region, but is also the heart of the vast golfing tourism offering, and a thriving agricultural sector specialising in export quality berries and other agricultural produce used in beer making and other agri-processing activities.

Conclusion

George's role in the Southern Cape Region is that of the highest order settlement, with higher order services and facilities, and recommended higher residential densities and integrated clusters of development. The proposed new group housing development will contribute towards integrated development, a range of housing typologies inside the urban edge, and the proposed group housing development will also support the Go-George bus / transport system for George. The proposal is therefore considered to be consistent with the proposals and policies of the Draft Southern Cape Regional Spatial Development Framework.

12.5. George Municipal Spatial Development Framework (2023)

The George Municipality approved the George Municipal Spatial Development Framework, 2019 (MSDF2019/23) in May 2019. In July 2021 a process of Review and Amendment was initiated to align and merge with the next-generation Integrated Development Plan. The Amended MSDF illustrates the spatial response to issues identified in the MSDF Review Report (May 2022), based on data collated in the preceding Status Quo Report and subsequent inputs received during the MSDF amendment consultation process.

The George Municipality Spatial Development Framework serves as a regulatory framework for spatial development within the local municipality. The SDF is the primary spatial tool for guiding development within the municipal area. The SDF echoes the principles laid down by the provincial SDF including densification, the importance of compact settlements and walkability and the promotion of a mixture of uses in close proximity to one another. The purpose of the George SDF report is to provide relevant background information regarding the biophysical, economic and social context of George Municipality. The Spatial Development Vision of George Municipality:

"...George Municipality ascribes to the "Smart City" concept, to create a future George that is safe, secure, sustainable and efficient..."

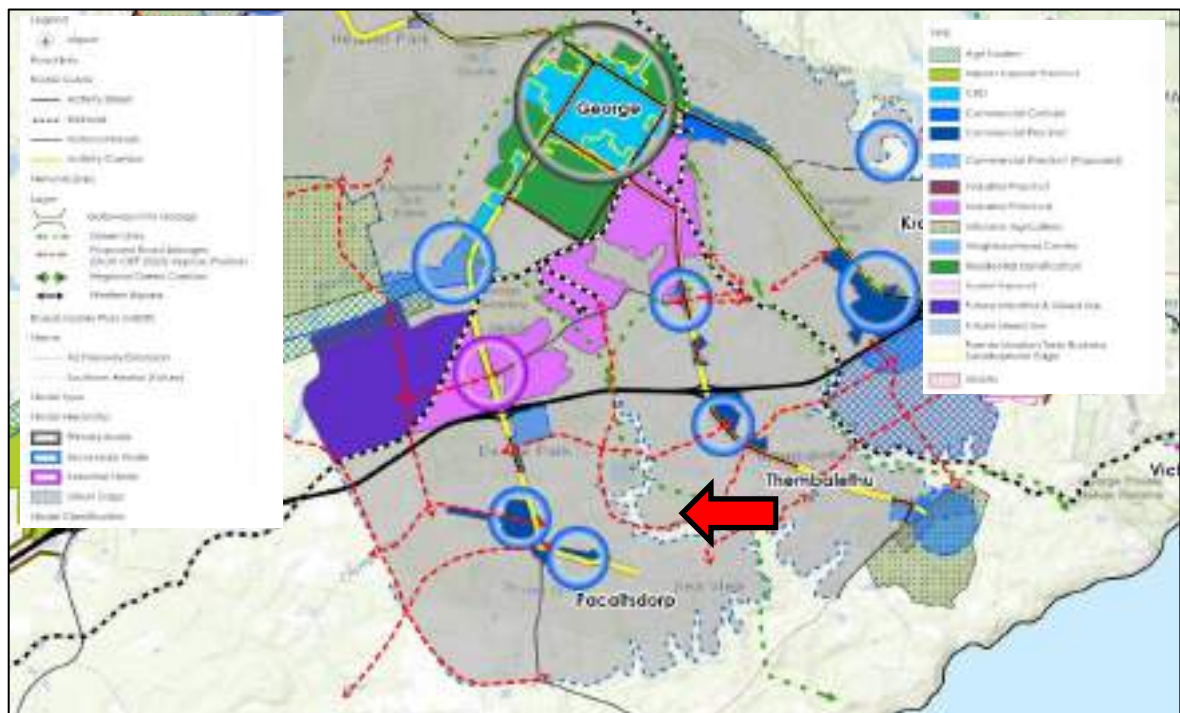


FIGURE 18: GEORGE SDF EXTRACT (MAP 24)

According to the George Municipality Spatial Development Framework (SDF), the application area is located inside the urban edge of George and Pacaltsdorp and is suitable for urban development.

The application area is within the demarcated densification zone, as per the George Municipal GIS. A 500m walkable residential densification zone has been identified along the principal public transport corridors, which is read with the system of land use intensification areas. Residential densification is encouraged within this zone and the CBD.



FIGURE 19: DENSIFICATION ZONE - GEORGE GIS EXTRACT

The George SDF identifies Pacaltsdorp as a Priority Investment Area. The Pacaltsdorp Functional area is one of the priority residential infill and densification zones within the short-medium term.

Planning Implication:

The property is situated inside the demarcated urban edge and is suitable for further urban development. The proposal will promote densification and infill on land within an identified area suitable for this purpose.

The application area is surrounded by urban development and the proposal could be regarded as integration, infill and densification in a well-located area that will allow for densification within the urban edge, which is supported and encouraged by the Municipal SDF.

This development is regarded as being consistent with the George Bay SDF as it is not in conflict with the purpose of the relevant designation in the spatial development framework and is consistent with the strategies and guidelines set out.

Section 19 (2) of the Western Cape Land Use Planning Act states the following:

"...If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation or development does not conflict with

the purpose of the relevant designation in the spatial development framework or structure plan, the utilisation or development is regarded as being consistent with that spatial development framework or structured plan..." The proposed development is therefore consistent with the George SDF.

12.6. Pacaltsdorp Local Spatial Development Framework, 2013

The Pacaltsdorp Area and the rural area of Hans-Moes-Kraal has been identified as special investment node in the George SDF, thereby promoting integration with the Greater George and promoting access to the pristine coastal areas and a detailed local area structure plan was compiled to provide more detail and guidance with regard to future planning for Special Investment areas.



FIGURE 20: EXTRACT PACALTSDORP SDF

The application area is located inside the urban edge and earmarked for single residential purposes.

According to this Local Spatial Development Framework, various strategies and spatial development objectives are identified and mentioned in the George SDF which are relevant to Pacaltsdorp and Hans-Moes-Kraal area. The proposal is directly linked to the following development objectives and strategies:

- increased densities in specifically the George CBD, secondary nodes, and along the key public transport routes that link them is encouraged.
- creating quality living environments: strategic vacant land to take up new development demand.

The PSDF specifically highlights the need for housing and accommodation as the highest priority. The target market with the proposal will be employable adults, which is considered less urgent, but still complies with the highest priority needs of the area.

Group housing would be allowed anywhere in the identified residential areas at densities of 35 dwelling units per hectare. This low-density residential demarcation is countering the overall need for higher-density residential development and according to the LSDF, the most appropriate locality for higher-density living is close or adjacent to the public transport routes or main distributors, which the subject site is compliant with. The property is accessed from Heather Street public transport routes and a "Go George" bus stop is situated along this route directly north of the application area ($\pm 80\text{m}$ from the subject property).

Very little commercial agricultural activity can be found in the rural area is regarded as an agricultural area. A limited number of commercial operations can be seen, and the rest of the properties are used for extensive residential purposes or are merely vacant and not utilised at all. This is a result of the poor quality of the soils and the lack of good quality and quantity of water. According to the LSDF, the agriculture soil potential of the subject property is Type E.

Planning Implication:

The proposal to allow for a new group housing development is consistent with the LSDF, which identifies housing opportunities as the highest priority, and higher density residential developments. The subject property is also suitable for the proposal as it is situated along this public transport route, and the property is not used for or suitable to be used as a viable agricultural unit. Also, the area is demarcated for residential purposes and will be suitable for infill development between two existing residential areas.

It is, therefore, the considered opinion that the proposal is consistent with the objective of the Paarltsdorp Local Spatial Development Framework, 2013.

12.7. George Integrated Development Plan (2022-2027)

The George Council opted to adopt a new five-year IDP for the period 2022 – 2027. The IDP is a municipal planning instrument that drives the process to address the socio-economic challenges as well as the service delivery and infrastructure backlogs experienced by communities in the municipality's area of jurisdiction. The IDP is the municipality's principal five-year strategic plan that deals with the most critical development needs of the municipal area (external focus) as well as the most critical governance needs of the organisation (internal focus).



FIGURE 21: GEORGE IDP: VISION, MISSION & VALUES

The George IDP identified five strategic objectives for the Municipal Area. These agreed-upon strategic objectives are:



FIGURE 22: GEORGE MUN. STRATEGIC OBJECTIVES

The application area is located within **Ward 27** of the George Municipality. None of the identified ward-based needs and priorities has a direct bearing or any reference to the proposed development on the subject property.



FIGURE 23: GEORGE MUNICIPALITY WARDS

Planning Implication:

The IDP is a municipal planning tool to integrate municipal planning and allocates municipal funding to achieve strategic objectives that will contribute to the overall municipal vision. The proposal will provide new and additional economic growth prospects.

The proposed land development application will not directly contribute to any of the Ward-based issues/priorities but is important to note that the proposal does not contradict any of them or the desired outcome for this ward. Although this application is not considered to be an important strategic objective it can be motivated that the development of the land supports important municipal interventions amongst others creating economic jobs within the ward. Further to the above the proposed development will contribute to the economic expenditure in the area, providing housing opportunities, creating employment and making use of existing services network.

The proposed land development supports important municipal interventions amongst others creating economic jobs within the ward and building long-term financial sustainability to invest in social and economic development. The proposal will attract people to the area who will invest in the local economy as accommodation attracts people and people attract business which is beneficial to all other businesses in the area due to consistent local spending.

The proposed development will contribute to the economic expenditure in the area, create employment, make use of the existing services network and continue to provide new and additional economic growth prospects. It is, therefore, the considered opinion that the proposed development is consistent with the objectives and vision of the IDP. This development proposal aims to contribute to the economic well-being of George.

SECTION D :

MOTIVATION

13. ASSESSMENT OF APPLICATIONS

13.1. Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

Section 42 of SPLUMA prescribes certain aspects that have to be taken into consideration when deciding on an application. These are:

- (1). Development principles set out in Chapter 2 of SPLUMA
- (2). Protect and promote the sustainable use of agricultural land
- (3). National and provincial government policies the municipal spatial development framework, and take into account: —
 - (i) the public interest;
 - (ii) the constitutional transformation imperatives and the related duties of the State;
 - (iii) the facts and circumstances relevant to the application;
 - (iv) the respective rights and obligations of all those affected;
 - (v) the state and impact of engineering services, social infrastructure and open space requirements; and
 - (vi) any factors that may be prescribed, including timeframes for making decisions.

13.2. George Municipality Land Use Planning By-Law, 2023

The George Land Use Planning By-Law for George Municipality, 2015 as promulgated by G.N 7427 dated 15 July 2015 was amended and came into operation on 21 April 2023. This By-law states in Section 65 the general criteria necessary for considering an application by the municipality.

It must be noted that the application has not undergone the notice phase of the application process and that the information below is the necessary information required by the municipality to process the application. The following criteria must be considered when evaluating the desirability of this land development application:

CRITERIA	REFERENCE IN REPORT
The impact of the proposed land development on municipal engineering services .	Par.6, Par.7 & Par.8
The integrated development plan , including the municipal spatial development framework.	Par.12.7

CRITERIA	REFERENCE IN REPORT
The applicable municipal spatial development frameworks adopted by the Municipality.	Par.12.5
the applicable local spatial development frameworks adopted by the Municipality;	Par.12.6
The applicable policies of the Municipality that guide decision-making .	Par.13.2
The provincial spatial development framework .	Par.12.3
where applicable, a regional spatial development framework contemplated in section 18 of the Act and a provincial regional spatial development framework.	Par.12.4
The policies, principles and the planning and development norms and criteria set by the national and provincial governments;	Par.13.1
The matters referred to in Section 42 of the Spatial Planning and Land Use Management Act; Principles referred to in Chapter VI (6) of the Western Cape Land Use Planning Act ;	Par.25
applicable provisions of the zoning scheme ; and	Par.5.4
any restrictive condition applicable to the land concerned.	N/A

14. CONSISTENCY WITH SPATIAL PLANNING POLICIES

As described in **Par.12** of this report, the proposal is consistent with the relevant spatial planning policies namely:

- *National Development Plan*
- *Western Cape Provincial SDF (2014)*
- *Western Cape Government Provincial Strategic Plan (2019-2024)*
- *Draft Garden Route Regional Spatial Development Framework (2019)*
- *George Municipal Spatial Development Framework (2023)*
- *Pacaltsdorp Local Spatial Development Framework, 2013*
- *George Integrated Development Plan (2022-2027)*

The proposal is consistent with the relevant spatial planning policies for the following reasons:

- (i) The subject property is situated inside the urban edge; inside a demarcated densification zone that encourages higher-density residential developments, and is suitable for urban development.
- (ii) The proposal will ensure suitable densification and is within walking distance of the public transport facilities.

- (iii) The proposed development ensures the efficient use of this ideally situated and currently underutilised portion of land.
- (iv) The development proposal will contribute to the regeneration and revitalisation of the urban economy.
- (v) The residential development will contribute to the integrated living environment which is strategically aligned with the surrounding land uses.
- (vi) The proposed residential development will attract more economic opportunities as accommodation attracts people and people attract business. The proposed development will also provide new temporary and permanent employment opportunities to skilled, and unskilled staff. Local professionals and contractors will be employed, and all building materials will be sourced locally.
- (vii) The subject property and the proposed development are consistent with the Spatial Policy Directives set out in the above-mentioned policy documents.

15. AVAILABILITY OF SERVICES

Paragraphs **6** & **8** of this motivation report address the services provision of the proposed development. 'Rudman & Visagie' was appointed to investigate the Civil & 'CVW Electrical' to investigate the Electrical Engineering Services provision. These reports concluded that adequate supply exists for civil services and services connections exist, but the electricity capacity will be confirmed, and if deemed necessary the required upgrades will be made.

16. CONSISTENCY WITH THE SURROUNDING AREA

The subject property is situated between a group housing development directly south and a single residential area directly north, which means the proposed development constitutes infill development.

The surrounding land uses and urbanisation towards the south compliments the proposal, which is a form of suitable densification. The property is situated in the ideal area for the proposed land use and will contribute to the growth and facilitation of accommodation within the town of George.

The proposal contributes to the existing urban structure and contributes to the existing character of the area. Specific locational factors that favour the proposed land use are also important when desirability is assessed. The subject property is easily accessible. The proposal will ensure urban renewal and revitalisation, which will contribute to the upliftment of the area.

17. NO IMPACT ON EXISTING RIGHTS

It is the considered opinion that the proposed residential development will not impact the existing land use rights of any property owners in the area. The proposal will not prevent any surrounding owner from exercising their legal land use rights. The proposal will enhance the amenity of the area and fit in with the evolving character of the area. The proposed residential development will also allow for more sufficient use of municipal infrastructure services.

The fact that there will be consistent movement in this area, an increase in land value as well as an increase in urban renewal to the property will contribute to the surrounding area, in a positive manner.

18. EFFECTIVE URBAN FORM & INTEGRATION

Urban form is the way the built environment looks and functions. To achieve an effective urban form, land uses should be integrated, residential densities should be increased and the establishment of a pedestrian-friendly, walkable community. To redirect urban growth toward a more fiscally efficient and liveable compact urban form.

The proposal aims to densify and fully utilise this strategically located property. Higher densities create more opportunities for interaction, a climate in which economic activity - and small-scale economic activity, in particular - can thrive. Higher densities can also contribute to the more efficient use of infrastructure.

Urban integration is a strategic town planning principle that promotes sustainable development, as supported by the policies contained within the Spatial Development Frameworks. To achieve an effective urban form, land uses should be more integrated, and the establishment of a pedestrian-friendly, walkable community, which the proposal aims to achieve.

19. NEED FOR SPECIFIC RESIDENTIAL MARKET - DENSIFICATION & INTENSIFICATION

The proposed development will address the need for residential intensification and densification in an appropriate manner. The proposal encourages densification and aims to support an efficient, convenient and affordable urban structure by developing land appropriately zoned and suitable for densification and intensification.

The focus group of the proposal is not targeted at a specific age group, but rather at individuals seeking this accommodation typology, whilst also encouraging sustainable and appropriate densification. The 'semigration' away from the big metropolises - and notably out of South Africa's traditional business heartland of Gauteng - is currently making towns such as George home, thus a large need for residential opportunities.

The need has been identified for more sectional title higher density developments in The Garden Route, specifically George for first-time homeowners. The need for this specific residential market has been identified in the applicable spatial policy documents and is based on modern trends specifically based on George (more specifically directly south of the application area, being implemented in phases).

The fact that these farm portions are not being utilised for agriculture purposes with a very low-density. The MSDF encourages general densification to increase the supply of well-located land and building stock into the market at more affordable prices (and sizes). It will be to the benefit of many role-players if the property is allowed to develop the proposed residential development. The applicant will be able to develop the property, create employment opportunities, contribute to local expenditure, suitably densify within the urban edge and will be able to contribute to the economic growth of the town.

The provision of medium-income residential properties will contribute to the development of George by providing a mix of employment opportunities and decreasing the gap between medium-income residential properties.

20. POSITIVE SOCIO-ECONOMIC IMPACT

When a family, or business, contemplates relocating to a new area, they evaluate their options to a large extent, on the availability, quality and affordability of accommodation. Other considerations include access to quality education, places of worship, community organizations and convenient shopping. Before someone commits to a new location, they need to feel secure that there are no barriers to their success. The proposal will attract people to the area that will invest in the local economy, and also provide this opportunity to locals, rather than relocate. This is beneficial to other businesses in the area due to consistent local spending.

The development will likely draw new residents to the area who will contribute to the local economy while at the same time providing an alternative housing typology and therefore might be more likely to remain within the area rather than be forced to seek accommodation elsewhere.

The approval of the proposed residential development will create new temporary and permanent employment opportunities. During the construction phase and the operational phase. The Increased employment opportunities will have a knock-on effect on local businesses meaning that there is a net increase in the prosperity and standard of living in the town as a whole.

Permanent employment opportunities include:

- **Property Management:** Once the units are constructed, there will be a need for property management professionals to handle the day-to-day operations (HOA), maintenance, and tenant services. This can include property managers, maintenance staff, concierge personnel, security personnel, and leasing agents;
- **Facilities and Maintenance:** The upkeep of the estate will require a team for ongoing maintenance, repairs, and facility management. This can include plumbers, electricians, technicians, cleaners, and landscapers;
- **Security and Safety:** With a new residential complex, there will be a need for security personnel to ensure the safety and well-being of the residents. Security guards, surveillance operators, and access control staff may be employed for this purpose;
- **Sustainability and Energy Efficiency:** As there is an increasing focus on sustainable development, there may be opportunities for employment in areas such as energy

management, renewable energy installation and maintenance, waste management, and green building practices;

The proposed development can also have significant positive downstream economic impacts and will create opportunities for entrepreneurs such as laundry services, hairdressers, medical services (doctors, pharmacists, physiotherapists, dieticians etc.), existing professionals (real estate practitioners, accountants, etc.) and many more. Local professionals and contractors will be employed, and all building materials will be sourced locally. The proposal will create a net increase in prosperity and standard of living in the town as a whole.

21. NO NEGATIVE ENVIRONMENTAL IMPACT

No negative environmental impacts will be created as a result of the development. On 05 August 2022, the Department of Environmental Affairs and Development Planning (DEADP) issued a notice confirming that the subdivision of this portion of land does not constitute an activity listed in terms of GN No R.326, 327, 325 and 324 as amended 7 April 2017, as promulgated under Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA").

It is the considered opinion that during the issuing of this correspondence in response to the applicant checklist, the Competent Authority has considered all applicable environmental informants, and was satisfied with the outcome of developing a residential development on the application area.

The proposed amended layout honours the environmental requirements, no identified environmentally sensitive areas are present on the subject property. Therefore, the development will not have any significant negative impacts on the natural environment on or around the application area.

22. NO AGRICULTURAL IMPACT

The old George Guide Plan previously earmarked this area for 'agriculture purposes', hence an application is also made in terms of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970).

This Act states that no agricultural land may be subdivided without the approval of the National Department of Agriculture. A separate application for subdivision in terms of this Act has also been submitted to the National Department of Agriculture. A copy of this submission is attached as **ANNEXURE B**.

Given the small size, surrounding land uses, poor quality of the soils and the lack of good quality and quantity of water, the site has low agricultural potential. According to the LSDF, very little commercial agricultural activity can be found in the rural area is regarded as an agricultural area. A limited number of commercial operations can be seen, and the rest of the properties are used for extensive residential purposes or are merely vacant and not utilised at all.

The subject property is zoned Agriculture Zone II for which 'smallholding'⁵ is the primary land use right and the objective of this zoning is to accommodate extensive residential properties, which may be used for small-scale agriculture or natural areas for people who seek a rural lifestyle. Such properties are often found close to towns and villages, and new smallholding areas should only be permitted within an acknowledged demarcated urban area.

Based on this, the land was never intended to be used for bona vide agriculture activity, and the proposed development will be more suited within the area.

23. NO TRAFFIC IMPACT

Access to the proposed development will be obtained from Heather Street with a servitude right of way over Erf 1291. The Traffic Impact Assessment prepared by 'Liezl Stodart Professional Engineer' confirmed that the proposed access solution is adequate and the proposed residential development on Portion 20 of Farm 202 George:

- Has the potential to generate 14 trips during each of the morning and afternoon peak hours.
- Will have a negligible traffic impact.
- Intersections will continue to operate at satisfactory service levels with 2028 background traffic volumes and development traffic added.

It must also be noted that the proposed development will be pedestrian friendly as the development is located within walking distance of 2x Go George bus stops, one is ±271m from the subject property and the other ±86m. There is a surfaced sidewalk along the northern side of Heather Street.

It can therefore be concluded that the proposed development will have no negative impact on the traffic flow in the area, adequate on-site parking is available, and the proposed development can handle the projected number of trips.

24. RELEVANT CONSIDERATIONS, WESTERN CAPE - ENVIRONMENTAL AFFAIRS & DEVELOPMENT PLANNING

The following key considerations are taken into account to determine the desirability of the proposed land use.

ELEMENTS FOR CONSIDERATION	KEY QUESTIONS TO ASK	PROPOSAL (DESIRABILITY)
Economic impact	Positive or Negative impact on neighbourhood / settlement?	<i>Positive economic impact. No negative impact on surrounding property owners or their rights.</i>

⁵ "smallholding" means an extensive landholding, including a dwelling house, where small-scale agricultural activities, that is not a public nuisance or harmful to the environment and does not require approval in terms of other legislation, may take place and may also include natural areas.

ELEMENTS FOR CONSIDERATION	KEY QUESTIONS TO ASK	PROPOSAL (DESIRABILITY)
		<i>Additional Rates & Taxes and employment opportunities.</i>
Social impact	Greater social justice, equity of access to opportunity	<i>More accommodation opportunities. Promote inclusivity and provide a desirable establishment. Reduce levels of exclusion from opportunities, ultimately contributing to the overall development and well-being of the community.</i>
Scale of capital investment	> capital investment - > positive impact	<i>Private investment. No Municipal funding is required. Additional rates and taxes =income for the municipality.</i>
Compatibility with surrounding land uses		<i>See Par.11 & Par.16</i>
Impact on external engineering services	How much must the developer contribute to municipal costs incurred?	<i>Refer to Par.6, Par.8 & Par.15</i>
Impact on safety, health & well-being of the surrounding community		<i>Increased movement in the area increases security in the area.</i>
Impact on heritage		<i>No heritage impacts. No heritage value.</i>
Impact on the biophysical environment	Are there negative impacts? Are they adequately mitigated?	<i>Within urban edge. No NEMA listed activities were triggered. Outside any CBA areas.</i>
Traffic impacts, parking access, other transport considerations	Support for densification & functional public transport system?	<i>Refer to Par.4.2 & Par.23 & ANNEXURE L.</i>
Impact on quality of life (incl. views, sunlight, privacy, visual impact, character)		<i>No views will be obscured. Fits within the character of the area.</i>
Timing – need to densify or protect urban edges	The best option for the site at this point?	<i>Within urban edge. Suitable area for proposal. Encouraged by all relevant spatial planning policies.</i>
Cumulative impacts	Unacceptable cumulative impacts?	<i>Only positive impacts. No negative impact on any of the surrounding property owners.</i>
Opportunity costs	Any unacceptable opportunity costs?	<i>Private investment</i>

ELEMENTS FOR CONSIDERATION	KEY QUESTIONS TO ASK	PROPOSAL (DESIRABILITY)
		<i>No municipal funding required</i>
Alignment with SDF's		<i>Refer to Par.12 & Par.14</i>

Note: LUPA (Land Use Planning Act) does not refer to a lack of desirability, nor does it require there to be a positive advantage (i.e. the absence of a positive advantage should not automatically lead to a decision to refuse).

From the table above, it is clear that the proposed development is desirable on the subject property.

25. WESTERN CAPE LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014)

The purpose of this Provincial legislation is to consolidate legislation in the Province pertaining to provincial planning, regional planning and development, urban and rural development, regulation, support and monitoring of municipal planning and regulation of public places and municipal roads arising from subdivisions; to make provision for provincial spatial development frameworks; to provide for minimum standards for, and the efficient coordination of, spatial development frameworks; to provide for minimum norms and standards for effective municipal development management; to regulate provincial development management; to regulate the effect of land development on agriculture; to provide for land use planning principles; to repeal certain old-order laws, and to provide for matters incidental thereto.

Section 59 of this Act prescribes the Land Use Planning Principles that apply to all land development in the province. These are summarised in the tables below. The tables below aim to summarise how the proposed development complies with these principles.

25.1. Spatial Justice

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Past spatial and other development imbalances must be redressed through improved access to and use of land.	COMPLY	<i>The proposal aims to create a more inclusive, functional urban integrated living environment which is strategically aligned with the surrounding land uses of the area especially the economic activities throughout the town of George.</i>

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
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.	N/A	<ul style="list-style-type: none"> ▪ <i>This policy is not applicable to the application area.</i> ▪ <i>Not a Spatial Development Framework or Policy.</i>
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	N/A	<i>This policy is not applicable to the application area and proposal.</i>
Land use management systems should include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas and informal settlements.	N/A	<i>This policy is not applicable to the application area and proposal.</i>
Land development procedures must include provisions that accommodate access to, and facilitation of, the security of tenure and the incremental upgrading of informal areas.	Applicable to George Municipality	<i>The municipality must process this application within the prescribed guidelines of the George Municipality Land Use Planning By-Law 2023</i>
A competent authority contemplated in this Act or other relevant authority 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 will be affected by the outcome of the application.	Applicable to George Municipality	<i>The municipality must process this application within the prescribed guidelines of the George Municipality Land Use Planning By-Law 2023</i>
The right of owners to develop land in accordance with current use rights should be recognised.	N/A	<i>This policy is not applicable to the application area and proposal.</i>

25.2. Spatial Sustainability

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Promote land development that is spatially compact, resource-frugal and within the fiscal, institutional and administrative means of the relevant competent authority in terms of this Act or other relevant authority.	COMPLY	<ul style="list-style-type: none"> The proposal is spatially compact. Private project, no municipal funding required. Refer to Par.6, Par.7 & Par.8
Ensure that special consideration is given to the protection of prime, unique and high potential agricultural land.	COMPLY	Not viable, prime or unique agricultural land. No agriculture activities are currently on the portion of land.
Uphold consistency of land use measures in accordance with environmental management instruments.	COMPLY	<ul style="list-style-type: none"> In line with all Environmental policy documents and legislation, the proposal does not trigger any environmental listed activities in terms of the National Environmental Management Act (1998).
Promote and stimulate the effective and equitable functioning of land markets.	COMPLY	<ul style="list-style-type: none"> The proposed development is consistent with the character of the surrounding area. It will not negatively impact the value of its surrounding properties.
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	COMPLY	Refer to Par.6, Par.7 & Par.8
Promote land development in locations that are sustainable and limit urban sprawl.	COMPLY	<ul style="list-style-type: none"> No urban sprawl will be created as a result of the proposed development.
Result in communities that are viable.	COMPLY	<ul style="list-style-type: none"> The proposal will not detract from the existing character of the area. Refer to See Par.11 & Par.16
Strive to ensure that the basic needs of all citizens are met in an affordable way.	N/A	This principle is not applicable to the applicant or this development.
The sustained protection of the environment should be ensured.	COMPLY	<ul style="list-style-type: none"> In line with all Environmental policy documents and legislation.

25.3. Spatial Efficiency

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Land development optimises the use of existing resources and infrastructure.	COMPLY	<ul style="list-style-type: none"> The proposal will fully optimize the existing resources, the property has to offer.
Integrated cities and towns should be developed.	COMPLY	<ul style="list-style-type: none"> The proposal will promote functional integration within urban areas. Adequate access, services and functionality. The proposal will contribute to a more integrated town as a whole and have a positive impact on the local economy.
Policy, administrative practice and legislation should promote speedy land development.	Applicable to George Municipality	The municipality must process this application within the prescribed guidelines of the George Municipality Land Use Planning By-Law 2023

25.4. 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	COMPLY	<ul style="list-style-type: none"> The proposal is consistent with the various applicable spatial plans, policies and land use management systems. It will have no negative impact on the livelihood of the community. The proposed application complies with the requirements of the George Municipality Land Use Planning By-Law 2023

25.5. Good Administration

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
All spheres of government should ensure an integrated approach to land use planning.	Applicable to George Municipality	<ul style="list-style-type: none"> This principle has no direct bearing on the application; however, the George Municipality is obligated to consider the application fairly and within the timeframes provided in terms of the municipal planning bylaw. What is however important is that all decision-making is aligned with sound policies based on nation, provincial and local development policies.
All government departments must provide their sector inputs and comply with any other statutory requirements during the preparation or amendment of spatial development frameworks.		
The requirements of any law relating to land development and land use must be met timeously.		
The preparation and amendment of spatial plans, policy, zoning		

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
schemes and procedures for land development and land use applications, should include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.		
The legislation, procedures and administrative practice relating to land development should be clear, promote predictability, trust and acceptance in order to inform and empower members of the public.		
A spatial development framework, zoning scheme or policy should be developed in phases and each phase in the development thereof should include consultation with the public and relevant organs of state and should be endorsed by the relevant competent authority.		
Decision-making procedures should be designed to minimise negative financial, social, economic or environmental impacts.		
Development application procedures should be efficient and streamlined and timeframes should be adhered to by all parties.		
Decision-making in all spheres of government should be guided by and give effect to statutory land use planning systems.		

26. CONCLUSION

In light of this motivation, and the information contained in the foregoing report, it is clear that the application for:

- (i) Rezoning of the remainder of Portion 20 of the Farm Hansmoeskraal No 202, from "Agriculture Zone II" to "Subdivisional Area" in terms of Section 15(2) (a) of the George Municipality Land Use Planning By-Law, 2023;
- (ii) Subdivision of the remainder of Portion 20 of the Farm Hansmoeskraal No 202 in terms of Section 15(2)(d) of the George Municipality Land Use Planning By-Law 2023 into 18x portions to allow for the following land uses as indicated on the layout plan *Pr2045F202Ptn20sub08* dated 16 March 2023:
 - a. 16x General Residential Zone I erven (group housing)
 - b. 1x Transport Zone III erf (private road)
 - c. 1x Transport Zone II erf (public road)
- (iii) Confirmation of an exempted subdivision in terms of Section 24(1)(f)(iv) of the George Municipality Land Use Planning By-Law, 2023 for:
 - a. The subdivision to allow for the registration of (1x) right of way servitude over Pacaltsdorp Erf 1291 in favour of the newly created group housing residential development as indicated on Plan Number: *Pr2045F202Ptn20sub08* dated 16 March 2023

Meets the criteria as set out in The Spatial Planning and Land Use Management Act (SPLUMA) and the George Municipality Land Use Planning By-Law (2023), is desirable and it is therefore recommended that the application be supported by the relevant authorities and approved by George Municipality.

Marika Vreken Urban and Environmental Planners
October 2023

ANNEXURE A:

*DEADP correspondence – No NEMA required
dated 05 August 2022*



REFERENCE: 16/3/3/6/1/D2/44/0141/22
ENQUIRIES: Dorien Werth
DATE OF ISSUE: **05 August 2022**

HILLAND ENVIRONMENTAL – ENVIRONMENTAL CONSULTANTS
PO Box 590
George
6530

Attention: Inge Delpont

Cell: 082 525 9995

Email: environmental2@hilland.co.za

CHECKLIST: PROPOSED SUBDIVISION OF PORTION 20 OF FARM 202, PACALTSDORP, GEORGE MUNICIPALITY, WESTERN CAPE

1. The above-mentioned proposal and the information received by the Directorate: Development Management (Region 3) hereinafter referred to as "this Directorate" via electronic mail on 25 July 2022, refers.
2. This letter serves as an acknowledgment of receipt of the afore-mentioned document by this Directorate.
3. Based on the information available to this Directorate, it is understood that the proposal entails the subdivision of the property into seven (7) plots for development and access to the plots will be gained via a right of way servitude road off Heather Road to the north. The total development footprint will be 0.65 hectare on Portion 20 of Farm 202, Pacaltsdorp, George.
4. Interim urban edge / urban area

The proposed site does fall inside the urban edge of the George Municipal Spatial Development Framework 2017. Further, in accordance with this Department's NEMA EIA Circular 1 of 2012, and the information contained within the documentation, the property is regarded to fall inside the "interim urban edge" as adopted on 5 March 2012 and for the purpose of the Environmental Impact Assessment Regulations, 2014 (as amended), the property is regarded to fall inside the urban area.

5. In light of the above, you are hereby informed that on the date of this response, the proposed subdivision of the property into seven (7) plots for development on Portion 20 of Farm 202, George Municipality does not constitute an activity listed in terms of GN No R.326, 327, 325 and 324 as amended 7 April 2017, as promulgated under Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA").

Written authorisation is therefore not required from the relevant competent authority (GN No R.326 as amended 7 April 2017), prior to the undertaking of the said activity.

6. The abovementioned determination is based on the following:
- 6.1 The proposed subdivision of the property into seven (7) plots for development on Portion 20 of Farm 202, Pacaltsdorp will have a total development footprint of 0.65 hectares.
 - 6.2 The vegetation on Portion 20 of Farm 202, Pacaltsdorp is described as Garden Route Granite Fynbos listed in terms of the National Environmental Management; Biodiversity Act 2004 (Act No. 10 of 2004) as Critically Endangered. The proposed development will not encroach into indigenous vegetation as the area was previously disturbed and no longer meet the definition of indigenous vegetation.
 - 6.3 The existing residential unit/home and a section of the new subdivision is located within 32m from the mapped non-perennial watercourse on the south. The subject property is located within the urban area.
7. With reference to the proposed development, this Directorate hereby reminds all the relevant role-players (including George Municipality), that the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") specifically states that the principles set out in Section 2 apply throughout the Republic to the actions of all organs of state that may significantly affect the environment. The afore-mentioned principals must therefore be considered and applied by the decision-making authority.
8. Furthermore, please advise the proponent of their general duty of care towards the environment, as required in terms of section 28 of NEMA, namely:
- "Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment".*
9. Notwithstanding the content of this letter, the proponent must still comply with any other statutory requirements that may be applicable to the undertaking of the proposed activity.
10. Kindly quote the above-mentioned reference number in any future correspondence in respect of the proposal.
11. This Directorate reserves the right to revise or withdraw initial comments or request further information from you based on any new or revised information received.

Yours faithfully

pp_____

HEAD OF COMPONENT

ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 3

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

ANNEXURE B:

*Pr20/45b06 National Agriculture submission
dated 18 October 2023*

Our Ref: Pr20/45b06
Your Ref:

18 October 2023

By Courier

The National Dept Agriculture
Delpen Building
c/o Annie Botha & Union Streets
Riviera
Pretoria
0084

FOR ATTENTION: MS. ANNETTE SCHOLTZ

Dear Madam,

**APPLICATION IN TERMS OF THE SUBDIVISION OF AGRICULTURAL LAND ACT, 1970
(Act 70 of 1970): THE REMAINDER OF PORTION 20 OF THE FARM HANSMOESKRAAL
NO 202 IN THE DIVISION OF GEORGE**

Marike Vreken Urban and Environmental Planners have been appointed by **SAGATHAVAN HOLDINGS CC** to prepare and submit the required application documentation for:

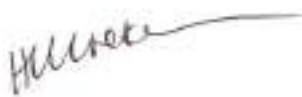
- (i) Application in terms of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970), to allow for the subdivision into 18x portions to allow for the following land uses as indicated on the layout plan *Pr2045F202Ptn20sub08* dated 16 March 2023:
 - a) 16x General Residential Zone I erven (group housing)
 - b) 1x Transport Zone III erf (private road)
 - c) 1x Transport Zone II erf (public road)

Enclosed please find the following documentation for your further attention:

- 1. The completed Act 70 of 1970 application form;
- 2. A copy of the Rezoning & Subdivision application submitted to George Municipality, with all plans and annexures;
- 3. 6 x copies of the Subdivision Plan;
- 4. An electronic copy of the above-mentioned documentation.

We trust the above is in order. Please do not hesitate to contact the writer if you require any additional information.

Yours faithfully



MARIKE VREKEN
Pr. Pln 1101 M SAPI 10233

ANNEXURE C:

*Written Permission landowners Pacaltsdorp Erf
1291 ROW Servitude*

To whom it may concern

RE: Right of Way over Erf 1291 Pacaltsdorp/George

This correspondence serves as confirmation from the undersigned, that we are in agreement with the proposed right of way over Erf 1291.

Kind Regards

Active members:

1. Geraldine Denise Munsamy

Sign



Date

18/06/22

ID NO- 5209060214089

2. Belinda Munsamy Swartland

Sign



Date

18/06/22

ID NO- 75100272087

3. Selvan Munsamy

Sign



Date

18/6/2022

ID No 7711285137084

4. Nolan Leach Munsamy

Sign



Date

18/06/2022

ID No 8207065112081

5. Mandy Ilona Munsamy

Sign



Date

18/6/22

ID No 7409012123087

ANNEXURE D:

*Pre-Application feedback dated 14 September
2023*

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: 2873572
Purpose of consultation:	To discuss a new application for the subdivision and rezoning of Portion 20 of the Farm Hansmoeskraal No 202, Division George
Brief proposal:	Marike Vreken Town Planners
Property(ies) description:	Portion 20 of the Farm Hansmoeskraal No 202, George
Date:	12 September 2023

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Jeanne Muller	George Municipality	044 801 9138	jmuller@george.gov.za
Pre-applicant	Marike Vreken	MV TRP	082-927-5310 044-382-0420	marike@vreken.co.za info@vreken.co.za

Documentation provided for discussion:

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

	Description	Plan No / Reference	Date
A	SG Diagram	A4935/1925	1926/08/06
B	Locality Plan	Pr2012con01	
C	Subdivision Plan – Alternative 3	Pr2045F202Ptn20sub07	2022-07-15
D	Access Confirmation		July 2022
E	Traffic Impact Assessment		June 2022
F	DEADP Correspondence – NO NEMA required	16/3/3/6/1/D2/44/0141/22	5 August 2022
G	Title Deed	T13583/1989	9 March 1989
H	Comments from George Mun Engineers	Collab 2741437	29 Aug 2023
I	Electrical Engineering Report		June 2023

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
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Comprehensive overview of proposal:

Portion 20 of the Farm Hansmoeskraal No 202 is located to the south of Pacaltsdorp, with access from a servitude road, between Beach Road and Strauss Street. The application area is north east of the new Mooikloof development on Beach Road. The GPS coordinates for the centre of the property is -34.024226 S and 22.454917°E



FIGURE 1: LOCALITY

1. Proposal

The proposal is to:

- 1.1. Rezoning of Portion 20 of the Farm Hansmoeskraal No 202, to subdivisonal area, and the subdivision of the property into 17x portions: (15x group housing erven; 1x private open space erf, 1x private street erf);
- 1.2. The registration of a right of way servitude over Erf 1291 off Heather Street. The owners of Erf 1291 have given written permission for the Right of Way Servitude to be registered. Refer Annexure D.
- 1.3. DEADP has confirmed that the proposal does not trigger the need for a NEMA application (refer Annexure F).
- 1.4. It appears that Act 70 of 1970 approval will be required, as the site was previously earmarked for Agriculture in the old George Guide Plan.



FIGURE 2: PROPOSED LAYOUT

2. Pacaltsdorp SDF

An extract of the Pacaltsdorp SDF is shown in the figure below. According to this figure, the application area is located inside the urban edge, and earmarked for residential purposes.

It is the considered opinion that the proposal is consistent with the SDF.

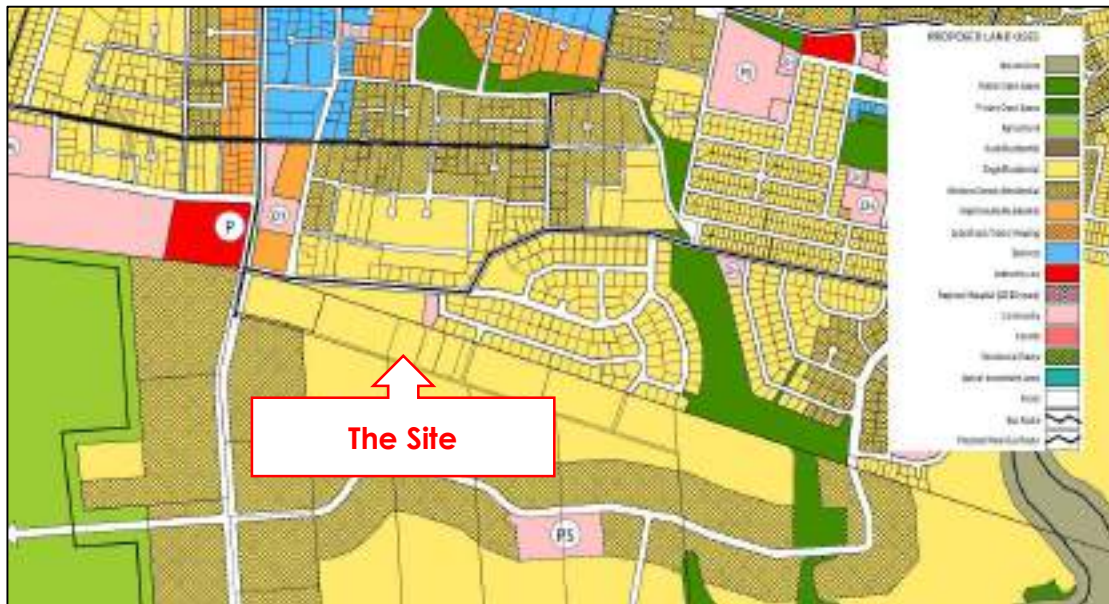


FIGURE 3: EXTRACT PACALTSDORP SDF

3. NEMA Amendment / Amendment of Environmental Authorisation

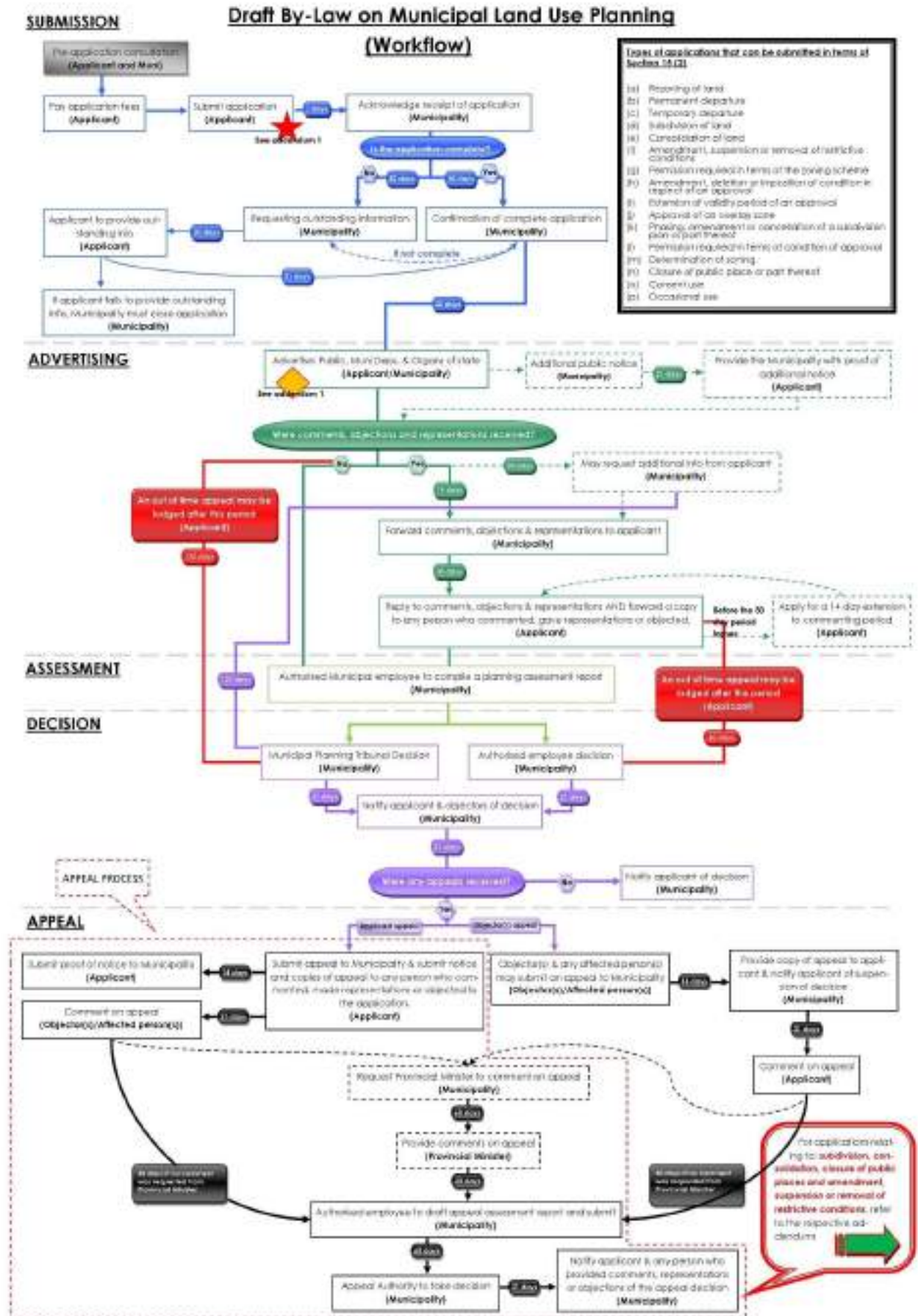
- 3.1. DEADP has confirmed that the proposal does not trigger the need for a NEMA application (refer Annexure F).

4. Engineering Services

- 4.1. Comments as received from George Municipality's Engineering Department is attached as Annexure G;
- 4.2. Electrical Services Report attached as Annexure I;

PART B: APPLICATION PROCESS

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



PART C: QUESTIONNAIRES

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant	What land use planning applications are required?	Application fees payable
√	2(a) a rezoning of land;	R 10 200.00
	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
√	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 9750.00 (up to 10 portions) R490.00 (per additional portion)
	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 aforementioned documentation/plans?	X												
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											
Any other Municipal by-law that may be relevant to application? (If yes, specify)			X										
Zoning Scheme Regulation considerations: <table border="1"> <tr> <td>Which zoning scheme regulations apply to this site?</td> </tr> <tr> <td><i>Integrated George Zoning Scheme Bylaw</i></td> </tr> <tr> <td>What is the current zoning of the property?</td> </tr> <tr> <td><i>Agriculture Zone II</i></td> </tr> <tr> <td>What is the proposed zoning of the property?</td> </tr> <tr> <td><i>Subdivisional Area – group housing</i></td> </tr> <tr> <td>Does the proposal fall within the provisions/parameters of the zoning scheme?</td> </tr> <tr> <td><i>Yes</i></td> </tr> <tr> <td>Are additional applications required to deviate from the zoning scheme? (if yes, specify)</td> </tr> </table>				Which zoning scheme regulations apply to this site?	<i>Integrated George Zoning Scheme Bylaw</i>	What is the current zoning of the property?	<i>Agriculture Zone II</i>	What is the proposed zoning of the property?	<i>Subdivisional Area – group housing</i>	Does the proposal fall within the provisions/parameters of the zoning scheme?	<i>Yes</i>	Are additional applications required to deviate from the zoning scheme? (if yes, specify)	
Which zoning scheme regulations apply to this site?													
<i>Integrated George Zoning Scheme Bylaw</i>													
What is the current zoning of the property?													
<i>Agriculture Zone II</i>													
What is the proposed zoning of the property?													
<i>Subdivisional Area – group housing</i>													
Does the proposal fall within the provisions/parameters of the zoning scheme?													
<i>Yes</i>													
Are additional applications required to deviate from the zoning scheme? (if yes, specify)													

No	
----	--

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

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?	X			National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) <u>(strikethrough irrelevant)</u>		X		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?			X	South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution 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) /		Y	N	1 : 50 / 1:100 Flood line determination (plan / report)

		Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)				
Y	N	Other (specify)		Y	N	Required number of documentation copies

PART E: DISCUSSION

Town Planning:

The subdivision plan below was discussed:



- The subdivision plan in the pre-application and in the engineering reports differ. Please ensure that the correct subdivision plans are part of the land use application and engineering reports.
- Indicate that adequate open space will be provided in terms of the zoning scheme. Please take note that it is anticipated that the amended zoning scheme will be promulgated early October 2023.
- Indicate the amount of parking and if a parking departure is required.
- Check the title deed restrictions for Erf 1291, Pacaltsdorp (right of way servitude proposed)
- Adequate landscaping will be required (landscape plan will be required with the site development plan).
- Group housing – HOA will be a condition of approval if application is successful.
- Motivate in terms of the latest MSDF (May 2023).

CES:

- Access: As per the Civil Engineering plan - Rudman Visagie drawing no S22/86-03
- Water & Sewer: As per the Civil Engineering plans S22/86-01 & S22/86-02.

Traffic engineering:

- The proposed right-of-way (servitude), as outlined in the Services Report, does not align with the specifications provided in Annexure C and E of the report.

- CES expressed its intention to approve the servitude as documented in the Services Report. Additionally, requested to exclude the driveway near Chopin Street from the plans due to potential confusion it may cause.


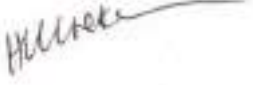


ETS:

- 2023-09-14: Electrical: Services report to be forwarded to ETS for comments.

PART F: SUMMARY / WAY FORWARD

See above. The pre-application should also be uploaded with the land use application. The layout and subdivision should align with the layout in the engineering report.

OFFICIAL:	Jeanne Muller	PRE-APPLICANT:	Marike Vreken
	(FULL NAME)		(FULL NAME)
SIGNED:		SIGNED:	
DATE:	2023-09-14	DATE:	2023-09-12

**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:

*Zoning Certificate & Title Deed - Pacaltsdorp
Erf 1291*



NAVRAE
ENQUIRIES

TEL

VERWREK
Fakazile Vava

044 – 801 9303



MUNISIPALITEIT
Wes-Kaap

UMASIPALA WASE
Intshona - Kosi

MUNICIPALITY
Western Cape

Postbus / PO. Box 19 George 6530 Tel: 044 8019111 Fax: 044 8733776

Email: stadsbeplanning@george.org.za

Erf 1291, Pacaltsdorp

30 May 2018

To whom it may concern

ZONING CERTIFICATE: ERF 1291, PACALTSDORP

The Zoning of Erf 1291, Pacaltsdorp is:

- **"Transport Zone III"** in terms of the George Integrated Zoning Scheme By-law, 2017.

Erf 1291, Pacaltsdorp may only be used as such and for no other purposes.

Please note:

- The above zoning category and land use rights are subject to various development parameters and restrictions contained in the applicable zoning scheme regulations a copy of which is available on request at the Town Planning Office, George Municipality.
- The extract information above primarily states land use rights as reflected in the relevant scheme regulations and doesn't necessarily include reference to all previous land use approvals, restrictions, exclusions or departures. As such, you are therefore required to check the subject property's title deed for any restrictions that might be more onerous and/or records of any other previous approvals, consents, exclusions or departures granted from the zoning scheme regulations.
- Use of the property in accordance with the above specified zoning category does not exempt the owner/occupier from compliance with any other legal statutory requirement which may affect the property.
- This document has no status unless signed by the Senior Manager: Planning and Housing or other person exercising sub-delegated powers.

Yours truly,

T. BOTHA
MUNICIPAL MANAGER

1291 Pacaltsdorp, Transport Zone III.docx

HEREREGTE - VORM A VERKLARING DEUR VERKOPER

Ek, die ondergetekende, ANDREAS JACOBUS SMITH behoorlik hiertoe gemagtig deur
MUNISIPALITEIT GEORGE

verklaar hierby plegtig en opreg:

1. Dat die Munisipaliteit, met betrekking tot die onderstaande transaksie, 'n ondernemer soos omskryf in die Wet op Belasting op Toegevoegde Waarde, 1991 is, en dat op 4 MEI 1992 en nie voor dit nie, die eiendom beskryf as

RESTANT ERF 1291 PACALTSBORG
IN DIE MUNISIPALITEIT EN ADMINISTRATIEWE DISTRIK VAN GEORGE
DIE PROVINSIE WES-KAAP

GROOT: 1,1567 HEKTAAR

verkoop is deur (volle naam van verkoper)

MUNISIPALITEIT GEORGE

(hieronder genoem die verkoper)

aan

HANSMOESKRAAL ENTERPRISES CC

(hieronder genoem die koper) volgens Privaat Ooreenkoms; en

2. dat die volle en ware vergoeding wat vir sodanige verkoop aan die verkoper toegeval het R49 500.00 is, as volg saamgestel:-

In kontant R49 500,00

In ander vorm as kontant R Nul

3. dat op die datum van verkoop die eiendom onverbeterde grond was (sien voetnota +)

en dat geen staande oeste, plantasies of verbeterings wat op die datum van die verkoop 'n deel van die eiendom uitgemaak het, deur die koper of deur 'n ander persoon gekoop, of op enige ander wyse verkry is by wyse van 'n aparte ooreenkoms of vir vergoeding wat nie by paragraaf (2) hierbo ingesluit is nie, behalwe die volgende, (volle besonderhede, insluitende vergoeding betaal of betaalbaar, moet verstrek word) GEEN

4. dat daar geen verpligting of onderneming rus op die verkoper of 'n maatskappy deur hom beheer of enige filiaalmaatskappy daarvan of 'n vennootskaponderneming waarin hy een van die vennote is om die eiendom op enige manier te verbeter of om deels voltooide geboue of enige ander struktuur te voltooi nie, behalwe die volgende (volle besonderhede, insluitende die vergoeding betaal of betaalbaar, moet verstrek word). (Indien nie van toepassing nie, meld "geen") GEEN



daarop geregtig wees om aan te dring dat die eiendom op die koste van die transportnemer aan die Munisipaliteit George, teruggetranspoteer word.

2. Die eiendom hierby oorgedra en (i) ERF 4645 PACALTSDORP, in die Munisipaliteit en Afdeling van George, Provinsie Wes-Kaap, groot 8565 vierkante meter, tehou kragtens Transportakte Nr T795/1987 en (ii) ERF 4646 PACALTSDORP, in die Munisipaliteit en Afdeling van George, Provinsie Wes-Kaap, groot 8565 vierkante meter, gehou kragtens Transportakte Nr T796/1987, mag nie afsonderlik van mekaar vervreem word, sonder die skriftelike toestemming van Munisipaliteit George nie, welke toestemming gegee mag word op sodanige voorwaardes as wat die Munisipaliteit George wenslik mag ag om op te lê.

en om die genoemde eiendom in volle en vrye eiendom te transporteer aan die gemelde transportnemer en afstand te doen van al die reg, titel en aanspraak wat vroeër in en tot genoemde eiendom gehad het en alles te doen ewe en kragtelik in alle opsigte, as ek/ons self kon doen indien persoonlik teenwoordig en hierin beloof ek/ons hiermee om te bekragtig en goed te keur alles wat my/ons gemelde prokureur hieromirent wettiglik doen uit krag van hierdie akte.

GETEKEN te GEORGE

op 20ste Maart 1998

AS GETUIES:

1.

Skryf

Skryf

2.

W. J. J. J.

W. J. J. J.

...daar geen ooreenkoms, voorwaardes of verstandhouding tussen die verkoper en die koper of enige ander persoon is waarvolgens die koper vir of ten opsigte van of in verband met die verkoop of verkryging van genoemde eiendom aan die verkoper of enige ander persoon enige bedrag of waardevolle vergoeding bo en behalwe voornoemde bedrae betaal het of moet betaal nie, behalwe sekere vorderings wat onder artikel sewe van die Wet op Hereregte, 1949, val;

6. dat na my mening die billike markwaarde van die eiendom op die datum van verkoop R49 500.00 was.

Verder verklaar ek dat die koper gedra het of onderneem het om te dra:

- (a) R NUL kommissie of gelde betaal of betaalbaar deur die verkoper ten opsigte van die verkoop van die eiendom;
- (b) R NUL agterstallige belastinge of ander vorderings ten opsigte van genoemde eiendom;
- (c) R NUL betaal of betaalbaar aan die verkoper vir 'n opsie of voorkopsreg om genoemde eiendom te koop.

7. dat, ingevolge die koop-ooreenkoms wat op hierdie transaksie betrekking het, die verkoper ook die volgende eiendomme aan die koper verkoop het (indien nie van toepassing nie, meld "geen"); GEEN

Verder verklaar ek dat die koper die enigste persoon is wat genoemde eiendom ooit van die verkoper gekoop het en dat die verkoper dit nie te eniger tyd aan enige ander persoon verkoop het nie, behalwe dat op die _____ dit verkoop is aan _____

dat hierdie koop op die _____ dag van _____ 19 _____
*gekanselleer-ontbind-nietig verklaar is, en dat _____

~~*geen hereregte betaalbaar was ten opsigte van die gekanselleerde verkoop nie en 'n verklaring met die strekking voorgelê is, of~~

~~*die hereregte ten opsigte van die gekanselleerde verkoop betaal is en kwitansie Nr _____ gedateer _____ ten opsigte daarvan uitgereik is.~~

Verder verklaar ek dat:-

die koper *nie 'n bloed- of aanverwant van die verkoper is *nie;
die verkoper * nie direk of indirek in die bestuur, beheer of kapitaal van die besigheid van die koper deel *nie; en
die koper *nie direk of indirek in die bestuur, beheer of kapitaal van die besigheid van die verkoper deel *nie.

Hierdie verklaring word deur my gemaak as *verkoper/verteenwoordiger van die verkoper.

MUNISIPALITEIT GEORGE
Hoedanigheid - VERKOPER/S SE VERTEENWOORDIGER



Adres van verkoper : YORKSTRAAT GEORGE 6530

- * Verklaarder moet woorde wat nie van toepassing is nie skrap.
- * "Verbeter" beteken vermeerder in waarde deur die busse van geld of arbeid.
Waar die verkoper onderneem het om geboue op te rig of ander verbeterings aan te bring, moet 'n afskrif van die ooreenkoms voorgelê word.
- * "Verteenwoordiger van die verkoper" beteken 'n direkteur van 'n maatskappy, eksekuteur van 'n bestuurde hofdel, trustee, administrateur, ens.

'n Verklaring deur 'n agent sal nie aanvaar word nie, tensy die Kommissaris van Landelike Taksonomie of 'n gevolmagtigde tevrede is dat 'n verklaring deur die verkoper nie verkry kan word nie.

Gereproduseer onderhewig aan Staatsdrukkers Kopersreg (Omsigting) 9111 van 13 Augustus 1991

/ERKLARING DEUR DIE OORDRAGGEWER VAN EIENDOM INGEVOLGE ARTIKEL 9 (15)
VAN DIE WET OP HERERECHTE, 1949.

Hiermee sertifiseer ek, ANDREAS JACOBUS SMITH, behoorlik hiertoe gemagtig deur

MUNISIPALITEIT GEORGE

as oordraggewer

van die eiendom, te wete **RESTANT ERF 1291 PACALTS DORP** dat die transaksie vir die verkryging van die hierbo

omskrewe eiendom ingevolge die Wet op Belasting op Toegevoegde Waarde, 1991, 'n belasbare lewering van goed is en:

1. dat die Belasting op Toegevoegde Waarde (BTW) ten bedrae van **R4 500.00** wat teen die koers

van 10 % ingevolge die bedoelde Wet, op die transaksie betaalbaar is, deur die oordragnemer, te wete

HANS MOESKRAAL ENTERPRISES CC

aan my betaal is of betaal

sal word nie later nie as die datum van die registrasie van die oordrag. Ek sertifiseer ook dat die Munisipaliteit;

- as ondernemer vir BTW geregistreer is onder registrasienommer

4690106457en dat bogenoemde bedrag BTW in berekening gebring is op my BTW opgawe (BTW 201) vir die belastingtydperk ~~getinde~~

~~nie as ondernemer vir BTW geregistreer is nie en dat bogenoemde bedrag BTW in berekening gebring is op 'n opgawe (BTW 216) wat ingevolge artikel 20(1) van genoemde Wet verskrek moet word.~~

~~of aldus op bedoelde opgawe in berekening gebring sal word binne die tydperk wat ingevolge bedoelde Wet vir die~~
~~ndiening van bedoelde opgawe toegelaat word;~~

OF

~~dat bedoelde lewering ingevolge artikel 11(1)(e) van bedoelde Wet teen die koers van nul % aan BTW onderhewig~~
~~aangesien die hierbo omskrewe eiendom aan~~

~~oordragnemer (wat as ondernemer vir BTW onder registrasienommer **4**~~
~~registreer is), gelewer is a deel van 'n onderneming wat as 'n lopende saak aan hom gelewer is of as deel van 'n~~
~~dele van 'n onderneming wat afoonderlik bedryf kan word, aan hom gelewer is.~~

MUNISIPALITEIT GEORGE

Naam van oordraggewer

Handtekening van oordraggewer

Datum

20-3-1998

TRANSPORTBESORGER
HAYCOCK N

PROKURASIE VIR TRANSPORT

Ek, die ondergetekende, ANDREAS JACOBUS SMITH behoorlik hiertoe gemagtig deur
MUNISIPALITEIT GEORGE

benoem hiermee ELIZABETH JOHANNA McCAUL

met mag van substitusie om as my/ons ware en wettige Gemagtigde en Agent te verskyn
voor die REGISTRATEUR VAN AKTES TE KAAPSTAD en daar te verklaar dat die
Transportgewer/s op 4 MEI 1992, verkoop het aan

HANSMOESKRAAL ENTERPRISES CC
CK No 86/15685/23

vir die som van R49 500,00 (NEGE EN VEERTIGDUISEND VYFHONDERD RAND)
die ondergenoemde eiendom, naamlik:

RESTANT ERF 1291 PACALTSDORP
IN DIE MUNISIPALITEIT EN ADMINISTRATIEWE DISTRIK VAN GEORGE
DIE PROVINSIE WES-KAAP

GROOT 1,1567 (EEN KOMMA EEN VYF SES SEWE) HEKTAAR

GEHOU KRAGTENS SERTIFIKAAT VAN GEREgistreERDE TITEL NR T19289/91

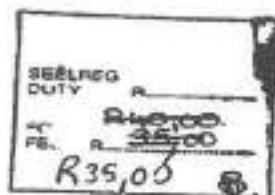
ONDERHEWIG aan die voorwaardes soos daarin vervat.

ONDERHEWIG VERDER aan die volgende voorwaardes opgelê deur, en ten gunste van
MUNISIPALITEIT GEORGE, naamlik:

1. (a) Die Transportnemer en sy opvolgers in titel, sal nie die eiendom hierdeur oorgedra, verkoop aan 'n derde party, alvorens die eiendom nie eers aan die Munisipaliteit George te koop aangebied word teen die oorspronklik koopprijs daarvoor betaal deur die Transportnemer nie.
- (b) Bogenoemde eiendom sal deel vorm van 'n voorgestelde hotelterrein en sal hoofsaaklik aangewend word vir tuine en parkering. Indien die Transportnemer of sy opvolger in titel te enigertyd die eiendom vir 'n ander doel aanwend, sal die voorkeepsreg genoem in voorwaarde 1(a) hierbo, mutatis mutandis van toepassing wees en sal die Munisipaliteit George

ND

Handwritten signatures and initials at the bottom of the page.



Opgestel deur my,
[Handwritten Signature]
TRANSPORTBESORGER
HAYCOCK N

[Handwritten Signature]
T 56438 98

TRANSPORTAKTE

SY DIT KENNELIK AAN ALMAL WIE DIT MAG AANGAAN

Dat ELIZABETH JOHANNA McCAUL

verskyn het voor my, Registrateur van Aktes te KAAPSTAD, hy die gesegde
Komparant synde daartoe behoorlik gemagtig deur 'n volmag geteken te GEORGE
op 26de Maart 1998
aan hom verleen deur

MUNISIPALITEIT GEORGE

welke volmag. geteken in die teenwoordigheid van getuie ooreenkomstig die Wet, my
hele getoon is:

En die Komparant het verklaar dat voormelde TRANSPORTGEWER waarlik en wettiglik verkoop het op 4 MEI 1992 en dat hy, in sy hoedanigheid as voormeld hiermee in volle en vrye eiendom sedgeer en transporteer aan en ten behoeve van

HANS MOESKRAAL ENTERPRISES CC

CK No 86/15685/23

of hul Gemagtides

RESTANT ERF 1291 PACALTS DORP
IN DIE MUNISIPALITEIT EN ADMINISTRATIEWE DISTRIK VAN GEORGE
DIE PROVINSIE WES-KAAP

GROOT 1,1567 (EEN KOMMA EEN VYF SES SEWE) HEKTAAR

Oorspronklik geregistreer en steeds GEHOU kragtens SERTIFIKAAT VAN
GEREGISTREERDE TITEL NR T19289/1991 met Kaart Nr. 8202/90 wat daarop
betrekking het.

A. ONDERHEWIG aan die volgende voorwaardes vervat in Akte van Toekenning
Nr 48 gedateer 16 November 1964:

- (a)
- (b) Alle regte op minerale op of onder die grond word aan die Staat
voorbehou.

B. ONDERHEWIG VERDER, soos vervat in Sertifikat van Geregistreerde Titel
Nr T19289/1991, aan die volgende voorwaardes opgelê deur die Administrateur
kragtens Ordonnansie Nr 33 van 1934 by goedkeuring van die stigting van die
Dorp Pacaltsdorp. Uitbreiding Nr 8, naamlik:

- 1. Alle woorde en uitdrukkings wat in die volgende voorwaardes gebesig
word, het dieselfde betekenis as wat daaraan geheg word by die
regulasies afgekondig by Provinsiale Kennisgewing Nr 623 van 14
Augustus 1970.
- 2. Ingeval 'n dorpsaanlegskema of enige gedeelte daarvan op hierdie erf
van toepassing is of daarop van toepassing gemaak word, sal enige
bepalings daarvan wat meer beperkend is as enige voorwaardes van
eiendomsreg wat op hierdie erf van toepassing is voorkeur geniet.
Enige bepaling van hierdie voorwaardes moet nie opgevat word as sou
dit die bepaling van Artikel 146 van Ordonnansie Nr 15 van 1952,
soos gewysig, vervang nie.

3. Geen gebou op hierdie erf mag gebruik word of van gebruik verander word vir 'n ander doel as wat volgens hierdie voorwaardes toegelaat word nie.
 4. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat elektrisiteits-, telefoon- of televisiekabels of -draad en hoof- en/of ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, binne of buite hierdie dorp, oor hierdie erf gevoer word indien dit deur die plaaslike of 'n ander statutêre owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenemde aan te lê, te wysig, te verwyder of te inspekteer.
 5. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en beboortlik skoon gemaak kan word onreeds van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeg van en binne 'n tydperk wat die plaaslike owerheid bepaal.
 6. Hierdie erf mag alleenlik gebruik word om 'n Ouetehuis/Kliniek of enige ander geboue wat die Administrateur van tyd tot tyd na oorleg met die dorpekommissie en die plaaslike owerheid goedkeur, daarop op te rig, met dien verstande dat indien die erf in die gebied van 'n dorpsaanlegskema ingesluit is, die plaaslike owerheid enige ander gebruike wat deur die skema toegelaat word, kan toelaat onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.
 7. Behalwe met die voorafverkreë toestemming van die Administrateur-
 - (i) mag hoogstens die helfte van die oppervlakte daarvan bebou word;
 - (ii) mag geen gebou of struktuur of enige gedeelte daarvan behalwe grensmure en heinings nader as 5 meter vanaf enige grens van hierdie erf opgerig word nie.
- C. ONDERHEWIG VERDER aan die volgende voorwaardes opgelê deur, en ten gunste van MUNISIPALITEIT GEORGE, naamlik:
1. (a) Die Transportnemer en sy opvolgers in titel, sal nie die eiendom hierdeur oorgeë, verkoop aan 'n derde party, alvorens die eiendom nie eers aan die Munisipaliteit George te koop aangebied word teen die oorspronklike koopprys daarvoor betaal deur die Transportnemer nie.
 - (b) Bogenoemde eiendom sal deel vorm van 'n voorgestelde hotelterrein en sal hoofsaaklik aangewend word vir tuis en parkering. Indien die Transportnemer of sy opvolger in titel te eniger tyd die eiendom vir 'n

Weshalwe die Komparant afstand doen van al die regte en titel wat die TRANSPORTGEWER voorheen op genoemde eiendom gehad het, en gevolglik ook erken dat dit geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie, en dat kragtens hierdie akte, bogenoemde TRANSPORTNEMER BESLOTE KORPORASIE, of hul Gemagtides, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die Regte van die Staat; en ten slotte erken hy dat die hele Koopsom die bedrag van R49 500,00 (NEGE EN VEERTIGDUISEND VYFHONDERD RAND) bedra.

Ten Bewyse waarvan ek, die genoemde Registrateur, tesame met die Komparant, hierdie Akte onderteken en dit met die Ampseël bekragtig het.

ALDUS GEDOEN en verly op die Kantoer van die Registrateur van Aktes, te KAAPSTAD op 22 Junie 1998



q.q. sy Prinsipaal/ale

In my teenwoordigheid,


 REGISTRATEUR VAN AKTES.



ANNEXURE F:

*Signed Company Resolutions & Power of
Attorneys dated 05 November 2023 & 08
November 2023*

SAGATHAVAN HOLDINGS CC

(Name of Company, Partnership, Trust or Close Corporation)

RESOLUTION

Resolution passed at the meeting of the Shareholders/ Partners/ Trustees/ Members held in George on the 05 day of November 2023.

Belinda
Resolved that Munzany Swake in his/her capacity as applicant, be and is hereby authorized to do whatever may be necessary to give effect to this resolution and to enter into and to sign such documents necessary to proceed with the applications as specified hereunder on behalf of the Company/ Partnership/ Trust/ Close Corporation with such modification as he/ she in his/ her sole discretion shall deem fit, his/ her signature to be conclusive proof that the documents which bear it are authorised in terms hereof.

DESCRIPTION OF PROPERTY:

PORTION 20 OF THE FARM HANSMOESKRAAL NO 202, DIVISION GEORGE

NATURE OF APPLICATION:

REZONING, SUBDIVISION & PERMANENT DEPARTURE

SIGNATURE OF SHAREHOLDERS/ PARTNERS/ TRUSTEES/ MEMBERS:

NAME:

Lucette Cheryl Van Kersburg
Munzany GERALDINE

SIGNATURE:

[Signature]
[Signature]

HANSMOEKRAAL ENTERPRISES CC

(Name of Company, Partnership, Trust or Close Corporation)

RESOLUTION

Resolution passed at the meeting of the Shareholders/ Partners/ Trustees/ Members held in George on the 03 day of November 2023.

Resolved that Belinda Munro In his/her capacity as applicant, be and is hereby authorized to do whatever may be necessary to give effect to this resolution and to enter into and to sign such documents necessary to proceed with the applications as specified hereunder on behalf of the Company/ Partnership/ Trust/ Close Corporation with such modification as he/ she in his/ her sole discretion shall deem fit, his/ her signature to be conclusive proof that the documents which bear it are authorised in terms hereof.

DESCRIPTION OF PROPERTY:

PACALTS DORP ERF 1291

NATURE OF APPLICATION:

SUBDIVISION (RIGHT OF WAY SERVITUDE)

SIGNATURE OF SHAREHOLDERS/ PARTNERS/ TRUSTEES/ MEMBERS:

NAME:

NOLAN MUNRO

DAVID MUNRO

SIMON MUNRO

GERALDINE MUNRO

SIGNATURE:

[Signature]

[Signature]

[Signature]

[Signature]

SPECIAL POWER OF ATTORNEY

I/We Belinda Mursang - Scotland

the undersigned,

do hereby nominate, constitute and appoint
THE AUTHORISED AGENTS OF MARIKE VREKEN TOWN & REGIONAL PLANNERS CC and duly
authorised employees of Marike Vreken Town Planners CC
with power of Substitution to be *my/our lawful representatives in *my/our application for:

PACALTSDORP ERF 1291

on

SUBDIVISION (RIGHT OF WAY SERVITUDE)

In addition to apply for such amendments of any zoning schemes / structure plans / Removal of Title Deed Restrictions as may be deemed necessary and to make other necessary application and further to represent *me/us at any inquiry in relation to the abovementioned matters and generally do whatever may be necessary or desirable to procure the approval of the application, by virtue of those present and whatever our said representative have to date done herein,

Signed at Stard on this 8 day of November - 2023

SIGNED:



SIGNED: _____

SIGNED: _____

In the presence of the undersigned witnesses:

AS WITNESSES:

1.



2.



SPECIAL POWER OF ATTORNEY

I/We Belinda Munsamy-Swartland

the undersigned,

do hereby nominate, constitute and appoint
THE AUTHORISED AGENTS OF MARIKE VREKEN TOWN & REGIONAL PLANNERS CC and duly
authorised employees of Marike Vreken Town Planners CC
with power of Substitution to be *my/our lawful representatives in *my/our application for:

REZONING, SUBDIVISION & PERMANENT DEPARTURE

on

PORTION 20 OF THE FARM HANSMOESKRAAL NO 202, DIVISION GEORGE

In addition to apply for such amendments of any zoning schemes / structure plans / Removal of Title Deed Restrictions as may be deemed necessary and to make other necessary application and further to represent *me/us at any inquiry in relation to the abovementioned matters and generally do whatever may be necessary or desirable to procure the approval of the application, by virtue of those present and whatever our said representative have to date done herein.

Signed at Stard on this 8 day of November 2023

SIGNED:

SIGNED:

SIGNED:

In the presence of the undersigned witnesses:

AS WITNESSES:

1.

2.

ANNEXURE G:

Application Form

GEORGE MUNICIPALITY



APPLICATION FORM FOR APPLICATION SUBMITTED IN TERMS OF THE LAND-USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY

NOTE: Please complete this form using **BLOCK** capitals and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	Hendrika Maria				
Surname	Vreken				
SACPLAN Reg No. (if applicable)	1101				
Company name (if applicable)	Marike Vreken Town Planners				
Postal Address	PO Box 2180				
	Knysna	Postal Code	6570		
Email	info@vreken.co.za				
Tel	044 382 0420	Fax		Cell	082 927 5310

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

Registered owner	Sagathavan Holdings CC				
Address				Postal code	
E-mail					
Tel		Fax		Cell	

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	The remainder of Portion 20 of the Farm Hansmoeskraal No 202 in the Division of George.					
Physical Address	Hansmoeskraal, George					
GPS Coordinates	34.024226"S and 22.454917"E.		Town/City	George (Pacaltsdorp)		
Current Zoning	"Agriculture Zone II"	Extent	6424m ²	Are there existing buildings?	Y	N
Current Land Use	Informal housing structures and mostly vacant land					
Title Deed number & date	T13583/1989					
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).	N/A		
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).	N/A		
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	Jeanne Muller	Reference number	Collab: 2873572	Date of consultation	2023-09-14	

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: **ABSA**
 Branch no.: **632005**
 Account no.: **01022220981**
 Type: **Cheque**
 Swift Code: **ABSAZAJJCPE-SORTCODE 632005**
 VAT Registration Nr: **4630193664**
 E-MAIL: **ronel@george.org.za**
***Payment reference:** GRG.....or Erf nr:

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

See attached motivation report

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

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

Is the following compulsory information attached?

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

Minimum and additional requirements:

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

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

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

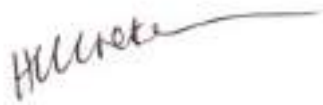
Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)			
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.			
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.

Applicant's signature:



Date:

27 October 2023

Full name:

Hendrika Maria Vreken

Professional capacity:

Professional Town Planner

SACPLAN Reg. Nr:

1101

FOR OFFICE USE ONLY

Date received:

--

Received by:

--

Receipt number:

--

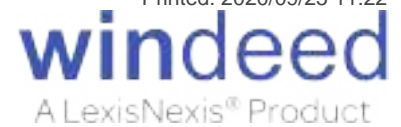
Date application
complete

--

ANNEXURE H:

*Title Deed T13583/1989 & Windeed Search –
RE/Ptn 20 of the Farm 202*

Deeds Office Property



HANS MOES KRAAL, 202, 20 (REMAINING EXTENT) (CAPE TOWN)

GENERAL INFORMATION

Deeds Office CAPE TOWN
 Date Requested 2020/09/25 11:22
 Information Source DEEDS OFFICE
 Reference POT20-079



PROPERTY INFORMATION

Property Type FARM
 Farm Name HANS MOES KRAAL
 Farm Number 202
 Portion Number 20 (REMAINING EXTENT)
 Local Authority OUTENIQUA DC
 Registration Division GEORGE RD
 Province WESTERN CAPE
 Diagram Deed T7984/1926
 Extent 6424.0000SQM
 Previous Description -
 LPI Code C02700000000020200020

OWNER INFORMATION

Owner 1 of 1

Company Type CLOSE CORPORATION
 Name SAGATHAVAN HOLDINGS C C
 Registration Number CK88/24880/23
 Title Deed T13583/1989
 Registration Date 1989/03/09
 Purchase Price (R) 21,000
 Purchase Date 1988/10/24
 Share
 Microfilm Reference 1989 0351 2199
 Multiple Properties NO
 Multiple Owners NO

ENDORSEMENTS (2)

#	Document	Institution	Amount (R)	Microfilm
1	VA8909/2019	SAGATHAVAN HOLDINGS C C	UNKNOWN	
2	FARM GE 202/20	-	UNKNOWN	1985 0032 1861

HISTORIC DOCUMENTS (3)

#	Document	Owner	Amount (R)	Microfilm
1	T12883/1977	RENSBURG ANNE VAN	UNKNOWN	1989 0351 2188
2	T37739/1988	BARRY R A 1/2 & K J M/I	10,500	1989 0351 2195
3	T12883/1977	RENSBURG ANNE VAN 1/2	UNKNOWN	1989 0351 2188

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12
JAN S. DE VILLIERS AND SON
Attorneys
CAPE TOWN
HVN

Prepared by me

CONVEYANCER
VAN NIEKERK, H A

13583-89

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN

GOUTHME RUEL PRETORIUS

THAT [REDACTED]
Conveyancer appeared before me, Registrar of Deeds, at Cape Town he
being duly authorised thereto by a Power of Attorney signed at GEORGE
on the 21st day of JANUARY 1989 by

1. ANNE VAN RIENSBURG
Identity number: 441126 0058 01 4
Widow; and
2. ROGER ANSON BARRY
Identity number 500712 5161 01 8
Married in community of property to
KAREN JEAN BARRY

ALL COLOURED GROUP

WIK ENDOSSAMENTS BY K. BLADSY
ON 10/10/1989 SEE PAGE 5

And the Appearer declared that his Principal on the 24th October 1988 sold and that is the Appearer in his capacity acknowledged did by these presentscede and transfer in full and free property to and on behalf of-

SAGATHAVAN HOLDINGS CC
No CK88/24680/23)

COLOURED GRASS

Its Successors in title or assigns,

REMAINDER of portion 2nd of the farm HANS MOES KRAAL no 202 in the Division of GEORGE

IN EXTENT: 6424 (Six THOUSAND FOUR HUNDRED AND TWENTY-FOUR) square metres;

FIRST TRANSFERRED by Deed of Transfer No T7584/1926 with Diagram relating thereto and held by Deed of Transfer No T37739/1981 and Deed of Transfer No T12663/1977;

A. SUBJECT to conditions referred to in Certificate of Amended Title issued under the provisions of Act 9 of 1879 on 19th November, 1909 (George Outbreaks Volume 15 No 4);

B. SUBJECT FURTHER to the following condition mentioned in Certificate of Amended Title dated 19th November, 1909 (George Outbreaks Volume 15 No 4), namely: -

'That the land shall be subject to such duties and regulations as either are already or may in future be established in respect of land held on similar tenure'

C. ENTITLED to the benefit of the following condition mentioned in Deed of Transfer No T7584/1926, namely: -

}

"The said land is entitled to the special condition or servitude (whereof an endorsement dated 16th October 1925 appears on the said Amended Title) relating to a right of public road which extends up to Lot D C held by the said Council of Transfer No 8966 dated 16th October 1925 in favour of the Divisional Council of George".

- D. SUBJECT FURTHER to the following special condition mentioned in Deed of Transfer No 1750 of 1926, namely: -

"That no owner or occupier of land hereby transferred shall at any time place any sign or obstruction across any road lawfully constructed by the Divisional Council of George for the purpose of giving access to the Public Outspan on the said farm Hans Moes Road without the consent of the said Council: It having been agreed between the London Missionary Society and the Divisional Council that in consideration of such prohibition the latter will bear half of the cost of erecting a fence not exceeding five strands of wire that may be erected along any such road."

WHEREFORE the Appearer, renouncing all the right and title

Transferors

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

Transferee

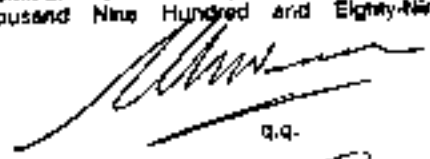
Its Successors in Title or assigns,

now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights; and finally declared the purchase price to be R21 000.00.

IN WITNESS whereof the said Registrar of Deeds, together with the Appearer, q.q., 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 in Cape Town, on the 7th day of the month of March in the year of our Lord, One Thousand Nine Hundred and Eighty-nine (1989).

In my presence



q.q.



REGISTRAR OF DEEDS

VAD000008909 / 2019	
Certified a true copy of the duplicate original filed of record in this Registry, deemed to serve in place of the original thereof under the provisions of Deeds Regulation No 64 (1)	
Deeds Registry Cape Town	19 DEC 2019
REGISTRAR OF DEEDS	

T 3523 1989

For Information Only

ANNEXURE I:

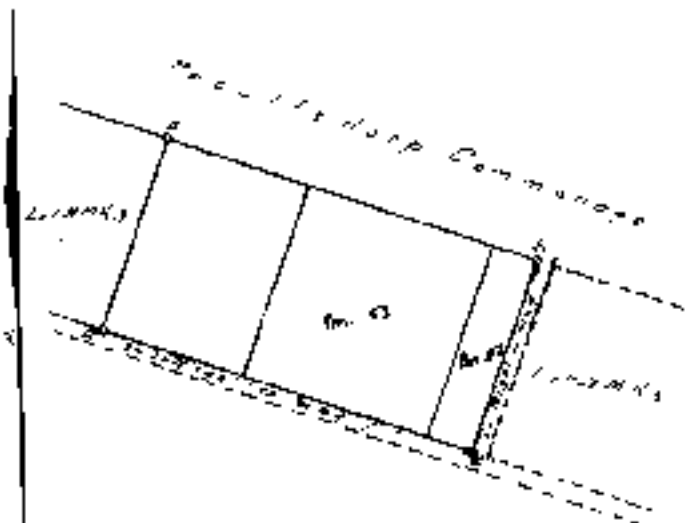
*SG Diagram (A4935/1925) – RE/Ptn 20 of the
Farm 202*

Example

Approved by

J. R. Brattle

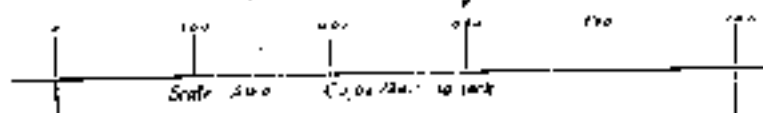
Surveyor-General
S. G. 1926.



Sides	
AB	170
BC	170
CD	170
DA	170
Angles	
A	90°
B	90°
C	90°
D	90°

Fig. 20

How. M. C. 1st Class Comm. 1900



The above Figure, lettered ABCD represents 2 Acres,
Square Rods, Square feet of Ground, situated
George Division, being Lot 1st Class Comm. 1900
Allocated granted to the London Missionary Society
on the 17th November 1900 (Amended Title)
Bounded as indicated above

Diagram drawn by the Surveyor

Long 1000
m. 1000

16.8.1926. 1926

Surveyed and bounded by me according to regulations
T. J. Brattle
Government Surveyor.
April 1926

T. J. Brattle
Government Surveyor.

1000

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS CHARGE.				
Debit Account	Date	Description	Amount	
			By Cash	By Bank
E 362/87	10/6/1947	Portion 47	1.400	14021/497
E 101/48	3/5/1949	Portion 53	1.000	1536/1750

Deducted:

PLANS 41.63

ANNEXURE J:

*Conveyancer Certificate dated 23 November
2023 ' Fiona Williamson*

CONVEYANCER'S CERTIFICATE

I, FIONA ELEANOR WILLIAMSON

an attorney practising under the name and style of Fiona Williamson Attorneys Inc, Practice Number LPCM 83/66

Hereby wish to certify that a search was conducted on the Deeds Registry, Cape Town, regarding the following property (including both current and earlier Title Deeds / Pivot Deeds / Deeds of Transfer)

**REMAINDER PORTION 20 OF THE FARM HANS MOES KRAAL NO 202
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE**

In Extent 6424 (Six Four Two Four) Square metres

First Transferred by Deed of Transfer No T7984/1925, with Diagram annexed and held by Deed of Transfer T13583/1989.

in respect of which it was found that the following restrictive conditions are registered against the property.

1. CONDITION 1

The land shall be subject to such duties and regulations as either are already or may in the future be established in respect of the land held on similar tenure

2. SPECIAL CONDITION

No owner or occupier of the land hereby transferred shall at any time place any gate or obstruction across any road lawfully constructed by the Divisional Council of George for the purpose of giving access to the Public Outspan on the said Farm Hans Moes Kraal without the consent of the said Council, it having been agreed between the London Missionary Society and the Divisional Council that in consideration of this prohibition, the latter will bear half of the cost of any fence not exceeding five strands of wire that may be erected along any such road.

SIGNED at MOSSEL BAY on this the 23 NOVEMBER 2023


CONVEYANCER

ANNEXURE K:

Civil Services Report dated 20 September 2023
'Rudman & Visagie



14 QUEEN STREET
P.O. BOX 2420
MOSSEL BAY
TEL: (044) 691 1503
FAX: (044) 691 1637
E-MAIL: info@rudmanvisagie.co.za
WEB : www.rudmanvisagie.co.za

**ARCHITECTURAL & CIVIL ENGINEERING CONSULTANTS
ARGITEKS & SIVIELE INGENIEURS KONSULTANTE**

Ref.No:22-86 Pacaltsdorp

Date: 20 September 2023

Marike Vreken Urban & Environmental Planners
P.O.Box 2180
Knysna
6570

Att: Marike Vreken

Civil Services for Portion 20 of 202 Hansmoeskraal – Pacaltsdorp

We have inspected the site on 2 March 2022 with the excavation of a test pit in the middle of the property.



The top 600mm consist of grey sandy material and the bottom 1,1m consist of brown yellow clay material. The test hole was 1,7m deep in total and no problems can be predicted with this soil formation.

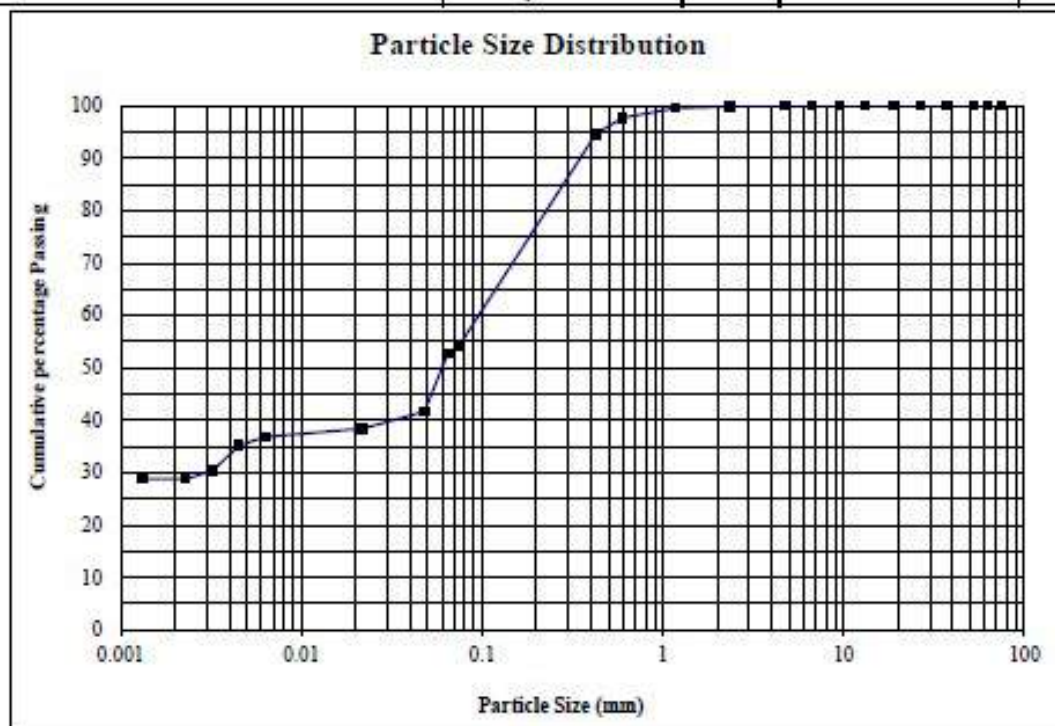
The DPC test in this area and soil test also indicate no problems with soil conditions in this area.

TEST REPORT

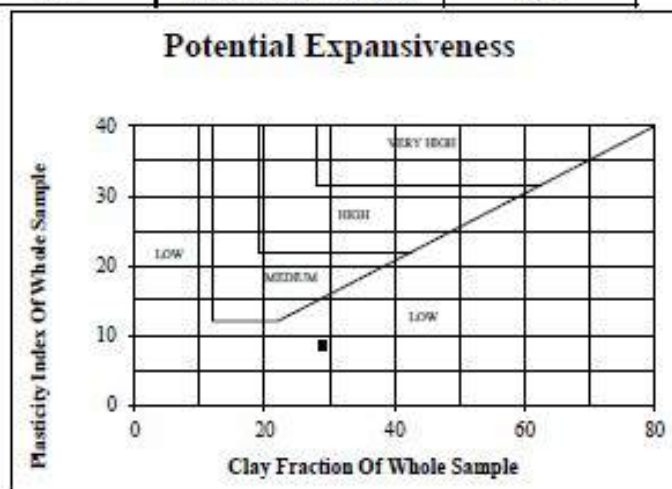
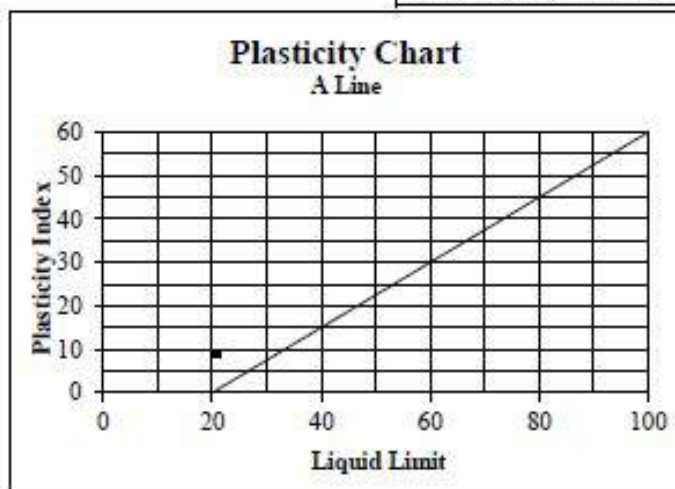
FOUNDATION INDICATOR - (TMH 1 Method A1(a),A2,A3,A4,A5) & (ASTM Method D422)

Material Description:	Light Yellowish Brown Silty Clayey Sand	Sample Number:	80802		
Position:	TP2 - Layer 2	Liquid Limit	21	Linear Shrinkage	5
Depth:	800-1000	Plasticity Index	9	Insitu M/C%	14.7

Sieve Size _(mm)	% Passing
75.0	100
63.0	100
53.0	100
37.5	100
26.5	100
19.0	100
13.2	100
9.5	100
6.7	100
4.75	100
2.36	100
1.18	100
0.600	98
0.425	95
0.075	54
0.0647	53
0.0480	42
0.0218	38
0.0063	37
0.0045	35
0.0033	30
0.0023	29
0.0013	29



% Clay	29	% Silt	21	% Sand	50	% Gravel	0
Unified Soil Classification		CL		PRA Soil Classification		A-4	



The Water Reticulation

The water reticulation will be connected to existing water network in Heather Street to the North over erf 1291. If the development will be gated then a bulk water meter should be installed and all pipe should be 75mm UPVC class 12 and to Municipal standards and specifications. All fire hydrants should be London Round thread and conform to SANS 10400 T & SANS 10400 W

The Sewer Layout

The sewer can connect 230m South of the proposed development to the existing Municipal network and all design details should be according to relevant specifications. All sewer mains should be 160mm pipes and all manhole covers should be Polymer Concrete Covers.



Stormwater

Stormwater should be drained to the South of the proposed development and all measure should be taken to absorb as much as possible water in the development through water tanks and to reduce hard surfaces as far as possible

Roads

The roads will connect Heather Street as indicated in the Traffic Impact Study and confirmed by George Municipality

The preliminary design and plans will be altered according to the letter received from the Director Civil Engineering Services as soon as the land use application have been approved.

Please contact us if you have any questions regarding the services as indicated.

Regards

A handwritten signature in black ink, appearing to read 'Marais Visagie', with a long horizontal flourish extending to the right.

MARAIS VISAGIE
ING. TEG. 9040114

ANNEXURE L:

Traffic Impact Assessment dated April 2023
'Liezl Stodart'

PORTION 20 OF FARM HANSMOESKRAAL NR 202, GEORGE (PACALTS DORP)

TRANSPORT IMPACT ASSESSMENT

APRIL 2023

Rev 02

Liezl Stodart Pr Eng

Address: PO Box 155 / Vrederidorp 7 9489 Tel: 0447 332 1464 E-mail: liezl@stodartpr.co.za

COVER PAGE

Certification

It is herewith certified that this Transport Impact Assessment has been prepared according to the requirements of the South African Traffic Impact and Site Traffic Assessment Manual.



L. Stodart

M. Eng Pr. Eng (2008 0316)

Tel: 082 338 6466

E-mail: liezlstodart@gmail.com

Application details:

- a) Municipality name: George Municipality
- b) Type of assessment: Transport Impact Assessment
- c) Particulars of the Site Development Plan: Portion 20 of the Farm Hans Moes Kraal No 202, Division George | Subdivision Plan. Plan 3. Plan No. Pr2045F202Ptn20sub08, Marike Vreken Urban & Environmental Planners, 16 March 2023
- d) Erf numbers and farm names: Portion 20 of the Farm Hansmoeskraal No. 202, George
- e) Client details: Sagathavan Holdings, 12A Peach Avenue, Molteno Park, Grabouw, 7160
- f) Date of report: April 2023
- g) Name and address of the Assessor: Liezl Stodart Pr Eng, PO Box 359, Villiersdorp, 6848

INDEX

Item	Description	Page
1.	Background _____	1
2.	Development proposal _____	1
3.	Study area _____	1
4.	Existing road and transport infrastructure _____	1
5.	Existing traffic _____	2
6.	Background traffic demand estimation _____	2
7.	Development trips _____	3
8.	Traffic impact _____	4
9.	Access, internal road layout and parking _____	4
10.	Public and non-motorised transport _____	4
11.	Conclusions _____	5
12.	Recommendations _____	5

ANNEXURES

A: Photographic record of existing transport facilities

B: Drawings

NOTE: This transport impact assessment supersedes the report submitted in July 2022. Changes were made to the access proposal following discussions with George Municipal officials, necessitating the drafting of a new Subdivisional Plan and a new TIA.

1. BACKGROUND

This transport impact assessment accompanies the application for the rezoning and subdivision of Portion 20 of the Farm Hansmoeskraal No. 202 located in Pacaltsdorp, Division George. The site is located to the south of Heather Street and to the east of Divisional Road 1595. The site currently obtains access from a gravel track that runs behind the Mooikloof development. The location is shown in **Figure 1**, Annexure B.

The property is approximately 6 500m² in size and is zoned for single residential use. The development proposal is in line with the current zoning.

2. DEVELOPMENT PROPOSAL

The development will entail the subdivision of Farm 202/20 into 16 residential erven, public road and private road. Access is proposed from Heather Street with a servitude right of way over Erf 1291, which belongs to the same owner as Farm 202/20. The development proposal is shown in **Figure 2** (*Portion 20 of the Farm Hans Moes Kraal No 202, Division George / Subdivision Plan. Plan 3. Plan No. Pr2045F202Ptn20sub08, Marike Vreken Urban & Environmental Planners, 16 March 2023*).

3. STUDY AREA

Due to the small scale of the development, the primary study area was selected as the roads and intersections falling within a 500-metre radius of the development. The following elements were included in the study area:

- Main Road 349 (Beach Road)
- Divisional Road 1595
- Heather Street
- Hayden Street
- Intersections between these roads.

4. EXISTING ROAD AND TRANSPORT INFRASTRUCTURE

Information on transport infrastructure in the vicinity of the site was obtained through a site visit conducted on 11 March 2022 and from the Transportation Study for the proposed development of Rivendale Estate George (*Urban Engineering, October 2021*). The Transportation Study was a high-level transportation investigation into the availability of transportation infrastructure serving the area directly to the south of Pacaltsdorp. Portion 20 of Farm 202 falls within the study area.

The Study indicates that Main Road 349 and the future Western Bypass Road (both Class 3 Minor Arterials) will be the most significant high order roads serving the study area. The Western Bypass Road will link DR1595 to the N2. The next level of roads, Class 4 Collectors, include the Mission Street – Hibiscus Street route which will be extended further south- and westwards to

intersect with DR1595. Heather Street and Hayden Street can be classified as Class 5 local streets.

MR349 is a divided four-lane road with sidewalks on both sides and parallel parking bays and public transport embayments in places. MR349 is the main link between Pacaltsdorp, the N2 and George.

DR1595 is a surfaced road with one lane per direction. This road provides access to farms and to the Le Grand residential estate.

Heather Street is a paved two-lane, two-way road that gives access to the southern residential area of Pacaltsdorp. The street has a sidewalk along the northern side. The roads described are shown in the Photo Pages in Annexure A and in **Figure 1**.

5. EXISTING TRAFFIC

Traffic counts were done at the MR349 / Heather Street and Heather Street / Hayden Street intersections on Thursday 24 February 2022. The counts were done on a weekday during the school term and the day of the counts can therefore be classified as a “normal” day. The counts were supervised by Nick Venter of NVTs. The traffic count details are summarised in **Table 1**.

Table 1: Traffic count details

Intersection	Morning peak hour	Afternoon peak hour	% Minibus taxis	% Buses	% Heavy vehicles
MR349 / Heather	6:30 – 7:30	16:45 – 17:45	1%	3%	4%
Heather / Hayden	6:15 – 7:15	16:00 – 17:00	1%	10%	1%

The intersections were analysed using SIDRA software. SIDRA calculates movement and intersection delays and assigns a service level based on the duration of the delay. A level of service A denotes an excellent service level with very little delay, whereas a level of service F represents very long delays and a breakdown in service. A level of service D is generally taken as the lowest acceptable standard. The results of the SIDRA analysis are summarised in **Table 2**. Existing (2022) traffic volumes and service levels are shown in **Figure 3**. All of the analysed intersections currently operate at fair service levels.

Table 2: Levels of service with existing (2022) traffic volumes

Intersection	Control measure	Morning peak hour		Afternoon peak hour	
		Average intersection delay	Worst movement service level	Average intersection delay	Worst movement service level
MR349 / Heather	3-stop	17s	C	14s	C
Heather / Hayden	3-stop	10s	C	13s	C

6. BACKGROUND TRAFFIC DEMAND ESTIMATION

The TMH16 Traffic Impact Assessment Manual suggests that background traffic demand should be estimated for the design horizon and the planning horizon. The design horizon is the year when the development of the study site will be completed and the planning horizon is the year

when the development of the entire area surrounding the site will have been completed. It is anticipated that the Farm 202/20 development will be completed during the next five years, which makes the design horizon 2028.

The site is located in a developing part of Pacaltsdorp. Current and anticipated developments include the second phase of the Mooikloof development on Erf 9645 as well as the Rivendale Estate on Portions 6, 15, 16 and 31 of Farm 202. It is expected that these developments will take at least ten years to complete, making the planning horizon 2033. The scale of the Farm 202/20 development is very small compared to the Rivendale and Mooikloof developments and it would not serve any purpose to include the 2033 horizon calculations in this report when the subject property will add such a small number of trips.

Background traffic demand is constituted of two components: percentage growth and traffic build-up from other developments. Annual traffic growth rates as obtained from the Western Cape RNIS growth chart were used to calculate the increase in through traffic on MR349, DR195 and Heather Street. Trips to be added by the Rivendale development were obtained from the Rivendale Transportation Study and trips for the remainder of the Mooikloof development were calculated using TMH17 trip generation rates. It was assumed that Mooikloof will be fully developed by 2028 and that 10% of the Rivendale development will have been completed.

The affected intersections were analysed with the background traffic volumes. The results of the analysis are summarised in **Table 3**. Year 2028 background traffic volumes and service levels are shown in **Figure 4**, Appendix B. All intersections are expected to continue operating at acceptable service levels with 2028 background traffic volumes.

Table 3: Levels of service with Year 2028 background traffic volumes

Intersection	Control measure	Morning peak hour		Afternoon peak hour	
		Average intersection delay	Worst movement service level	Average intersection delay	Worst movement service level
MR349 / Heather	3-stop	22s	D	19s	C
Heather / Hayden	3-stop	10s	C	13s	C

7. DEVELOPMENT TRIPS

The trip generation rate recommended for townhouses (simplex and duplex) as obtained from the COTO TMH17 Trip Data Manual were used to calculate the trip generation potential of the Farm 202/20 development. The development's trip generation potential is summarised in **Table 4**.

Table 4: Farm 202/20 trip generation potential

Land use	Units	Peak hour	Trip generation rate			Number of trips		
			Rate	% in	% out	Total	In	Out
Townhouses	16	Morning	0.85	25%	75%	14	4	10
		Afternoon	0.85	70%	30%	14	10	4

All of the generated trips were distributed onto Heather Street and from there westwards towards Beach Road and eastwards towards the centre of Pacaltsdorp. The trip distribution is shown in **Figure 5**.

8. TRAFFIC IMPACT

Trips generated by the Farm 202/20 development were added to Year 2028 background traffic volumes and the affected intersections were analysed with the increased traffic volumes in order to determine the development's traffic impact. Total traffic volumes and service levels are shown in **Figure 6**. A summary of the analysis results is given in **Table 5**.

From the comparison of pre- and post-development service levels, it can be concluded that the Farm 202/20 development will have a negligible traffic impact.

Table 5: Levels of service with total traffic volumes

Intersection	Control measure	Morning peak hour		Afternoon peak hour	
		Average intersection delay	Worst movement service level	Average intersection delay	Worst movement service level
MR349 / Heather	3-stop	23s	D	19s	C
Heather / Hayden	3-stop	10s	C	13s	C

9. ACCESS, INTERNAL ROAD LAYOUT AND PARKING

The proposed access configuration is shown in **Figure 7**. The Farm 202/20 access off Heather Street will be located approximately 107 metres west of the Chopin Street intersection. As agreed with the George Municipal officials, a 13-metre wide servitude right of way – which may later be formalised as road reserve – will be provided over Erf 1291 in favour of Farm 202/33, 202/20 and 202/53. Another 13-metre wide reserve will be provided along the Erf 1291 boundary with Farm 202 Portions 33, 20 and 53. Six and a half (6,5) metres will have to be given off on either side of the common boundary. The access to the Farm 202/20 development will be located approximately 40m down the east-west servitude. The Subdivision Plan was drawn up to accommodate the access proposal.

The access road should have a blacktop width of at least 5,5 metres and bellmouth radii of at least 5 metres where it joins Heather Street. Should a security gate be provided for access control, the gate should be set back at least twelve metres from the edge of the east-west servitude road. Alternatively, the gate can be set back six metres, but with a visitor's embayment next to the access road. The internal road should be at least five metres wide. Turning shunts will be provided at the dead ends of the road. If refuse is to be collected from each individual house, the municipal refuse truck can use the T-junction between the two internal roads to turn. If a central refuse collection area is provided near the entrance, as shown on the Subdivision Plan, turning space will have to be provided on the servitude road.

At least two parking spaces, of which one may be a garage, need to be provided at each house.

10. PUBLIC AND NON-MOTORISED TRANSPORT

The traffic counts at the MR349 / Heather Street intersection show that buses constitute the main public transport mode, with minibus taxis playing a lesser role. A number of Go George bus routes pass along MR349 and Heather Street. The bus stops closest to the Farm 202/20 development is on Heather Street just west of Chopin Street (for westbound buses) and just west of Hayden Street (for eastbound buses). These two stops are respectively 100 metres and 160 metres from the proposed development. No further public transport infrastructure or services will be required to accommodate the Farm 202/20 development.

Pacaltsdorp is a pedestrian-orientated neighbourhood and it is anticipated that the new development will also generate pedestrian trips. There is a surfaced sidewalk along the northern side of Heather Street. It is recommended that a sidewalk should be built along one side of the Farm 202/20 access road to link up with the Heather Street pedestrian route.

11. CONCLUSIONS

It can be concluded that the proposed residential development on Portion 20 of Farm 202 George (Pacaltsdorp) will have a negligible traffic impact. Other conclusions drawn from the assessment are summarised below.

- The site is located to the south of Heather Street and to the east of DR1595;
- Access is proposed from Heather Street with a servitude right of way over Erf 1291, which belongs to the same owner as Farm 202/20;
- The development proposal entails the provision of sixteen residential erven;
- MR349 (Beach Road), DR1595, Heather Street and Hayden Street were included in the study area;
- The intersections between these roads currently operate at fair service levels;
- Background traffic volumes were calculated using the growth rates obtained from the Western Cape RNIS website for the respective roads, as well as latent trips from Mooikloof Phase 2 and a percentage of the proposed Rivendale development;
- Intersections will continue to operate at satisfactory service levels with 2028 background traffic volumes;
- The Farm 202/20 development has the potential to generate 14 trips during each of the morning and afternoon peak hours;
- Intersections will continue to operate at satisfactory service levels with development traffic added;
- The development is located within walking distance of the nearest Go George bus stops;
- There is a surfaced sidewalk along the northern side of Heather Street.

12. RECOMMENDATIONS

The recommendations made in the Farm 202/20 transport impact assessment are summarised below.

- A servitude 13-metre wide right of way will be provided from Heather Street over Erf 1291 in favour of Farm 202 Portions 33, 20 and 53;

- Another 13-metre wide reserve will be provided along the Erf 1291 boundary with Farm 202 Portions 33, 20 and 53. Six and a half (6,5) metres will have to be given off on either side of the common boundary;
 - The Farm 202/20 access off Heather Street should have bellmouth radii of at least 5 metres;
 - The servitude road over Erf 1291 should have a surfaced width of at least 5,5 metres;
 - Should a security gate be provided for access control, the gate should be set back at least twelve metres from the road edge. Alternatively, the gate can be set back six metres, but with a visitors embayment next to the access road;
 - The internal road should be at least five metres wide;
 - Turning shunts need to be provided at the dead ends of the internal road;
 - If refuse is to be collected from each individual house, the municipal refuse truck can use the T-junction between the two internal roads to turn;
 - If a central refuse collection area is provided near the entrance, as shown on the Subdivision Plan, turning space will have to be provided on the servitude road;
 - At least two parking spaces, of which one may be a garage, need to be provided at each house;
 - A sidewalk should be built along one side of the Farm 202/20 access road to link up with the Heather Street pedestrian route.
-

ANNEXURE A: PHOTOGRAPHIC RECORD OF EXISTING TRANSPORT FACILITIES

1. Main Road 349 / OP1595 / Heather Street intersection

Photo 1a: Looking north along MR349 from Heather Street



Photo 1b: Looking east along Heather Street from MR349



Photo 1c: Looking south along DR1595 from Heather Street



2. OP1595 / Mooikloof Northern Road intersection

Photo 2a: Looking north along DR1595 from Northern Mooikloof Road



Photo 2b: Looking east along Northern Mooikloof Road from DR1595



Photo 2c: Looking south along DR1595 from Northern Mooikloof Road



3. Heather Street / Hayden Street intersection

Photo 3a: Looking north-east along Heather Street from Hayden Street intersection



Photo 3b: Looking east along Hayden Street from Heather Street



Photo 3c: Looking west along Heather Street from Hayden Street



4. Go George bus stops on Heather Street

Photo 4a: Looking east along Heather Street at Bus Stop 405 (for westbound buses)



Photo 4b: Looking east along Heather Street at Bus Stop 406 (for eastbound buses) just east of Clinic Street



Photo 4c: Looking west along Heather Street at Bus Stop 403 (for westbound buses) just west of Chopin Street



Photo 4d: Looking west along Heather Street at Bus Stop 404 (for eastbound buses) just west of Hayden Street



ANNEXURE B: DRAWINGS

Figure 1: Portion 20 of the Farm Hansmoeskraal No. 202 George Locality Plan

Figure 2: Portion 20 of the Farm Hans Moes Kraal No 202, Division George | Subdivision Plan

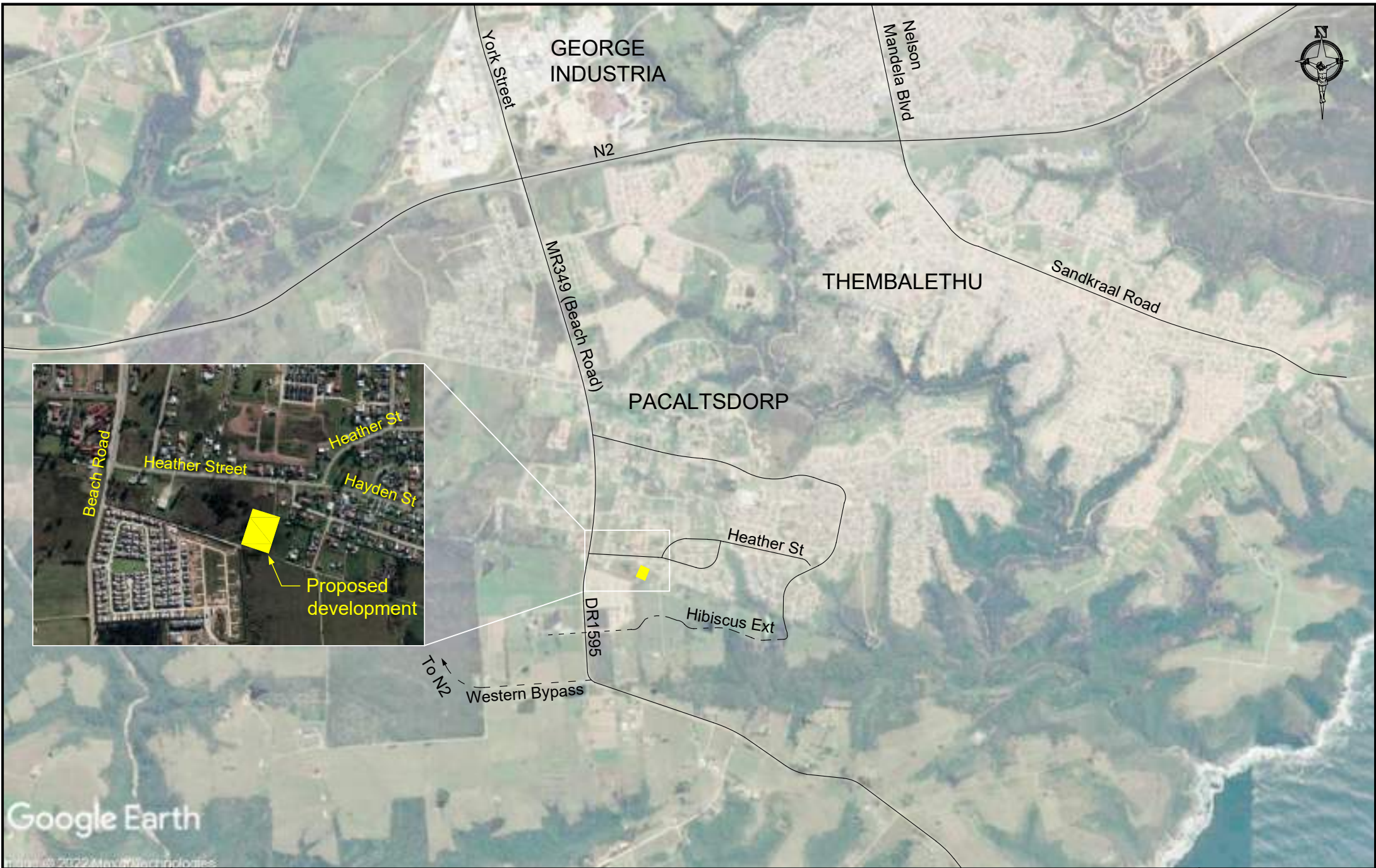
Figure 3: Existing (2022) traffic volumes and service levels

Figure 4: Year 2028 background traffic volumes and service levels

Figure 5: Distribution of trips generated by Farm 202/20 development

Figure 6: Total 2028 traffic volumes and service levels

Figure 7: Portion 20 of the Farm Hansmoeskraal No. 202: Access configuration as agreed with George Municipality



LEGEND				
ZONING	QTY	m ²	%	
General Residential Zone I	16	4785	74.49	
Transport Zone III (private)	1	1206	18.77	
Transport Zone II (public)	1	433	6.74	
Right of Way Servitudes				
TOTAL	18	6424	100	

PLAN 3

PORTION 20 OF THE FARM
HANS MOES KRAAL
NO 202,
DIVISION GEORGE

SUBDIVISION PLAN

NOTES

- Sizes and dimensions are approximate and subject to final survey.
- For Erf data, refer SG4935/1926
- Property size = 6424m²
- Density: 16 units on 5991m² = 27 units / ha
- 3m perimeter building line
- Proposed new 13m wide right of way servitude over Erf 1291.
- 2x Parking Bays per unit = 32
- Minimum of 50m² private space / unit:

Erf 1 = 99m ²	Erf 9 = 106m ²
Erf 2 = 102m ²	Erf 10 = 106m ²
Erf 3 = 109m ²	Erf 11 = 110m ²
Erf 4 = 103m ²	Erf 12 = 101m ²
Erf 5 = 143m ²	Erf 13 = 74m ²
Erf 6 = 122m ²	Erf 14 = 71m ²
Erf 7 = 109m ²	Erf 15 = 70m ²
Erf 8 = 107m ²	Erf 16 = 106m ²

DRAWN:	MV	CHECKED:	MV
PLAN NO:	Pr2045F202Ptn20sub08		
PLAN DATE:	16 March 2023		
STORED:	z:\drawings\Aapp\Pr2045F202Ptn20sub08.dwg		

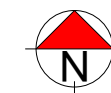
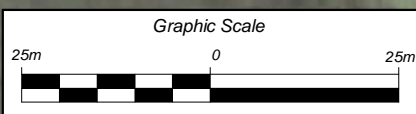
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APPROVED IN TERMS OF SECTION 23(1) OF THE
GEORGE MUNICIPALITY'S BY-LAW ON
MUNICIPAL PLANNING AS PUBLISHED IN
P.N. 7481/2015 ON 1 SEPTEMBER 2015

MUNICIPAL MANAGER

DATE:

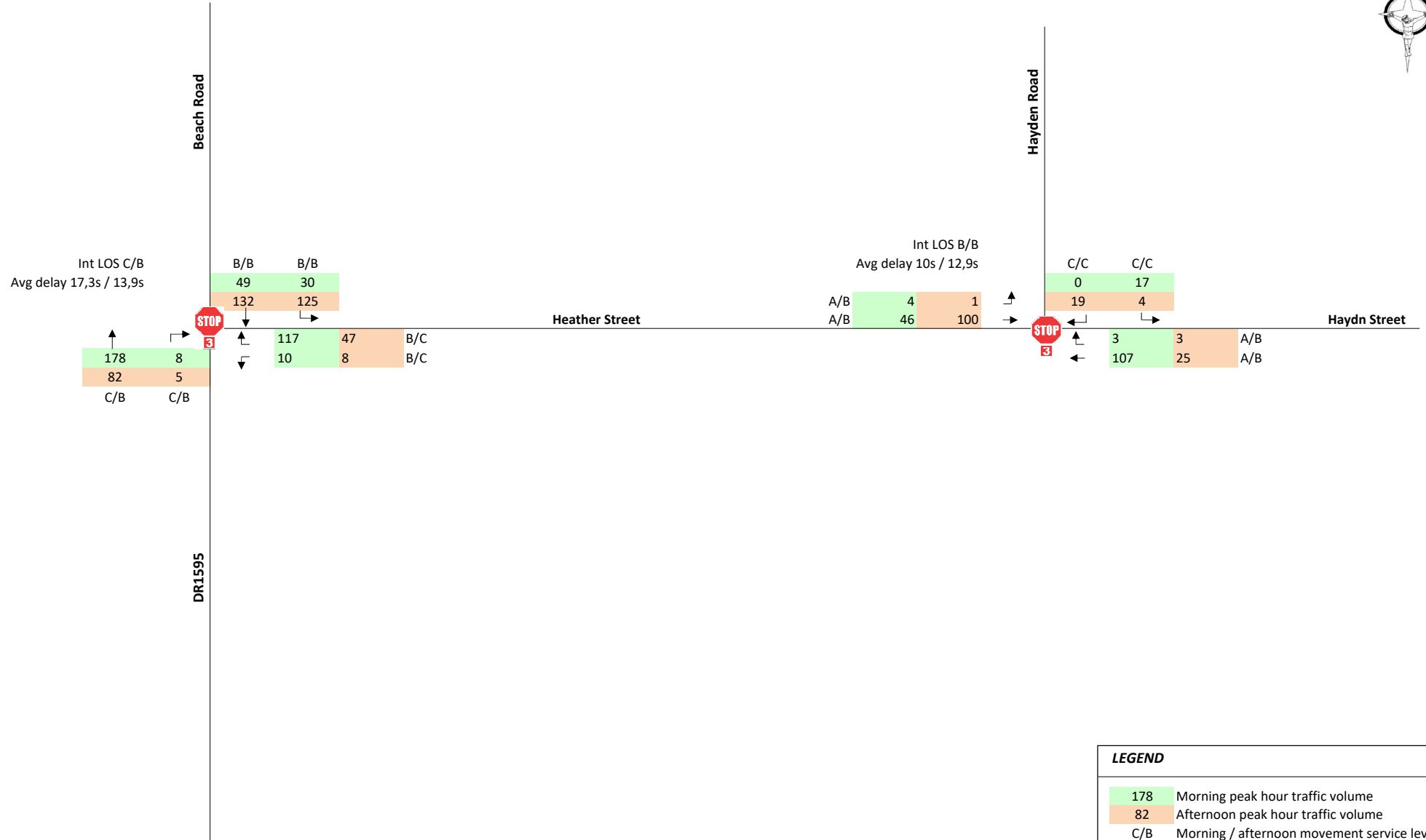


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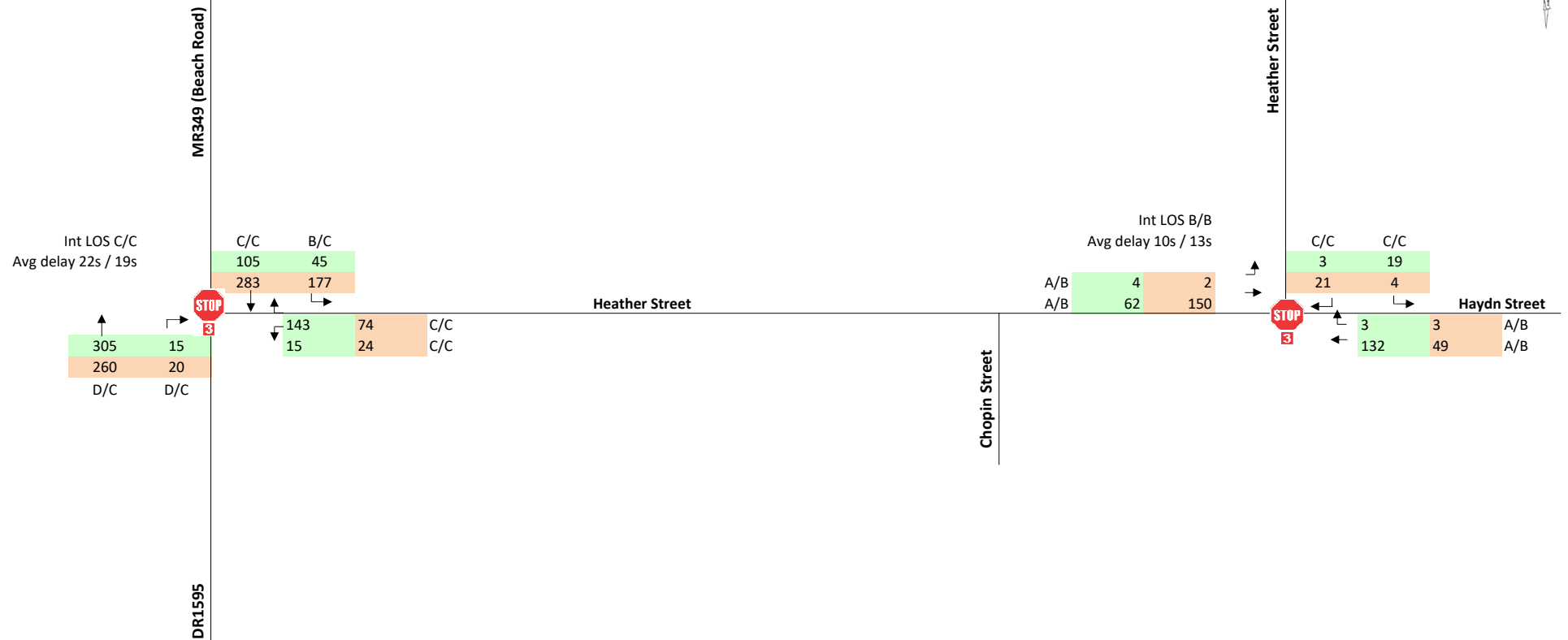
21 Trotter Street, PO Box 2180
KNYSNA 6570

(044) 382 0420
086 459 2987
e-mail: marika@vreken.co.za
www.vreken.co.za



EXISTING 2022 TRAFFIC VOLUMES AND SERVICE LEVELS

FIGURE 3
2023-04-03



LEGEND	
305	Morning peak hour traffic volume
260	Afternoon peak hour traffic volume
D/C	Morning / afternoon movement service level
Int LOS	Intersection service level

YEAR 2028 BACKGROUND TRAFFIC VOLUMES AND SERVICE LEVELS

FIGURE 4
2023-04-03



MR349 (Beach Road)

DR1595



3
9

9 4

Heather Street

3 9
9 1
4 0

PROPOSED DEVELOPMENT

Chopin Street

0 1

1 0

Heather Street

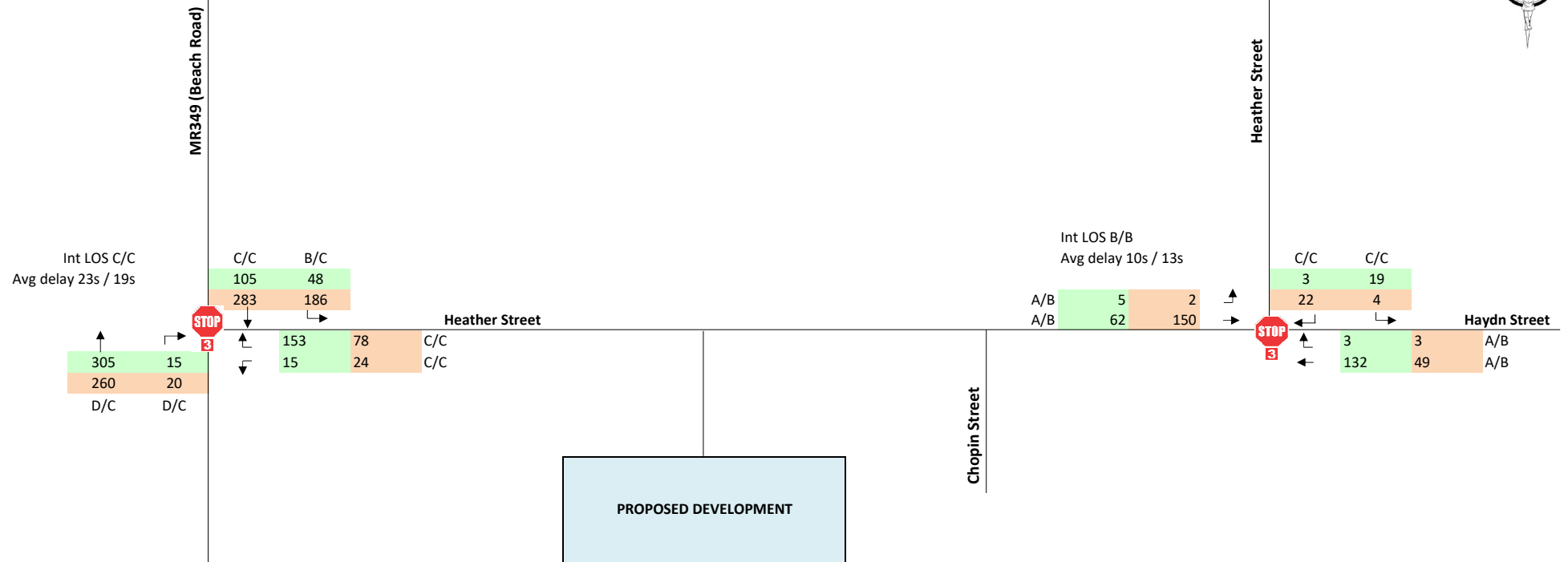


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1

Hayden Street

LEGEND

9 Morning peak hour traffic volume
4 Afternoon peak hour traffic volume



LEGEND	
305	Morning peak hour traffic volume
260	Afternoon peak hour traffic volume
D/C	Morning / afternoon movement service level
Int LOS	Intersection service level



LEGEND

- Land required from Portion 20
- Land required from Erf 1291
- Road section to be constructed

ANNEXURE M:

Electrical Services Report dated 02 June 2023
'CVW Electrical'



Services Report

16 x Town Housing Units

PORTION 20 – FARM HANSMOESKRAAL,
PACALTZDORP, GEORGE

ME1905

<u>Compiled by:</u> Makukhane Consulting Engineers 24, Bland Street, Mossel Bay TEL: (044) 691 2074 Joseph Benjamin Snyman jb.cvw@cvw-e.com	<u>Client:</u> Ms Belinda Munsamy belindamunsamy@gmail.com
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02 June 2023

Rev. 0



Contents

1. Introduction	3
2. Locality	3
3. Proposal	4
3.1 Alternative 1:.....	4
3.2 Alternative 2:.....	4
4. Supply Authority	5
5. Basis of Report	6
6. Drawings	6
7. Connection Point.....	6
8. Taking-over of Internal Installations	7
9. Technical Particulars	7
10. Environmental Management Plan	7
11. Switching of Supplies and Approvals.....	7
12. Demand	7
13. Programme.....	8
14. Capital Costs	8
15. Conclusion	8
Annexure A.....	9

1. Introduction

CVW Electrical was requested to investigate and to give a cost estimate for Portion 20 of the Farm Hansmoeskraal No 202, Division George. The proposal consists of 2x alternatives:

- (i) To subdivide the property into 3x portions, or
- (ii) To rezone and subdivide to create a town housing development of 16x units, with a private road.

2. Locality

Portion 20 of the Farm Hansmoeskraal No 202 is located to the south of Pacaltsdorp, with access from a servitude road, between Beach Road and Strauss Street. The application area is northeast of the new Mooikloof development on Beach Road.

The GPS coordinates for the centre of the property is -34.024226 S and 22.454917°E



Figure 1: Locality

3. Proposal

There are two development alternatives:

3.1 Alternative 1:

Alternative 1 is to merely subdivide the property into 3x equally sized portions of approximately 2200m², as shown in the figure below:



Figure 2: Alternative1 – Subdivision into 3 portions

3.2 Alternative 2:

Alternative 2 is to rezone the application area to “subdivisional Area” and to subdivide the property into 16x freehold title town housing erven, with one communal access and a wide private road, that can also be used for recreational space, as shown in the figure below:



Figure 3: Alternative2 – 16 x Town Housing Units

4. Supply Authority

The supply authority will be George Municipality.

5. Basis of Report

The report provides notice of intention to develop the existing farm portion 20 into one of the two proposed alternatives. The developer requires services such as electricity, water, and sewerage from the George Municipality. Estimated values regarding demand to be expected and items to be considered are brought to attention for approval by George Municipality.

6. Drawings

Refer to annexure A for drawings illustrating the proposed development. The property will be supplied by means of a bulk low voltage metering point.

7. Connection Point

The nearest point of connection for the proposed town housing units is MS Schubert 315kVA. A new low voltage supply for the development will be constructed provided that the mini-sub has spare capacity. Investigation of the capacity to be communicated with George Municipality.

If the investigation reveals the later, it is then advised that MS Schubert 315kVA be upgraded to a 500kVA Mini-sub.



315kVA MS Schubert Mini-Sub

8. Taking-over of Internal Installations

No internal installation will be taken over by George Municipality beyond the LV Bulk metering point.

9. Technical Particulars

All material and workmanship quality will be in accordance with SANS 10142-1 and NRS 034-1:2007 specification. Installation of the miniature substation, low voltage cables, joints and metering unit will be on George Municipality's approval.

10. Environmental Management Plan

The developer will ensure the contractor appointed to perform all installations, compiles an approved EMP and will be subject to monthly audit inspection to ensure the EMP is carried out to specification until the project is completed.

11. Switching of Supplies and Approvals

Switching and shutdowns will be performed by and George Municipality approved contractor under valid permit or by a responsible George Municipal officer.

12. Demand

The estimated demand for the development will be calculated as follow:

Currently the available capacity is yet to be determined.

Total estimated load required.

$$16 \times 4.5\text{kVA BDMD} = 72\text{kVA}$$

13. Programme

Program will be confirmed upon appointment of the construction contractor.

14. Capital Costs

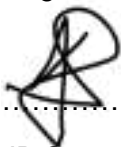
Capital costs (if applicable) will be payable George Municipality by the developer within a reasonable timeframe once notice has been issued and received.

15. Conclusion

1. Available capacity at MS Schubert (315kVA) is yet to be determined.
2. If spare capacity is insufficient, an up grade from 315kVA to 500kVA mini-sub will be required.
3. A low voltage bulk supply point to be approved for the development at portion 20 – farm Hansmoeskraal, Pacaltzdorp.
4. George Municipality is required to present written approval to the client to proceed with construction or written notice of required information to merit approval of the project.

Please contact me @ jb.cvw@cvw-e.com or Siyabonga Noyakaza @ engineer@cvw-e.com or call 044 691 2074 should you require more information.

Regards



JB Snyman

Managing Director – CVW Consulting Engineers

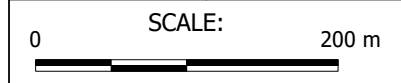
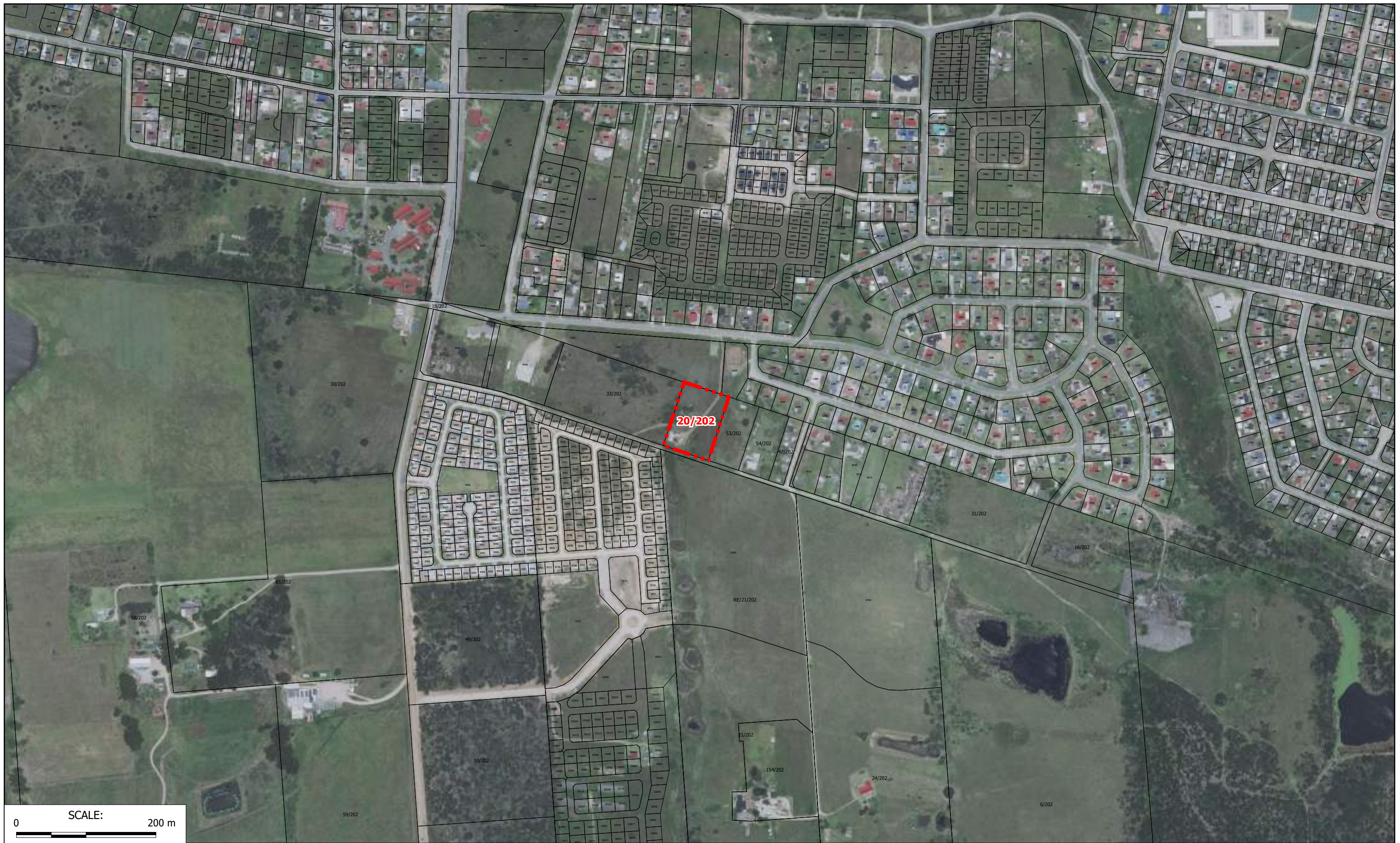
Annexure A



Alternative2 – 16 x Town Housing Units

PLAN 1:

Locality Plan dated 04 October 2023 – 'MVTRP'



**PORTION 20 OF THE FARM
HANS MOES KRAAL
NO 202,
DIVISION GEORGE**

PLAN 1 : LOCALITY PLAN



Projection: Transverse Mercator
Centre Lon: 22°27'18" E
Centre Lat: 34°01'28" S
Created: 2023/10/04
Scale: 1:5000



Marike Vreken
Stads & Omgevingsplanners
Urban & Environmental Planners

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web: www.vreken.co.za

PLAN 2:


*Land Use Plan dated 17 October 2023 -
'MVTRP'*



**PORTION 20 OF THE FARM
HANS MOES KRAAL
NO 202,
DIVISION GEORGE**

PLAN 2 : LAND USE PLAN

N
Projection: Transverse Mercator
Centre Lon: 22°27'17" E
Centre Lat: 34°01'28" S
Created: 2023/10/17
Scale: 1:2000
Stored: Y:\GIS\Appointed Projects\Pr2045 - Hansmoeskraal 202 Ptn 20, GEO\George Cadastral 2023.map



Marika Vreken
Urban & Environmental Planners

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web: www.vrekem.co.za

PLAN 3:

*Subdivision Plan – 'Pr2045F202Ptn20sub08'
dated 16 March 2023 - MVTRP*

LEGEND				
ZONING	QTY	m ²	%	
General Residential Zone I	16	4785	74.49	
Transport Zone III (private)	1	1206	18.77	
Transport Zone II (public)	1	433	6.74	
Right of Way Servitudes				
TOTAL	18	6424	100	

Proposed Right of Way (13m)

HEATHER

CHOPINSTRAAT

PLAN 3

PORTION 20 OF THE FARM
HANS MOES KRAAL
NO 202,
DIVISION GEORGE

SUBDIVISION PLAN

NOTES

- Sizes and dimensions are approximate and subject to final survey.
- For Erf data, refer SG4935/1926
- Property size = 6424m²
- Density: 16 units on 5991m² = 27 units / ha
- 3m perimeter building line
- Proposed new 13m wide right of way servitude over Erf 1291.
- 2x Parking Bays per unit = 32
- Minimum of 50m² private space / unit:

Erf 1 = 99m ²	Erf 9 = 106m ²
Erf 2 = 102m ²	Erf 10 = 106m ²
Erf 3 = 109m ²	Erf 11 = 110m ²
Erf 4 = 103m ²	Erf 12 = 101m ²
Erf 5 = 143m ²	Erf 13 = 74m ²
Erf 6 = 122m ²	Erf 14 = 71m ²
Erf 7 = 109m ²	Erf 15 = 70m ²
Erf 8 = 107m ²	Erf 16 = 106m ²

DRAWN:	MV	CHECKED:	MV
PLAN NO:	Pr2045F202Ptn20sub08		
PLAN DATE:	16 March 2023		
STORED:	z:\drawings\Aapp\Pr2045F202Ptn20sub08.dwg		

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MUNICIPAL PLANNING AS PUBLISHED IN
P.N. 7481/2015 ON 1 SEPTEMBER 2015

MUNICIPAL MANAGER

DATE:

33/202

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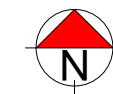
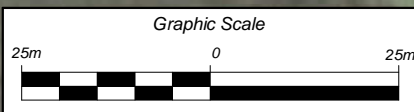
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21/202



SCALE 1:1 000



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STORED:	z:\drawings\Aapp\Pr2045F202Ptn20sub08.dwg		

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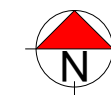
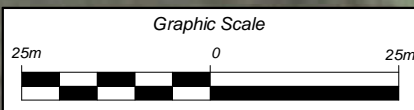
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DATE: _____



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Proposed Right of Way (13m)

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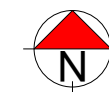
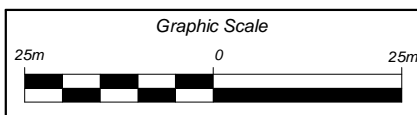
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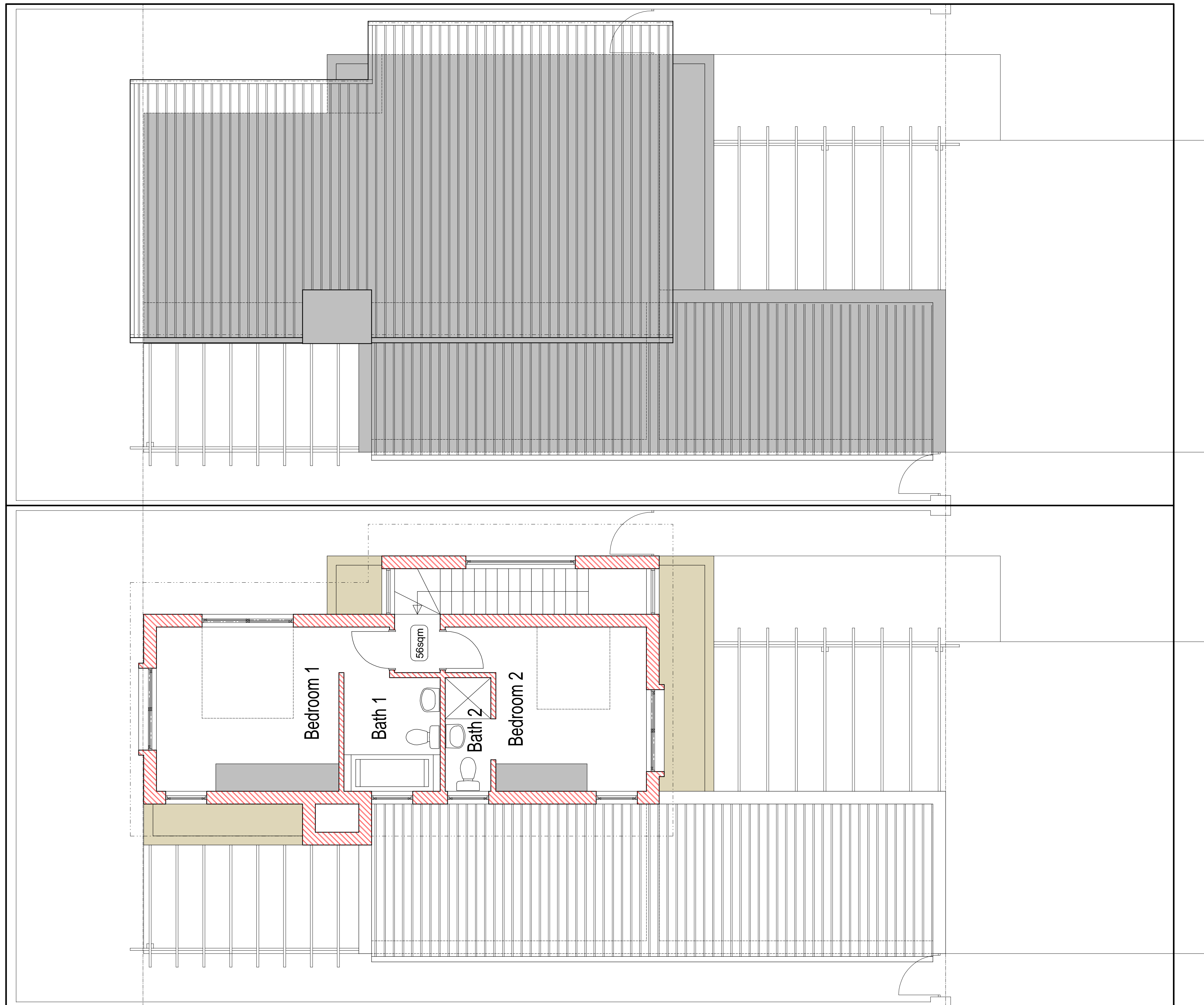
PLAN 4:

Architectural Plans undated – 'Nico Vreken'



GROUND FLOOR PLAN - UNIT A
Scale 1:50

PORTION 20 OF THE FARM HANS MOES KRAAL NO 202, DIVISION GEORGE



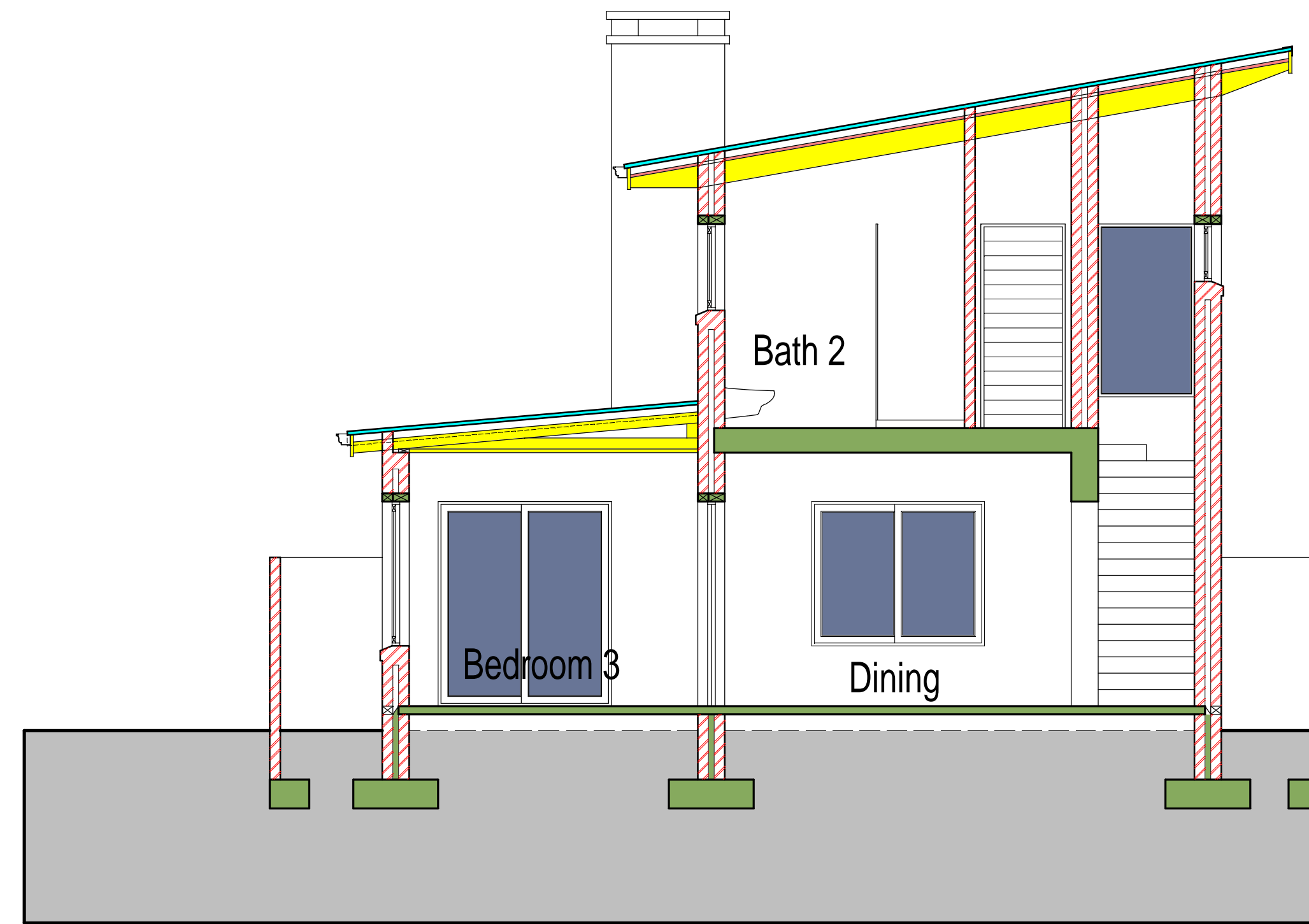
FIRST FLOOR PLAN - UNIT A
Scale 1:50

PORTION 20 OF THE FARM HANS MOES KRAAL NO 202, DIVISION GEORGE



REAR ELEVATION - UNIT A

Scale 1:50



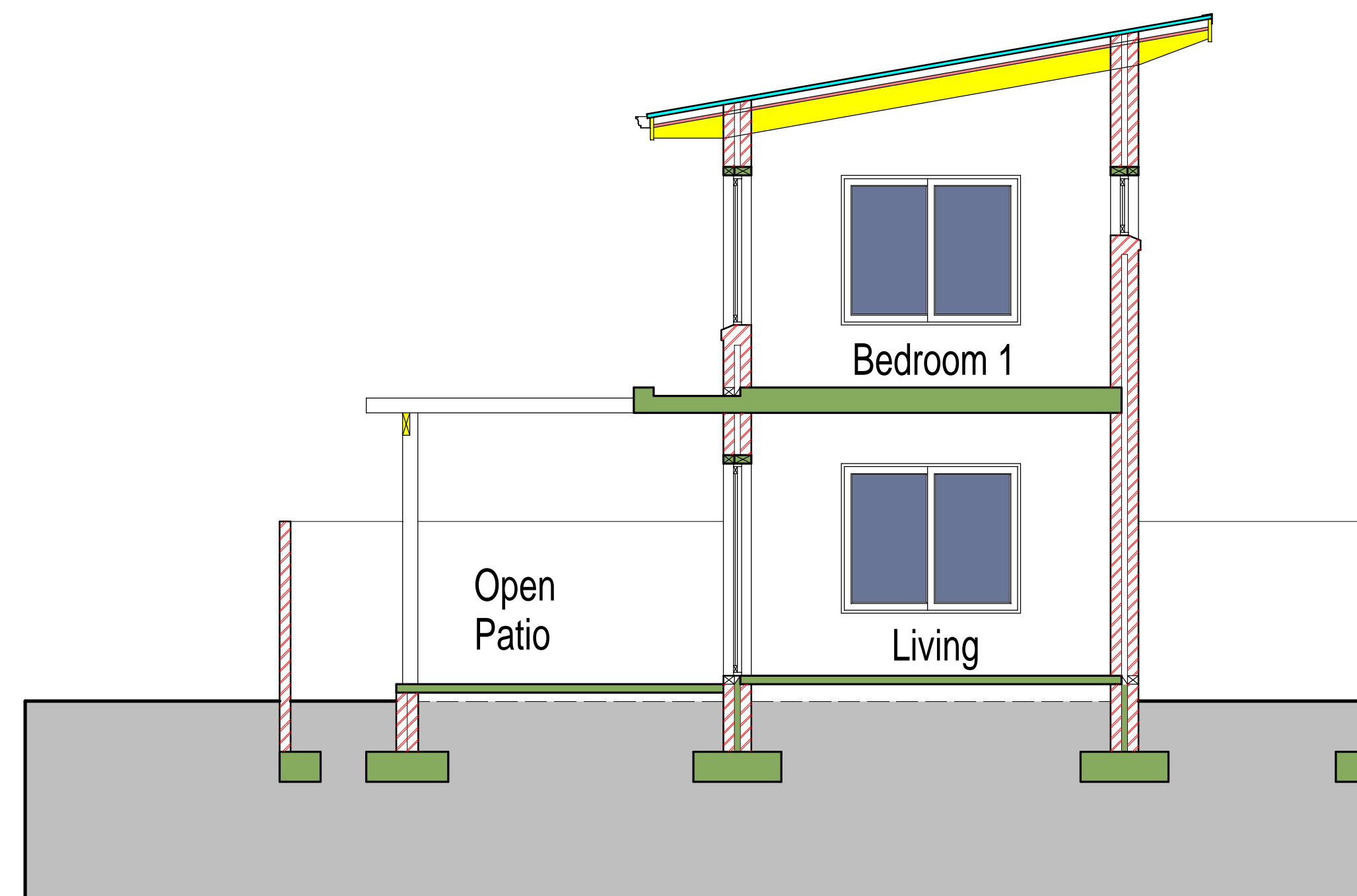
SECTION AA - UNIT A

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FRONT ELEVATION - UNIT A

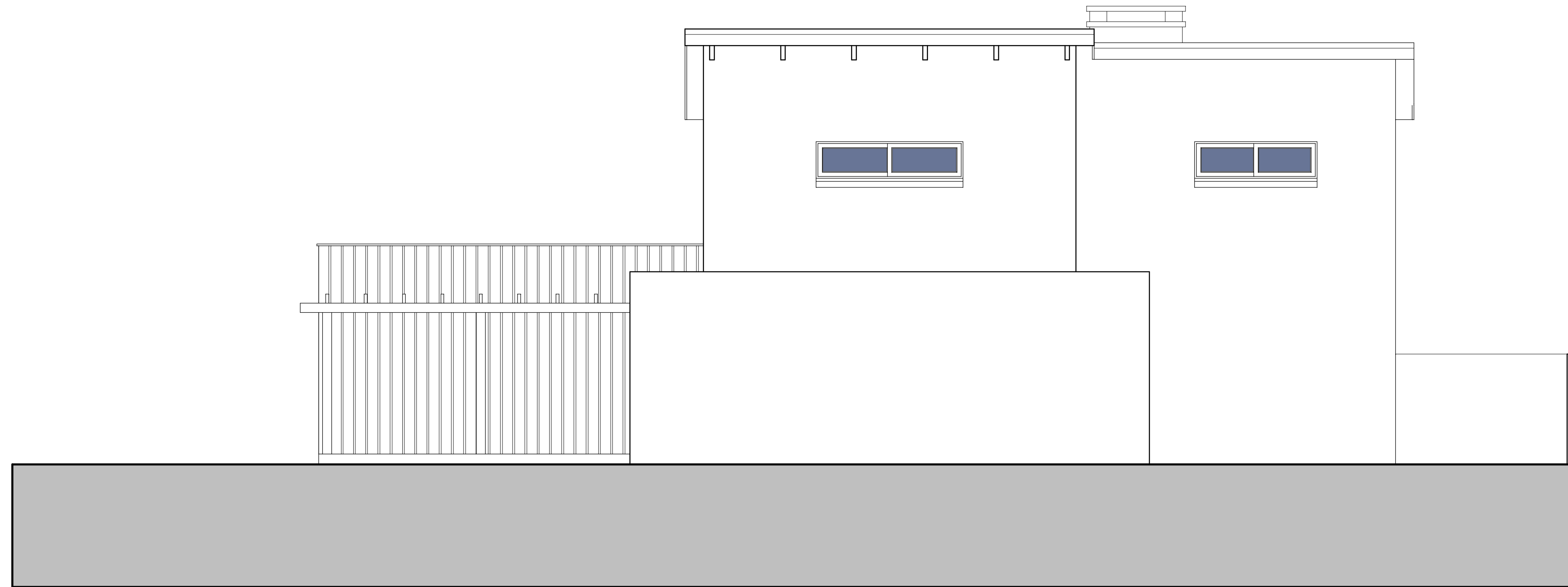
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SECTION BB - UNIT A

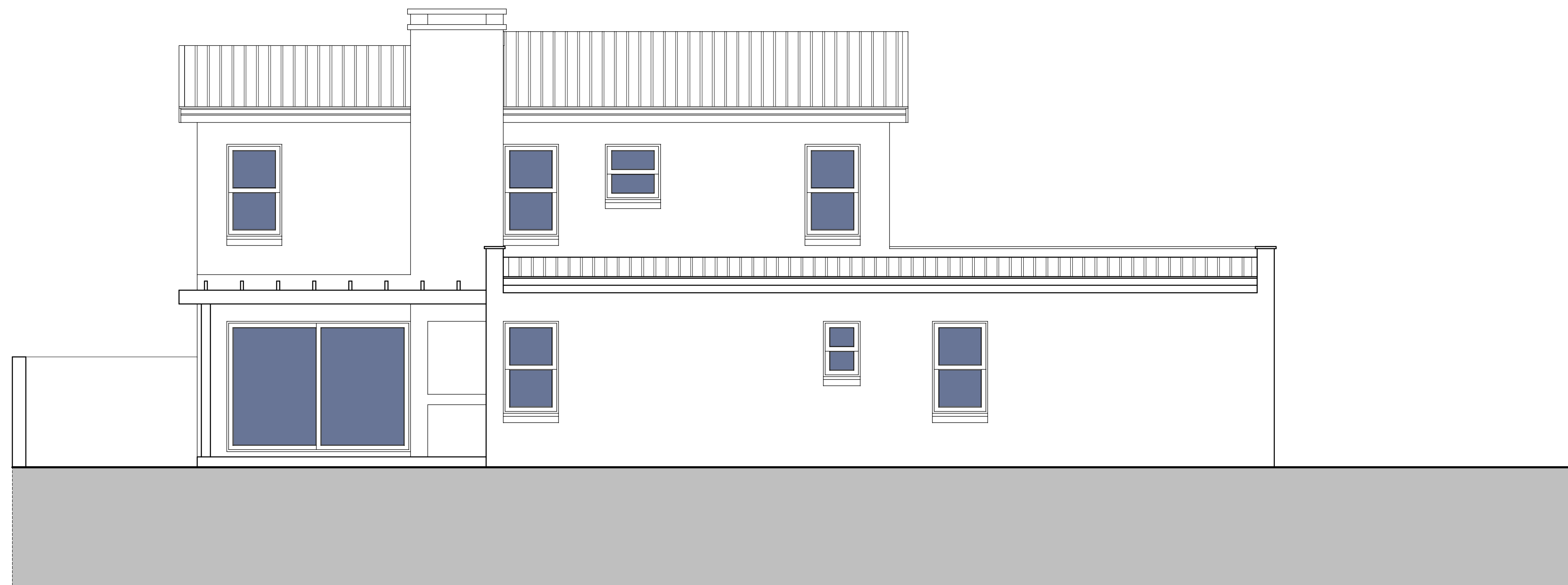
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PORTION 20 OF THE FARM HANS MOES KRAAL NO 202, DIVISION GEORGE



SIDE ELEVATION - UNIT A

Scale 1:50



SIDE ELEVATION - UNIT A

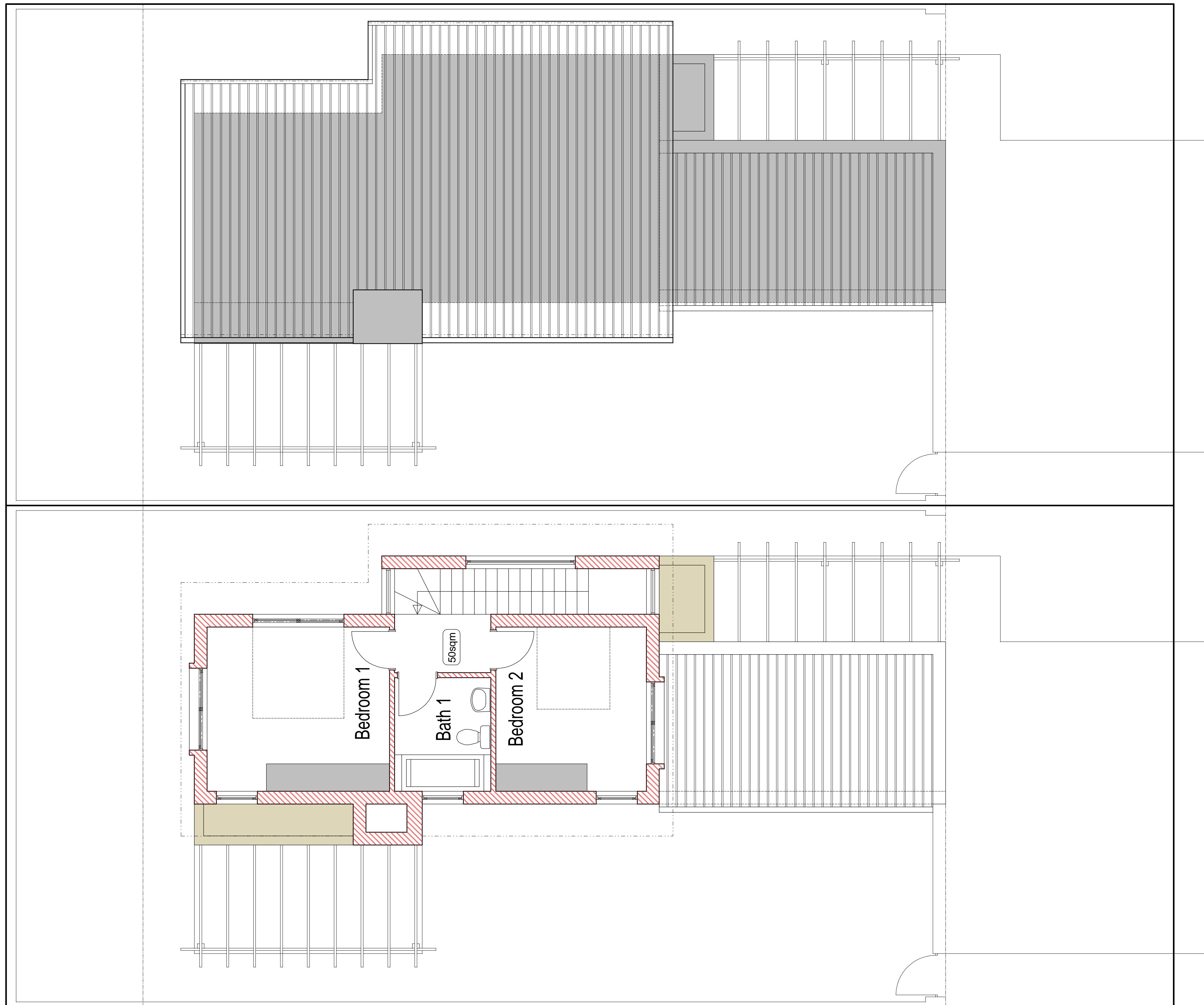
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PORTION 20 OF THE FARM HANS MOES KRAAL NO 202, DIVISION GEORGE



GROUND FLOOR PLAN - UNIT B
Scale 1:50

PORTION 20 OF THE FARM HANS MOES KRAAL NO 202, DIVISION GEORGE



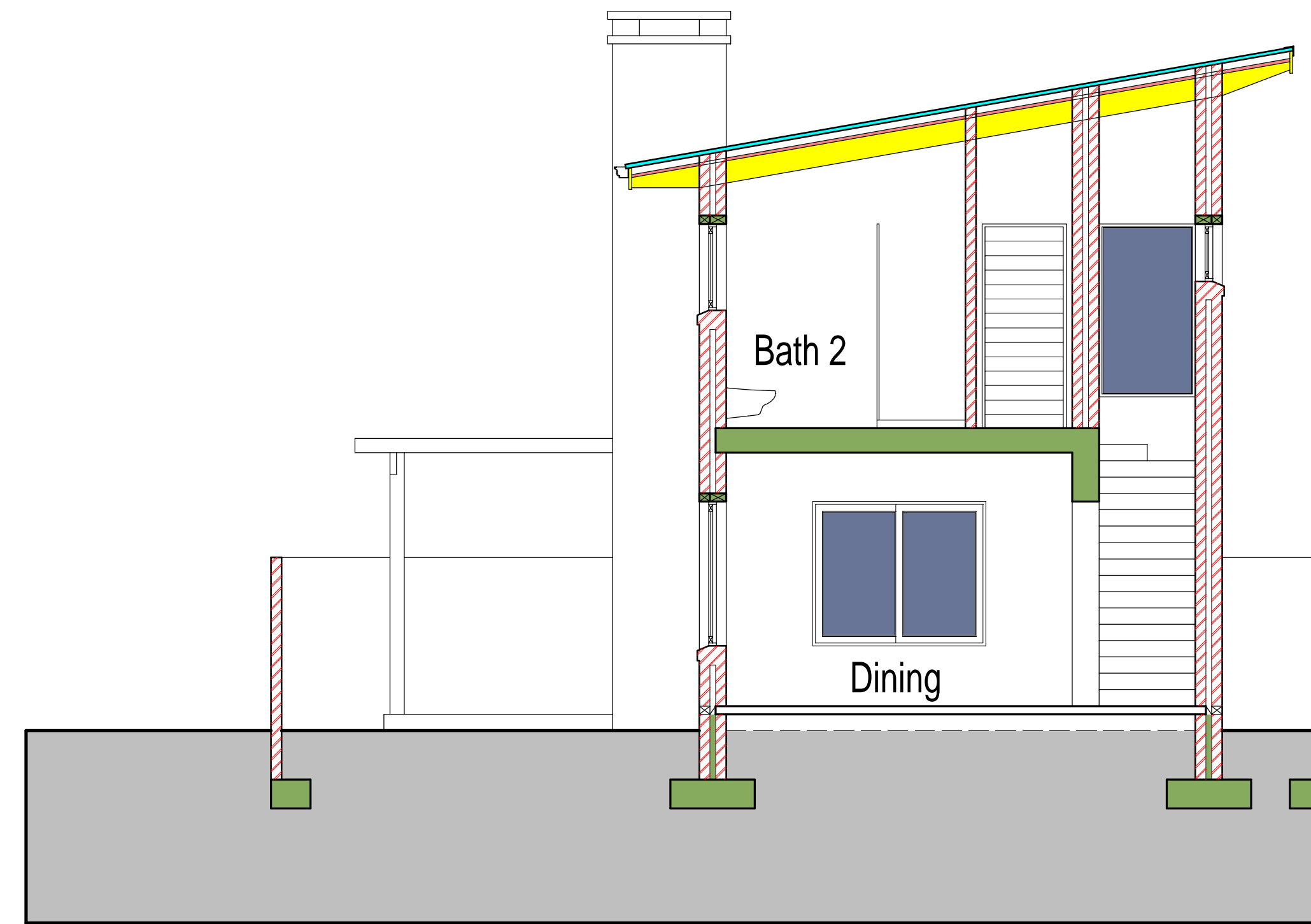
FIRST FLOOR PLAN - UNIT B
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PORTION 20 OF THE FARM HANS MOES KRAAL NO 202, DIVISION GEORGE



REAR ELEVATION - UNIT B

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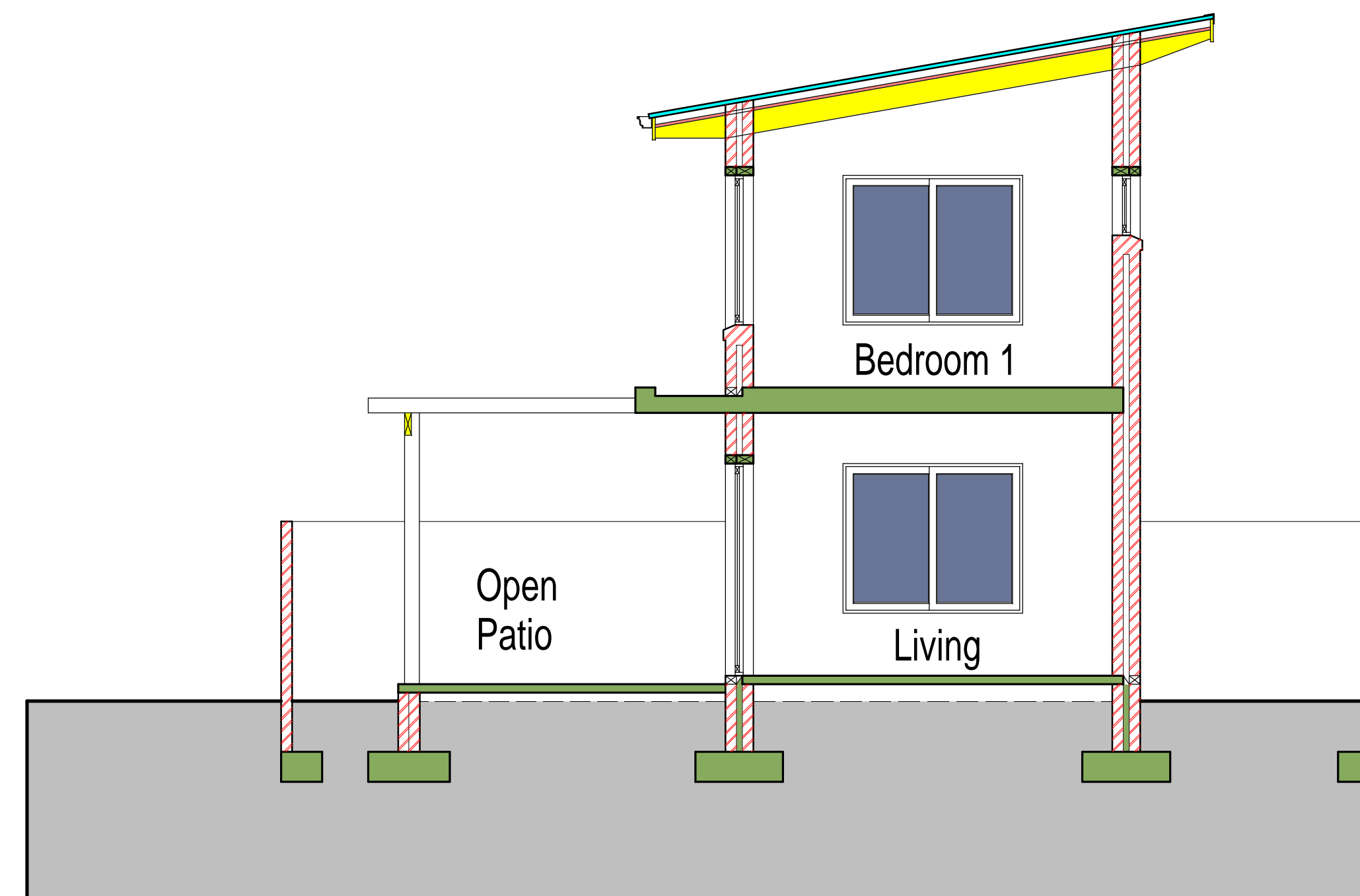
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FRONT ELEVATION - UNIT B

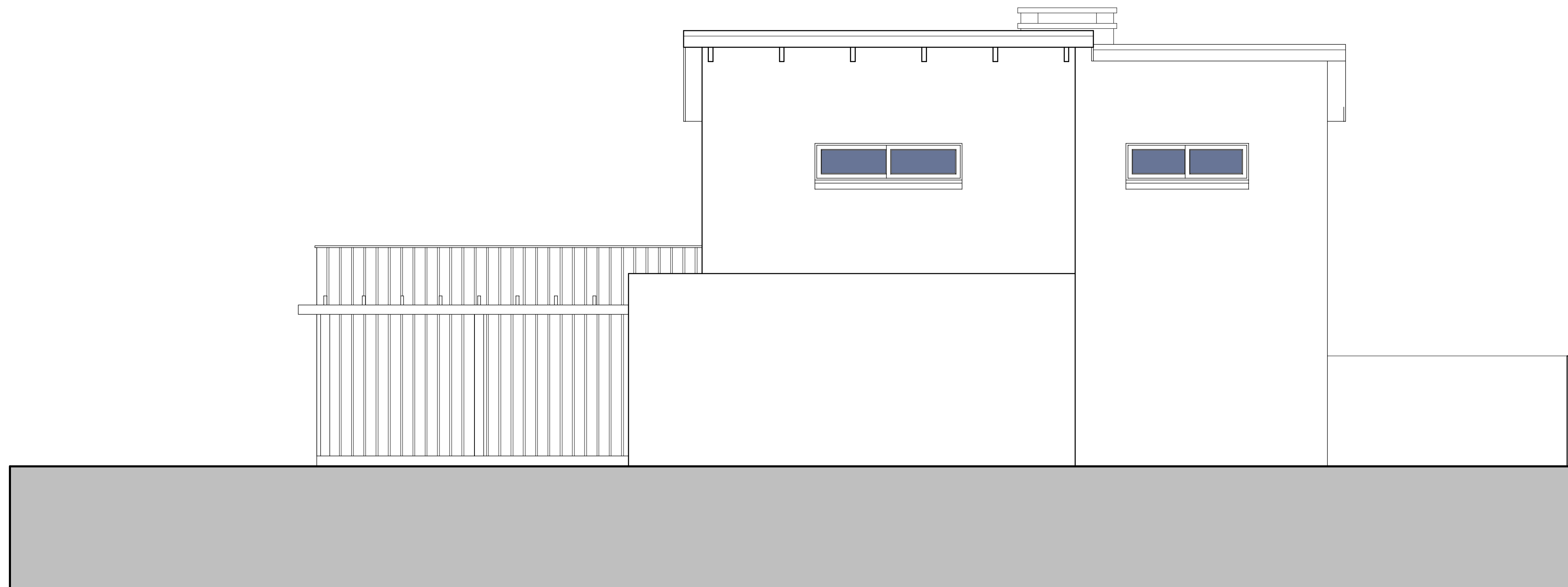
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SECTION BB - UNIT B

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PORTION 20 OF THE FARM HANS MOES KRAAL NO 202, DIVISION GEORGE



SIDE ELEVATION - UNIT B

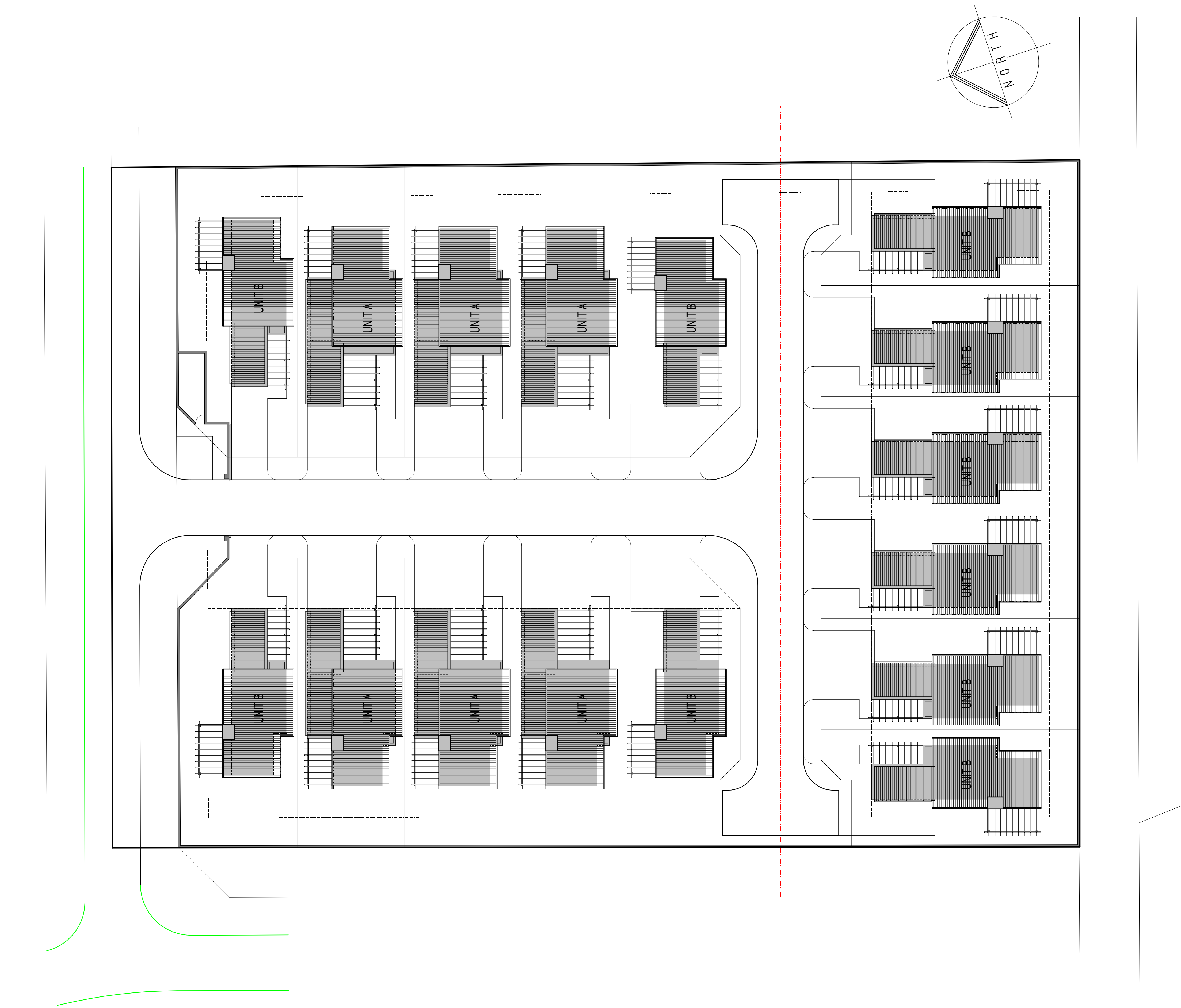
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SIDE ELEVATION - UNIT B

Scale 1:50

PORTION 20 OF THE FARM HANS MOES KRAAL NO 202, DIVISION GEORGE



PORTION 20 OF THE FARM HANS MOES KRAAL NO 202, DIVISION GEORGE