



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 141 Pacaltsdorp

2 September 2025

Sir

**APPLICATION FOR CONSENT USE (STUDENT ACCOMMODATION): ERF 141
PACALTSDORP**

Attached hereto, please find an application in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for a consent use for "Student Accommodation" on Erf 141 Pacaltsdorp.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR CONSENT USE (STUDENT ACCOMMODATION)
ERF 141 PACALTSDORP

2 September 2025



Prepared for:

A D Cupido
12 Aloe Street
Pacaltsdorp
6529

Prepared by:

Jan Vrolijk Town Planner/Stadsbeplanner
Millwood building, C/o York- and Victoria streets,
George,
P.O. Box 710, George, 6530
South-Africa
Tell: 044 873 3011
Cell: 082 464 7871
Fax: 086 510 4383
SACPLAN Registration No A/1386/2011

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MOTIVATION REPORT
APPLICATION FOR CONSENT USE (STUDENT ACCOMMODATION)
ERF 141 PACALTSDORP

1. BACKGROUND

In terms of a non-compliance notice dated 19 March 2025 the registered owner of Erf 141 Pacaltsdorp was informed that during an inspection on 14 March 2025 it was found that the erf is utilised in a manner other than prescribed by a zoning scheme without the approval of the municipality, as the erf is used for business purposes (hardware), a workshop for trucks, student accommodation and there are structures which encroach the building lines.

The owner was, therefore, in terms of Section 86 of the Land Use Planning By-law for George Municipality, 2023, instructed to cease the unlawful utilisation of land and remove the unauthorised structures and to submit a land use application to rectify the land uses within 30 days of receiving the notice. A copy of the municipal notice, dated 19 March 2025, is attached hereto as **Annexure “A”**.

In response to the notice from the municipality, the owner has implemented the following measures towards compliance with the instructions of the municipality:

- The unauthorised sale of building material on the erf had been discontinued, and the bulk of the building material had been relocated to an appropriate premises elsewhere.
- The 2 informal structures close to the southern side boundary of the erf have been demolished.
- The owner has noted the instruction to cease the unauthorised repair of vehicles. The matter is receiving attention and will be attended to with due diligence.
- The dwelling house is still used for student accommodation. The owner cannot evict the students as no suitable alternative accommodation is currently available. The owner, therefore, intends to extend the dwelling house and second dwelling unit and apply to the Municipality for authorisation to use the upgraded dwelling house for student accommodation, which he will manage whilst living in the second dwelling unit on the erf.

- Jan Vrolijk Town Planner / Stadsbeplanner has been appointed to attend to the required application for the consent of the municipality to use the dwelling house on Erf 141 Pacaltsdorp for student accommodation.

2. APPLICATION

Application is made in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for a consent use for student accommodation on Erf 141 Pacaltsdorp.

The completed application form for the proposed consent use application is attached hereto as **Annexure “B”**.

3. DEVELOPMENT PROPOSAL

Erf 141 Pacaltsdorp is zoned Single Residential Zone I and developed with a dwelling house, second dwelling unit, 2 separate garages and a storeroom.

The dwelling house consists of three bedrooms, a bathroom and an open plan kitchen / dining room lounge and a covered stoep. It is the intention of the owner to extend the dwelling house to a 5-bedroom dwelling house, by means of the addition of 2 new bedrooms, each with its own bathroom, as well as a new TV room. The following photo shows the current street elevation (east elevation) of the dwelling house. The new bedrooms will be added to the southern side (left side) of the dwelling house.



The second dwelling unit consists of a bedroom, a bathroom, an open plan kitchen / lounge and a covered stoep. The second dwelling unit will be improved by means of the addition of a new bedroom. The second dwelling unit will then have a total floor area of 48m² and will thus still comply with the allowable size of a second dwelling unit as stipulated in the George Integrated Zoning Scheme By-law, 2023.

The following photo shows the north elevation of the second dwelling unit. The addition will be added on the right side of the building.



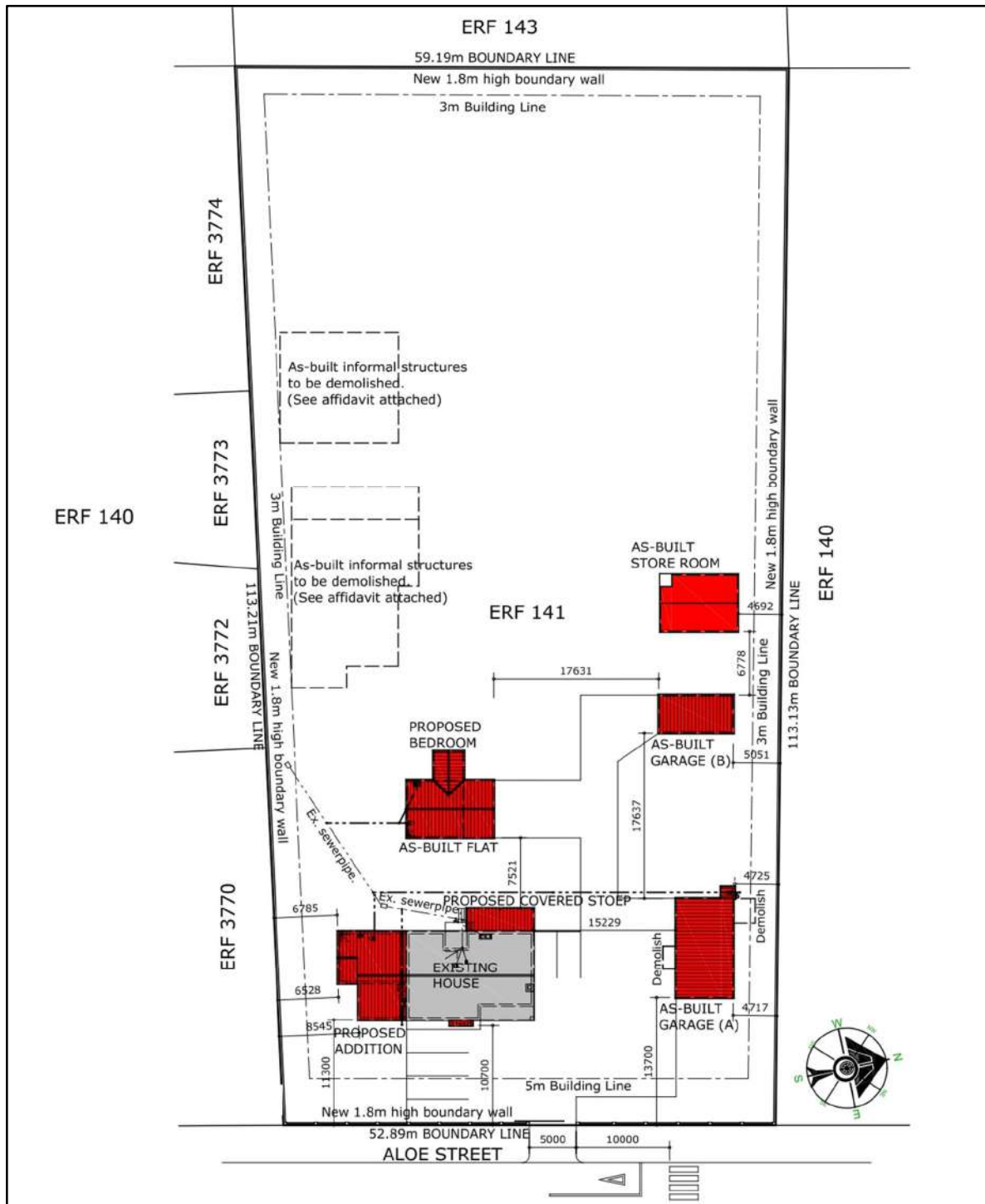
The following photos show the south elevation of the double garage, the single garage and the storeroom, respectively. The small entrance-structure in the centre of the double garage will be removed, to reveal the existing garage door.





The dwelling house, second dwelling unit, garages and storeroom all comply with the building lines stipulated in the George Integrated Zoning Scheme By-law, 2023. It will thus be possible to submit plans for approval of the mentioned buildings without any land use application being required. The following site plan indicates the positions of the existing dwelling house, the

proposed second dwelling, the 2 garages and the storeroom on the erf. A copy of this site and the building plans for the various buildings are attached hereto as **Annexure "C"**.



It is the intention of the owner to augment his income by using the improved dwelling house to accommodate 10 students. Student accommodation is only allowed on an erf zoned Single Residential Zone I with the consent of the George Municipality. To allow for the dwelling house to be used for “*Student accommodation*” an application for the consent of the George Municipality is, therefore, required.

As mentioned above the dwelling house will comply with all the land use restrictions applicable to a dwelling house as per the George Integrated Zoning Scheme By-law, 2023. The proposed student accommodation will also comply with all the land use restrictions applicable to student accommodation.

The student accommodation will be managed by the owner who will reside in the second dwelling unit on the erf.

The purpose of this application is thus for the owner to obtain the consent of the Municipality to use the five proposed bedrooms in the dwelling house for the accommodation of 10 students.

4. PRE-APPLICATION CONSULTATION

The pre-application consultation discussion by the relevant officials of George Municipality, of the application, took place on 18 June 2025. A copy of the signed pre-application consultation form, with reference number 3745233, is attached hereto as **Annexure “D”**.

The signed pre-application consultation form contains the following comments that need to be addressed in the application:

“Town Planning comment:

- *Applicant to align proposal with zoning scheme and student accommodation policy.*
- *Applicant to take note that the managers contact details need to be displayed on a signage/advertisement board and that the sign must be submitted for approval in terms of the advertising by-law.*

- *It is suggested that the access be placed at least 10m away from the existing pedestrian crossing in front of the property and to align with the zoning scheme requirements.*
- *Show all parking and manoeuvring space on site.*
- *Applicant to disclose and state the way forward in terms of the other illegal land use(s) and structures on site viz. hardware business.*

CES comments:

- *Access may be restricted to Aloe Road*
- *Access is permitted in accordance with the George Integrated Zoning Scheme (GIZS) 2023 regulations.*
- *All parking must be provided on site, in compliance with the GIZS 2023 parking requirements.*
- *PT1 may be considered, subject to parking departure application.*
- *No parking will be allowed within the road reserve, and the owner may be held liable for any costs incurred to prevent unauthorised parking in this area.*
- *All movability should be done on site.*
- *Normal Development Charges (DC's), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy.*
- *Municipal water and/or sanitation is available, subject to network &/or treatment capacity required confirmation.*
- *The Developer must ensure full compliance with the relevant Stormwater By-law."*

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

The issues mentioned in the comments are addressed in various points in this motivation report.

5. GENERAL INFORMATION REGARDING ERF 141 PACALTSDORP

5.1 Locality

Erf 141 Pacaltsdorp is situated at 12 Aloe Street, Oudorp, Pacaltsdorp. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure “E”**.

5.2 Existing land use

Erf 141 Pacaltsdorp is currently used for residential purposes, which is in line with the zoning of the erf, as well as for the repair of vehicles, which is an unauthorised land use. The unauthorised use of the erf for the sale of building material has been discontinued and the 2 informal structures associated with the unauthorised land use have been removed. The owner has noted the instruction to cease the unauthorised repair of vehicles. The matter is receiving attention and will be attended to.

5.3 Extent

Erf 141 Pacaltsdorp is 6 339m² in extent.

5.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023, the zoning of Erf 141 Pacaltsdorp is Single Residential Zone I.

5.5 Surveyor General Diagram

A copy of the Surveyor General Diagram of Erf 141 Pacaltsdorp is attached hereto as **Annexure “F”**.

5.6 Title Deed

Erf 141 Pacaltsdorp is registered in the name of Anthony Daniel Cupido, I.D. number 730329 5131 08 1. A copy of the Title Deed of Erf 141 Pacaltsdorp is attached hereto as **Annexure “G”**.

5.7 Power of Attorney

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Anthony Daniel Cupido, the registered owner of Erf 141 Pacaltsdorp to submit the application referred to in point 1 of this motivation report to the George Municipality is attached hereto as **Annexure "H"**.

5.8 Bondholder's Consent

Erf 141 Pacaltsdorp is encumbered by a bond which is held by Standard Bank. A letter whereby Standard Bank is requested to provide the required consent is attached hereto as **Annexure "I"**. A copy of the consent of the bondholder will be forwarded to the George Municipality as soon as it is received.

5.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 141 Pacaltsdorp is attached hereto as **Annexure "J"**. The Conveyancer Certificate confirms that there are no conditions contained in the title deed which could restrict the contemplated land use in terms of the proposed application.

6. DESIRABILITY OF THE APPLICATION FOR THE CONSENT USE (STUDENT ACCOMMODATION) IN RESPECT OF ERF 141 PACALTSDORP

6.1 Introduction

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

- Physical characteristics of the erf.
- The proposed land use.
- The compatibility of the proposal with existing planning documentation, spatial frameworks, legislation, and policies.
- The compatibility of the proposal with the character of the surrounding area.
- Potential of the erf.

- Accessibility of the erf.
- Availability of parking.
- Provision of services.

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

6.2 Physical characteristics of the erf

6.2.1 Topography

The application erf has a natural downwards from north-east to south-west. The topography of the erf had already been considered in the development of the existing buildings. The topography will therefore have no negative impact on the proposed development and therefore, does not restrict the consent use as applied for in this application.

6.2.2 Surface conditions

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

There is, as such, no reason why this application cannot be supported from this point of view.

6.2.3 Vegetation

There is a small, well-kept garden, consisting of lawn and a few shrubs, on the street side of the dwelling house. The remainder of the erf is sparsely covered with lawn. No indigenous vegetation is found on the erf and there are no street trees on the sidewalk opposite the erf.

Vegetation will therefore not have a negative influence on the development as proposed in this application.

6.2.4 Other characteristics

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

6.2.5 Conclusion

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

6.3 Proposed land use

Erf 141 Pacaltsdorp is currently used for residential purposes, which is in line with the zoning of the erf, as well as for the repair of vehicles, which is an unauthorised land use. The unauthorised business activity (sale of building material) has been discontinued.

It is the intention of the owner to use the improved dwelling for student accommodation, accommodating 10 students. The proposed site plan and floor plan, a copy of which is attached hereto as **Annexure “C”**, shows the locality and layout of the dwelling house to be used for student accommodation, the second dwelling, the outbuildings, as well as the required parking bays.

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

6.4.1 Introduction

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

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

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

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

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

Spatial justice		
Criteria	Compliance	Planning Implication
Past spatial and other development imbalances must be redressed through improved access to and use of land.	Complies with.	The application will result in underdeveloped residential erf situated within the Urban Edge and located within the Densification Zone, being developed to a fuller potential. The proposal will also lead to more efficient use of land, as the student accommodation will generate an income for the owner.

Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.	Complies with.	George Municipality approved a Spatial Development Framework for George, 2023. The Spatial Development Framework contains development proposals which are aimed at improving the quality of life of all the inhabitants of George, by providing proper accommodation for students, as well as creating the opportunity for income generating activities such as proposed in this application.
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development as proposed, which is aimed at providing much needed student accommodation and job creation.
Land use management systems must include all areas of a municipality and especially include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development as proposed, which is aimed at providing much needed student accommodation and job creation.
Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal areas.	Not applicable.	This provision does not apply to this application, as no informal residential development is involved.

A Municipal Planning Tribunal, considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of this application.	Not applicable.	As far as is known, the Eden Joint Planning Tribunal - George Municipality's discretion when considering applications is not affected by the value of land or property. Decision making is, as far as is known, based on the principles, as stated in Section 7 of the Spatial Planning and Land Use Act, 2013 (Act 16 of 2013).
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Spatial sustainability		
Criteria	Compliance	Planning Implication
Promote land development that is within the fiscal, institutional and administrative means of the Republic.	Complies with.	The proposed development will have no impact on the fiscal, institutional, or administrative capabilities of the George Municipality. The development proposal that forms the subject of the application is located within the urban edge and Densification Zone in terms of the George Spatial Development Framework, 2023.
Ensure that special consideration is given to the protection of prime and unique agricultural land.	Not applicable.	The application erf is zoned as indicated in point 5.4 of this motivation report. The provisions of the Act on the Subdivision of Agricultural Land, 1970 (Act 70 of 1970) therefore do not apply to the application.
Uphold consistency of land use measures in accordance with environmental management instruments.	Not applicable.	The proposed development does not trigger any listed activities in terms of environmental legislation.
Promote and stimulate the effective and equitable functioning of land markets.	Complies with.	The application erf is ideally situated for student accommodation, as it is situated within the Densification Zone and near to the "Go George" public transportation route in Mission Street.
Consider all current and future costs to all parties for the	Complies with.	All costs pertaining to the infrastructure required for the proposed development

provision of infrastructure and social services in land developments.		will be carried by the landowner. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden on municipal budget for the provision services infrastructure.
Promote land development in locations that are sustainable and limit urban sprawl.	Complies with.	The application erf is situated within the Urban Edge of George. The proposed development will, therefore, not result in urban sprawl.
Result in communities that are viable.	Complies with.	Being situated in the Densification Zone, near to a public transportation route, the use of the application erf as is proposed in this application, will result in underdeveloped erf being turned into a more viable investment, creating a few more job opportunities, which will have a positive effect on the economy of George. This will result in additional income for the Municipality, which could be used for the improvement of quality of services to all the citizens of George.

Spatial efficiency		
Criteria	Compliance	Planning Implication
Land development optimises the use of existing resources and infrastructure.	Complies with.	The application erf is situated within an existing serviced area. All costs pertaining to the extension of existing infrastructure required for the proposed development will be carried by the landowner.
Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.	Complies with.	The municipality has procedures and policies in place that are designed to minimise negative financial, social, economic, or environmental impacts. The proposed student accommodation will be developed in line with the

		municipality's student accommodation policy.
Development application procedures are efficient and streamlined and time frames are adhered to by all parties.	Complies with.	George Municipality has adopted the George Municipality: Land Use Planning Ordinance, 2023 which prescribes procedures and time frames developers must comply with when submitting land use applications, and which officials must consider when considering applications. This application has been prepared in accordance with the stipulations of the George Municipality: Land Use Planning By-law, 2023 and the application will therefore be managed and considered in accordance with the timeframes as prescribed.

Spatial resilience		
Criteria	Compliance	Planning Implication
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.	Complies with.	The application erf is situated within the Urban Edge and Densification Zone, in an area indicated for development in the George Spatial Development Framework, 2023.

Good administration		
Criteria	Compliance	Planning Implication

<p>All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.</p>	<p>This is general principle that municipalities need to comply with.</p>	<p>Input was received from all spheres of government when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As the development proposal can be deemed to comply with the contents of the George Spatial Development Framework, 2023, it can be stated that the proposal complies with this specific criterion.</p>
<p>All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.</p>	<p>This is general principle that municipalities need to comply with.</p>	<p>Input was received from all government departments and sectors when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As it can be deemed that the development proposal complies with the contents of the George Spatial Development Framework, 2023 it can be stated that the proposal complies with this specific criterion.</p>
<p>The requirements of any law relating to land development and land use are met timeously.</p>	<p>This is general principle that municipalities need to comply with.</p>	<p>The George Municipality has adopted the George Municipality: By-law on Land Use Planning, 2023 which prescribes procedures and timeframes which developers must adhere to when submitting land use applications and which officials needs to take into consideration when considering applications. This application has been prepared in keeping with the requirements as per the George Municipality: By-law on Land Use Planning, 2023 and the application will from date of submission be dealt with and be considered within the timeframes prescribed in the by-law.</p>

The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.	This is general principle that municipalities need to comply with.	This application will be advertised in accordance with the stipulations as contained in the George Municipality: By-law on Land Use Planning, 2023. All parties will be given the opportunity to participate in the public participation process and will be afforded the opportunity to provide input on the application.
Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.	This is general principle that municipalities need to comply with.	The George Municipality: By-law on Land Use Planning, 2023 contains clear procedures set to inform and empower members of the public. This application will be subjected to these procedures.

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

6.4.3 Land Use Planning Act, 2014 (Act 3 of 2014) "(LUPA)"

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

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

- 19(1) *If a spatial development framework or structure plan specifically provides for the utilization or development of land as proposed in a land use application or a land development application, the proposed utilization or development is regarded as **complying** with that spatial development framework or structure plan.*
- 19(2) *If a spatial development framework or structure plan does not specifically provide for the utilization or development of land as proposed in a land use application or a land development application, but the proposed utilization does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the*

*utilization or development is regarded as being **consistent** with that spatial development framework or structure plan.”*

The compatibility of the development proposal with existing spatial development frameworks is addressed in points 6.4.4 to 6.4.6 of this report.

The development principles referred to in Section 59 of LUPA, which should also be considered when motivating an application, are directly in line with the principles of SPLUMA which have been discussed in detail in point 6.4.2 above. The comments in point 6.4.2 are thus also relevant as far as Section 59 of LUPA is concerned.

6.4.4 Western Cape Provincial Spatial Development Framework (WC PSDF)

6.4.4.1 Introduction

The Western Cape Provincial Spatial Development Framework (WC PSDF) is one of the most important planning guidelines in the province. The framework not only provides for a new spatial development pattern for the province but also clearly indicates where development may take place and where it may not take place. The provisions of the development framework must therefore be considered with any development proposal.

In terms of the framework, several principles are mentioned, namely spatial justice, spatial sustainability, spatial resilience, spatial efficiency, accessibility and quality of life and good administration that spatial planning must comply with. The impact of the application on spatial justice, spatial sustainability, spatial resilience, spatial efficiency, has already been fully discussed in point 6.4.2 above and it has been shown that the proposed development complies with the relevant mentioned principles.

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

6.4.4.2 Protection of agricultural land

In terms of the WC PSDF, it is indicated that agricultural land must be protected. Erf 141 Pacaltsdorp is zoned Single Residential Zone I. The erf is furthermore not used for agricultural purposes. This objective of the WC PSDF is therefore not relevant to this application.

6.4.4.3 Urban edge

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

6.4.4.4 Densification

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

Erf 141 Pacaltsdorp is situated adjacent to Aloe Street with the areas located adjacent to Aloe Street indicated for "Densification" on Map 37: "Composite Spatial Development Framework for the George City Area" in the George Spatial Development Framework, 2023 (GSDF).

The use of the application erf, which is zoned Single Residential Zone I, for the accommodation of 10 students, as proposed in this application, can be construed as a form of "densification". The proposal can therefore be regarded to be in keeping with densification requirement contained in the WC PSDF.

6.4.4.5 Self-sufficiency

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

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

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

6.4.4.6 Public Transport

The WC PSDF states that "non-motorised" and public transport should be promoted. Erf 141 Pacaltsdorp is located to the south of a GO George bus route with a bus stop located in Mission Street, close to the intersection of Aloe Street. The erf is thus located on a public transport service. The development proposal therefore also complies with this guideline contained in the WC PSDF in this respect.

6.4.4.7 Summary

The framework does not go to the detail level of individual erven and therefore does not contain further information, other than the abovementioned compliance with the urban edge, densification, self-sufficiency and transportation, which could be used to determine whether this application falls within the stipulations of the framework. From the content of point 6.4.4 it seems clear that the application can indeed be considered compatible with the WC PSDF.

6.4.5 George Spatial Development Framework, 2023 (GSDF)

Erf 141 Pacaltsdorp is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and this framework therefore applies to this application. In terms of the GSDF, the application erf is located within the Urban Edge of George.

The erf is situated adjacent to Aloe Street, close to Mission Street, with the area located adjacent to Mission Street indicated for “Densification” on Map 37: “Composite Spatial Development Framework for the George City Area” in the George Spatial Development Framework, 2023 (GSDF). Densification is encouraged in the GSDF in an endeavour to provide a cost effective and functional public transportation system, services, and public facilities to households.

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

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

The application erf is to be used to accommodate 10 students and is furthermore located near to the public transportation route in Mission Street, with the “Aloe” bus stop located in Mission Street, close to the intersection of Aloe Street.

The proposed use of the application erf for the accommodation of 10 students, can be construed as a form of “densification” and can be regarded to be in line with the envisaged development proposals for the area adjacent to Mission Street as per the George Spatial Development Framework, 2023.

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

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

The application erf is indicated for “Single Residential” development on the “Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015” map. The erf is, however, situated adjacent and to the south and east of the area indicated for “Medium Density Residential” development, to the east of the proposed Pacaltsdorp CBD. As indicated in point 6.4.5 of this motivation report, the application erf is located near to the public transportation route in Mission Street, with the “Aloe” bus stop located in Mission Street, close to the intersection of Aloe Street.

The proposed use of the application erf for the accommodation of 10 students, can be construed as a form of “densification” and can thus be regarded to be in line with the following statement in Point 2 “*SPATIAL DEVELOPMENT STRATEGIES*” in the “Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015” with regards “*densification*”:

“To reduce land consumption, deliver services and facilities to households more cost effectively, and to establish the thresholds for viable public transport systems - national and provincial government have set municipalities the target of increasing the density of urban areas. The George SDF identifies opportunities to increase densities in the greater George urban area and in larger Pacaltsdorp / Hans-Moes-Kraal Local Spatial Development Framework (October 2015) 15 settlements surrounding George, without compromising the character of these areas.”

In terms of the point 9.4 “*Densification in existing built-up area*” the following densification is inter alia proposed for Pacaltsdorp and specifically the area Erf 141 Pacaltsdorp is located in:

“Further away from the high density Pacaltsdorp CBD the most appropriate locality for higher density living is close or adjacent to the public transport routes or main distributors.”

“Further densification in the rest of the study area will however also contribute to higher overall densities e.g.

- *bus route corridors;*
- *development of the rest of Erf 325 Pacaltsdorp for subsidised and affordable housing; and*
- *densification and redevelopment of existing suburbs (e.g. Delville Park).”*

The application erf is situated close to the public transportation route in Mission Street. The proposed use of the application erf for the accommodation of 10 students, can be construed as a form of “densification” and can be regarded to be in keeping with contents of the above extract from the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015. The proposal can therefore be regarded as being in keeping and compatible with the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015.

6.4.7 George Integrated Zoning Scheme By-Law, 2023

Erf 141 Pacaltsdorp is zoned Single Residential Zone I. In terms of this zoning, the erf may be used primarily for the purposes of a dwelling house. “*Student accommodation*” can be developed as a consent use. “*Student accommodation*” is described as follows in the George Integrated Zoning Scheme By-Law, 2023:

““Student accommodation” means a building designed as a “dwelling house” which is used primarily by students for residential purposes and who may share communal facilities such as a kitchen, lounge and bathroom.”

The following table indicates the main development parameters applicable to student accommodation in terms of Schedule II of the mentioned By-Law as well as the compliance of the proposal with the different parameters:

Development parameter	Description	Adherence
Height	Wall plate: 6.5m Ridge of roof: 8.5m	Adhered to.
Coverage	325m ² or 50% Whichever is greater	6% - Adhered to.
Building lines	Street boundary: 5 meters. Side and Rear: 3 metres.	Adhered to.
Parking	1 bay per bedroom 2 bays for manager 1 bay for visitors / employees	Adhered to.

Site development plan		Will be provided before submission of building plans.
Manager living on property		Adhered to.
Copy of house rules on site		Will be adhered to.
Number of students	10 per erf	Adhered to.

The development proposal can thus be accommodated within the land use parameters as per the George Integrated zoning Scheme By-law, 2023.

6.4.8 George Municipality: Student Accommodation Policy, 2023

6.4.8.1 Purpose of the policy

The aim of the policy is set out as follows:

- i. *“To ensure that all students have access to appropriate and affordable accommodation options.*
- ii. *To establish standards for student accommodation facilities to ensure safety, health, and well-being.*
- iii. *To encourage collaboration between education institutions, accommodation providers, and relevant stakeholders.*
- iv. *To manage the impact of student accommodation on the surrounding area.*
- v. *To provide suitable locations for student accommodation.”*

6.4.8.2 Guidelines for the provision of student accommodation

The guidelines are divided into 3 categories:

- Guidelines to be followed by the Municipality during consideration of applications for student accommodation.

- Location guidelines
- Design guidelines
- Administrative control guidelines

The student accommodation proposed in this application will conform with the design guidelines (size of bedrooms, number of students per bedroom, ablution facilities, etc.), as well as the administrative control guidelines (manager living on site, house rules available on site, etc.).

The discussion in this motivation report will thus be restricted to the location guideline principles mentioned in point 2.1 of the policy document.

- Accessibility of the erf

Being situated near to Mission Street, which is the major access road from Pacaltsdorp to the CBD of George, the accessibility of the application erf is good.

- Locality in respect of a higher order roads

The application erf is situated near to Mission Street, which is a major access road, linking Pacaltsdorp with George and the N2 Highway. The erf is, therefore, accessible from both within Pacaltsdorp as well as from the surrounding area.

- Locality in respect of public transport facilities

Mission Street is one of the routes on the “Go George” public transportation system with a bus stop located close to the intersection of Aloe Street.

- Locality in respect of main development corridors in the area

The application erf is located close to Mission Street, which is one of the identified main development corridors in George/Pacaltsdorp.

- Locality and distance from existing nodes and facilities

The application erf is located close to the proposed secondary node to the east of the Pacaltsdorp CBD, which is within easy reach by using the Go George public transportation service which is available at the intersection of Aloe Street with Mission Street.

➤ Locality in respect of higher density developments

The application erf is situated near to Mission Street with the areas located adjacent to Mission Street indicated for “Densification” on Map 37: “Composite Spatial Development Framework for the George City Area” in the George Spatial Development Framework, 2023 (GSDF).

➤ Summary

From the contents of the above-mentioned paragraphs, there is no reason from a location guideline point of view why the application for consent use, as submitted, cannot be supported.

6.4.9 Title Deed

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

The title deed of Erf 141 Pacaltsdorp was scrutinised, and it was found that it contains no conditions prohibiting the consent use as proposed in this application.

6.4.10 Conclusion

From the above information the application for consent use complies with the mentioned Planning Policies and Planning Guidelines and can be considered desirable.

6.5 Compatibility of the proposal with the character of the area

The application erf is located to the west of Aloe Street, between Mission Street in the north and Kloof Street in the south in a portion of Oudorp where some of the large erven have been

subdivided. The area is, therefore, characterised by a mixture of erf sizes and residential densities. The application erf is one of the few large erven in the area and thus well suited for the slight densification thereof, as proposed in this application.

It is argued that the proposal will not negatively affect the character of the immediate environment for the following reasons:

- The applicant's property will continue to be used for residential purposes.
- The proposed student accommodation will be located within the upgraded dwelling house. The building will thus still have the appearance of a dwelling house.
- The street view of the erf from Aloe Street will not be affected by the proposed student accommodation which will be accommodated within the existing dwelling house, which will be extended by adding two en-suite bedrooms.
- The coverage of the dwelling house and second dwelling is low and will still be lower than many of the surrounding erven.
- It must also be kept in mind that the erf is in a “Densification Zone” in terms of the George Spatial Development Framework, 2023, which means that the character of this area may change over time.
- It is further doubted whether the approval of the application will in any way lead to the creation of a precedent. It should be borne in mind that each application must be considered on its own merits within its specific location. It has already been shown that the application is compatible with the planning documents that apply to the application. It can therefore be argued that this cannot be considered a precedent for the rest of the surrounding area.
- Sufficient on-site parking bays will be provided.
- The student accommodation will be designed and managed in accordance with the Municipality’s Policy for Student Accommodation, 2023.

The proposed development will therefore not detract from the quality of the surrounding residential houses or the character of the environment within which it will be located. The proposal can therefore be considered compatible with the character of the area. From this point of view, there is therefore no reason why the application cannot be supported.

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

The dwelling house on the erf has a small garden with lawn and shrubs as associated with a dwelling house situated in a residential suburb. Some of the vegetation on the remainder of the erf has, however, been removed to accommodate vehicular access to the garages and the proposed additions to the dwelling house and the second dwelling.

The application erf is situated in a residential suburb. The natural environment has, therefore, been changed into suburban gardens. The proposal is compatible with the natural environment of the erf, as there is no indigenous vegetation found on the erf and there are no street trees which could be affected by the proposal. Vegetation will therefore not have a negative influence on the development as proposed in this application.

6.7 Potential of the erf

Erf 141 Pacaltsdorp is zoned Single Residential Zone I and may be used for a dwelling house. The application erf is situated in a proposed densification zone and thus has the potential to be developed at a higher residential density, such as with a second dwelling unit and the use of the erf for student accommodation.

The consent use as proposed in this application, will therefore result in the application erf attaining a higher development potential.

6.8 Access to the erf

Erf 141 Pacaltsdorp is situated in Aloe Street which is, via Mission Street, directly linked to Beach Road, the main access road from Pacaltsdorp to George and the N2 National Road. The erf is furthermore situated close to Mission Street, a “Go George” public transportation route with a bus stop located at the intersection of Aloe Street with Mission Street. The erf/development has thus excellent accessibility to the greater George area.

Vehicular access to the erf from Aloe Street is at present obtained via 2 carriageway crossings. The following photo shows the current street elevation of the application erf, including the 2

access points. The northern access, opposite the pedestrian crossing, will be closed. The southern access, to the left of the photo, will be relocated further southwards, to a point 10 metres from the pedestrian crossing at the school entrance, as suggested in the pre-application minutes.



The access will be used as the access to the garages and student parking area on the erf, as indicated on the site plan and building plan attached hereto as **Annexure “C.”** There is good visibility in both directions into Aloe Street from this access point.

As indicated on the site -and building plan, the carriageway crossing is 5 metres wide, which is within the stipulation in this regard in the George Integrated Zoning Scheme, 2023.

There is as such no reason from this point of view why this application cannot be supported.

6.9 Provision of parking

The parking requirements applicable to different land uses are set out in table format in Section 42 of the George Integrated Zoning Scheme, 2023.

In terms of the George Integrated Zoning Scheme By-law, 2023 two parking bays are required for the dwelling house/owner/manager of the student accommodation whilst 1 parking bay per bedroom is required for the student accommodation and 1 parking bay for visitors / employees.

Five parking bays are therefore, required for the 5 bedrooms to be used for student accommodation.

The two parking bays for the dwelling house/owner/manager are provided for in the 2 existing garages, which can accommodate 4 vehicles, whilst it would be possible to provide the 5 parking bays for use by the students, plus 1 parking bay for visitors, in the front garden of the erf. In total 8 parking bays thus needs to be provided on the erf. The proposal, therefore, complies with the parking requirements in respect a dwelling house, a second dwelling unit, as well as student accommodation. The proposed provision of on-site parking is indicated on the site plan attached hereto as **Annexure “C”**.

In view of the above, it is argued that there is no reason why the application for the consent use cannot be supported.

6.10 Provision of services

Existing municipal services are available to the application erf. The existing services to the dwelling house will not be affected by the construction of the second dwelling unit. The existing services available to the are adequate and can accommodate the development as proposed.

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

7 CONCLUSION

Application is made in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for a consent use for “*Student accommodation*” on Erf 141 Pacaltsdorp to accommodate 10 student accommodation in a second dwelling to be developed on the erf.

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

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

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

ANNEXURE "A" – MUNICIPAL NOTICE DATED 19 MARCH 2025

Reference number: Erf 141 Pacaltsdorp
Date: 19 March 2025
Collab No. 3622363

FOR ATTENTION:

AD Cupido
12 Aloe Street,
Pacaltsdorp, 6529

BY Email: cupidoanthony10@gmail.com

FIRST NOTICE: UNAUTHORISED BUSINESS (HARDWARE), WORKSHOP FOR TRUCKS, STUDENT ACCOMMODATION, AND STRUCTURES ENCROACHING OVER BUILDING LINES, ON LAND ZONED FOR SINGLE RESIDENTIAL ZONE I FOR PURPOSES OF A 'DWELLING HOUSE' AT 12 ALOE STREET, PACALTSDORP, ERF 141 PACALTSDORP.

1. The above refers.
2. Official of the George Municipality conducted a site inspection on **Erf 141 Pacaltsdorp**, on 14 March 2025. This subject property is zone **Single Residential Zone I, for 'Dwelling house' purposes** in terms of the George Integrated Zoning Scheme By-Law, 2023.
3. **An owner is exercising a land use right (Business (hardware) Workshop for trucks, Student accommodation, and structures encroaching over building lines) without the necessary approvals in terms of the land Use Planning By-Law for the George Municipality, 2023.**
4. This Municipality thus has reasonable grounds to suspect that you are guilty of the following offence(s) in terms of section 86 (1) (b) of the George Municipality's By-law on Municipal Land Use Planning:

☐

Contravenes or fails to comply with Sections 15(1) and (5), 21(1), 62(2) and 86(3);

☐

Fails to comply with a compliance notice served in terms of section 86;

☒

Utilises land in a manner other than prescribed by a zoning scheme without the approval of the municipality; (Business (hardware), workshop for trucks, student accommodation, and structures encroaching over building lines)

☐

Upon registration of the first land unit arising from a subdivision, fails to transfer all common property arising from the subdivision to the owners' association;

☐

Supplies particulars, information or answers in an application, or in an appeal against a decision on an application, knowing it to be false, incorrect or misleading or not believing them to be correct;





Falsely professes to be an authorised employee or the interpreter or assistant of an authorised employee;



Hinders or interferes with an authorised employee in the exercise of any power, or the performance of any duty, of that employee.

5. You are **hereby instructed** in terms of section 86 of the said legislation, to **immediately cease the unlawful land use** within 30 days of date of receipt of this notice (i.e. **by no later than 18 April 2025**).
6. You are further instructed to do the following:
 - (a) **Demolish, remove** and/or alter **unauthorised building**, structure or work and/or **rehabilitate the land** or **restore the building**, as the case may be, to its original form within **30 days** of date of receipt of this notice: or
 - (b) **Submit an application to rectify the unlawful land use** in terms of section 86(1)(b) of the said legislation within **30 days** of date of receipt of this notice. However, this must not be construed as an indication that the application will be approved.
 - (c) The Municipality's officials found no records of the George Municipality granting such approval in terms of Planning By-Law. There are no records of approved building plans for the subject property allowing for the above-mentioned land use. **you are required to submit a land use application.**
7. You may object to this notice by lodging written representations to the Municipality within 30 days of date of receipt of this notice in terms of section 87 (6) of the said legislation.
8. Please note that failure to comply with the above request will result in further action, which could lead to **criminal prosecution** or other **legal steps**, being taken against you in terms of section 86 of the said legislation. **It's important to note that should criminal prosecution be instituted against yourself, on conviction you would be liable to a fine or imprisonment not exceeding 20 years or to both a fine and such imprisonment.**
9. You are thus advised to contact the author of this letter as well Mrs Welman at 044 801 9477 or mhwelman@george.gov.za immediately to arrange a meeting to discuss your options within **14 days** of this notification with the relevant departments (Town Planning, Property Management & Civil Engineering Services).

Yours faithfully



O.B.O

A Joubert

MANAGER: COMPLIANCE, COMPLAINTS AND INVESTIGATIONS

C:\Users\ntimakwe\OneDrive - George Municipality\Documents\2025 Cases\1st notices\erf 141 Pacaltsdorp- Illegal land use_on site (17-03-2025) 1st notice - Copy.docx



ANNEXURE "B" - APPLICATION FORM



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

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

PART A: APPLICANT DETAILS

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

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

Registered owner	Anthony Daniel Cupido		
Address	12 Aloe Street		
	Pacaltsdorp	Postal code	6529
E-mail	cupidoanthony10@gmail.com		
Tel	N/a	Fax	N/a
		Cell	072 631 6351

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

Property Description [Erf / Erven / Portion(s) and	Erf 141 Pacaltsdorp
---	---------------------

Farm number(s), allotment area.]											
Physical Address	12 Aloe Street, Pacaltsdorp										
GPS Coordinates					Town/City		George				
Current Zoning	Single Residential Zone I		Extent		6 339m²		Are there existing buildings?		Y	N	
Current Land Use	Residential, dwelling house, second dwelling unit and outbuildings, vehicle repairs										
Title Deed number & date	T19231/2019										
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).								
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).								
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?			Standard Bank					
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	Ilané Huyser & Fakazile Vava		Reference number		3745233		Date of consultation		18 June 2025		

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

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

BANKING DETAILS

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

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

Application in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for a consent use for "Student Accommodation" on Erf 141 Pacaltsdorp.

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	<i>N</i>	<i>Completed application form</i>			Y	<i>N</i>	<i>Pre-application Checklist (where applicable)</i>		
Y	<i>N</i>	<i>Power of Attorney / Owner's consent if applicant is not owner</i>			Y	<i>N</i>	<i>Bondholder's consent</i>		
Y	<i>N</i>	<i>Motivation report / letter</i>			Y	<i>N</i>	<i>Proof of payment of fees</i>		
Y	<i>N</i>	<i>Full copy of the Title Deed</i>			Y	<i>N</i>	<i>S.G. noting sheet extract / Erf diagram / General Plan</i>		
Y	<i>N</i>	<i>Locality Plan</i>			Y	<i>N</i>	<i>Site layout plan</i>		
<i>Minimum and additional requirements:</i>									
Y	<i>N</i>	<i>N/A</i>	<i>Conveyancer's Certificate</i>		<i>Y</i>	N	<i>N/A</i>	<i>Land Use Plan / Zoning plan</i>	
<i>Y</i>	N	<i>N/A</i>	<i>Proposed Subdivision Plan (including street names and numbers)</i>		<i>Y</i>	<i>N</i>	N/A	<i>Phasing Plan</i>	
<i>Y</i>	N	<i>N/A</i>	<i>Consolidation Plan</i>		<i>Y</i>	<i>N</i>	N/A	<i>Copy of original approval letter (if applicable)</i>	
<i>Y</i>	N	<i>N/A</i>	<i>Site Development Plan</i>		<i>Y</i>	<i>N</i>	N/A	<i>Landscaping / Tree Plan</i>	

Y	N	N/A	Abutting owner's consent		Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)		Y	N	N/A	1:50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes		Y	N	N/A	Required number of documentation copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes		Y	N	N/A	Other (specify)

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

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental—
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A			
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?			

SECTION I: DECLARATION

I hereby wish to confirm the following:

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

Applicant's signature:



Date:

2 September 2025

Full name:

Johannes George Vrolijk

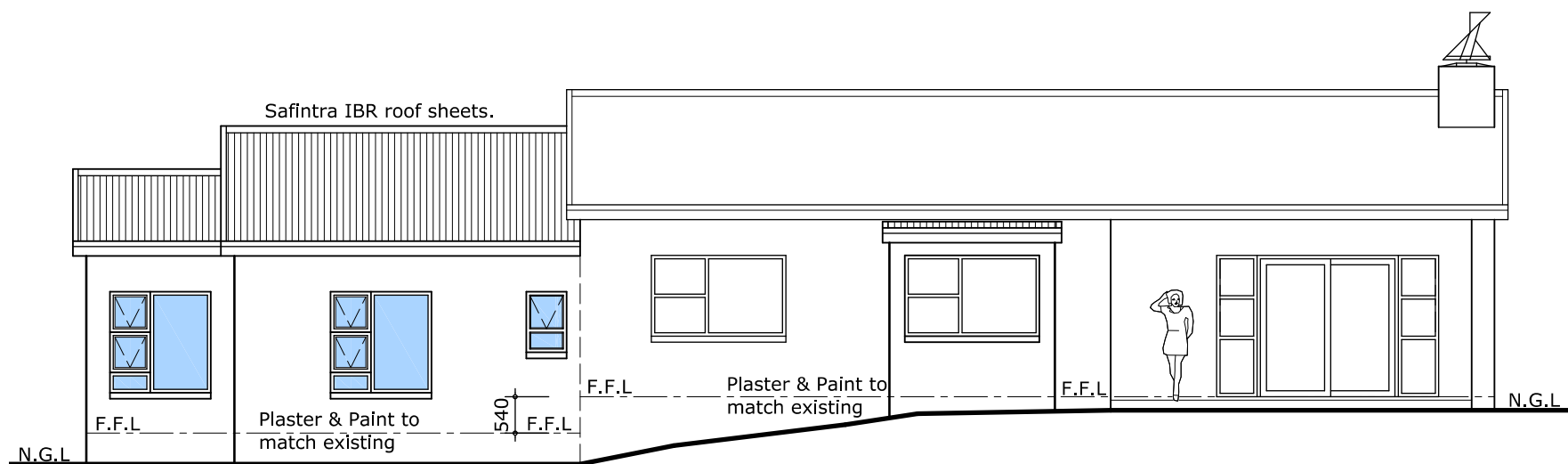
Professional capacity:

Professional Town Planner

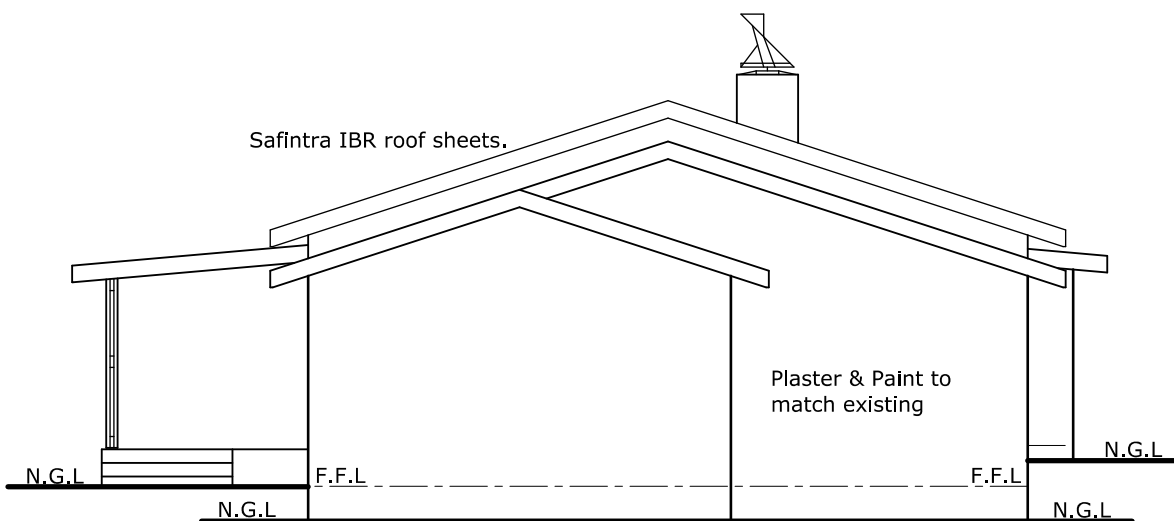
SACPLAN Reg. Nr:

A/1386/2010

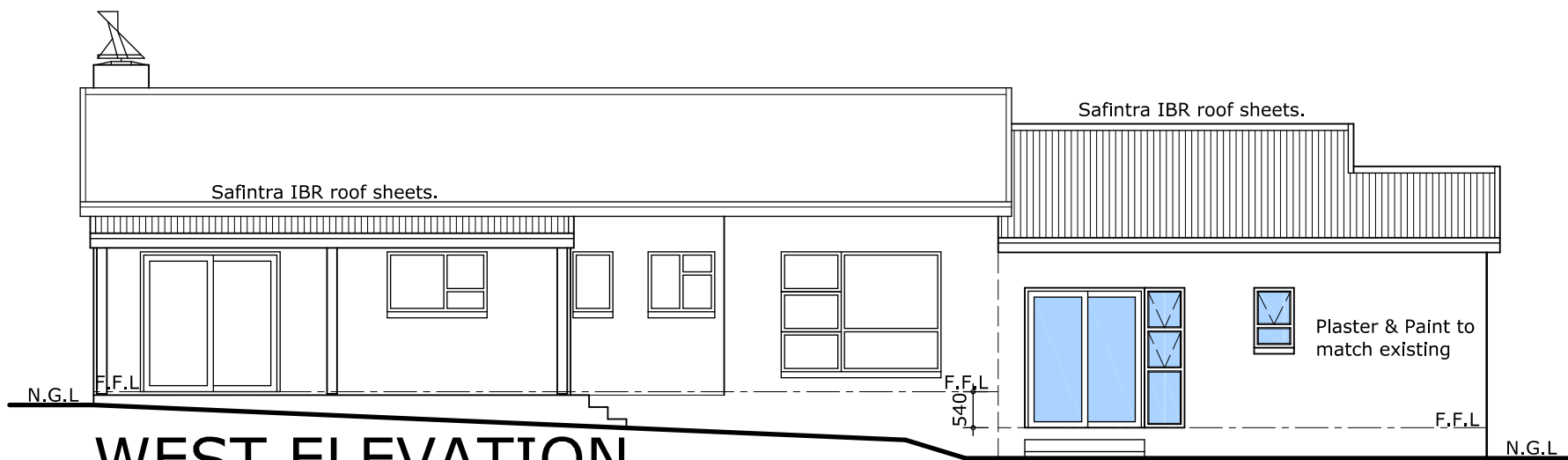
ANNEXURE "C" - SITE PLAN AND BUILDING PLAN



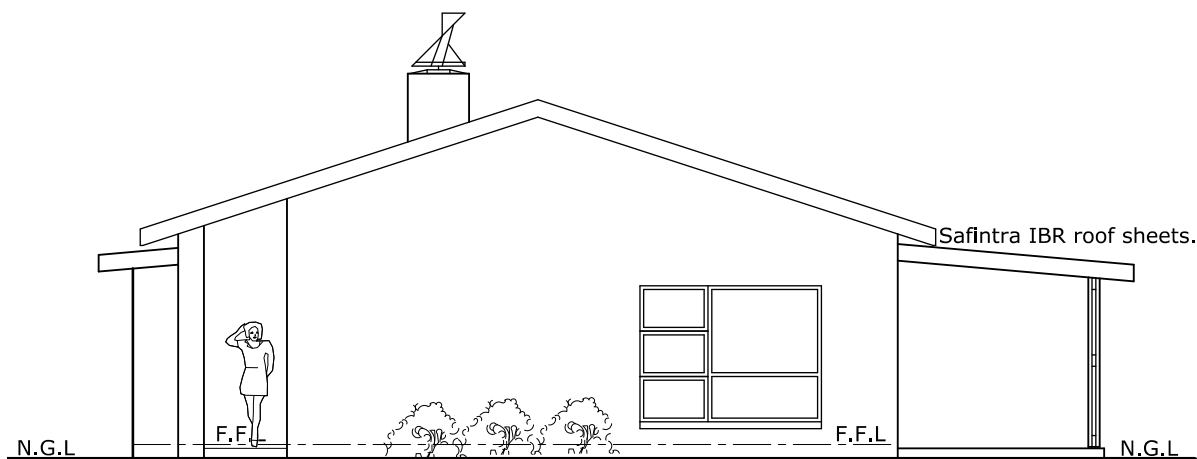
EAST ELEVATION
scale 1:100



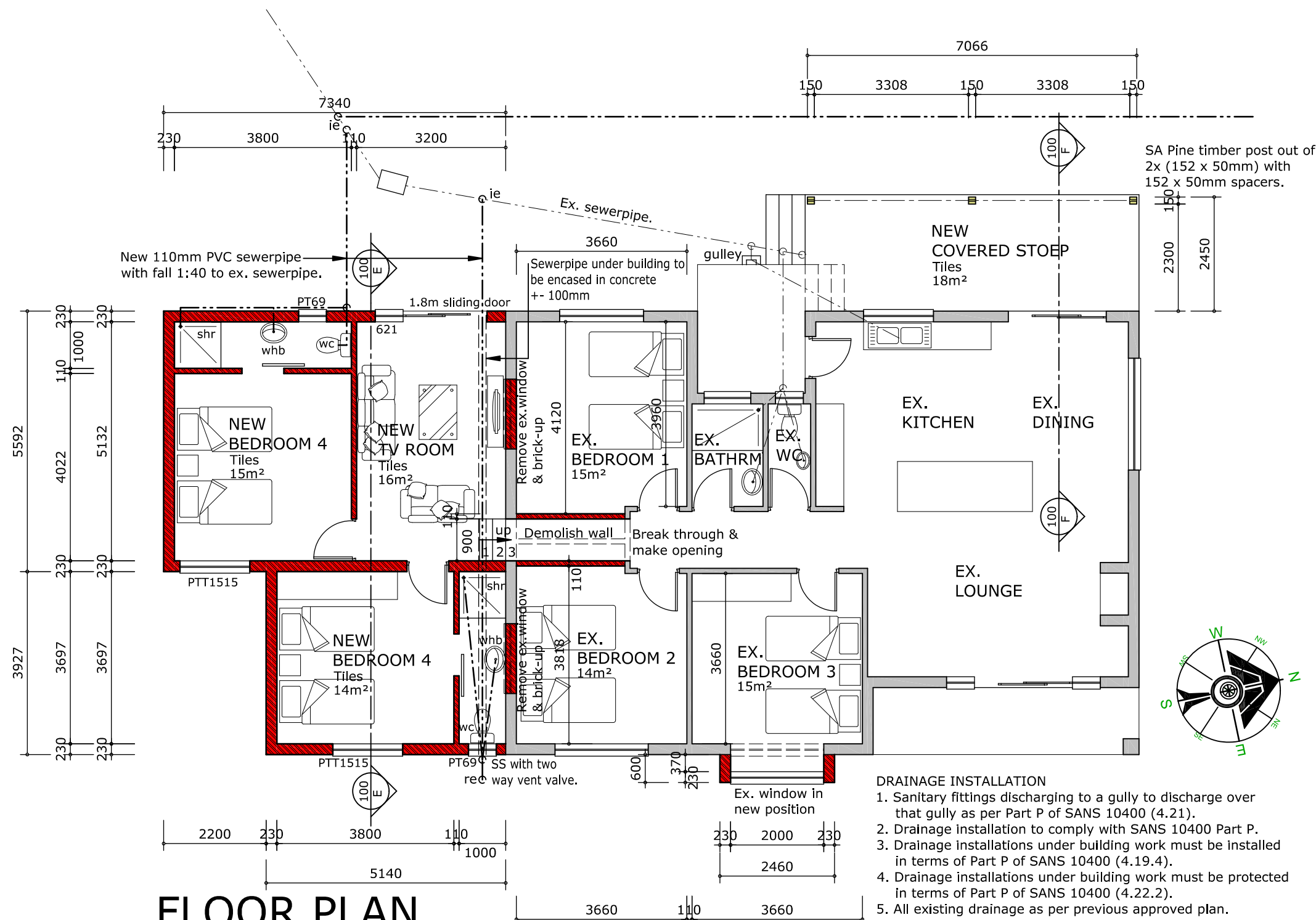
SOUTH ELEVATION
scale 1:100



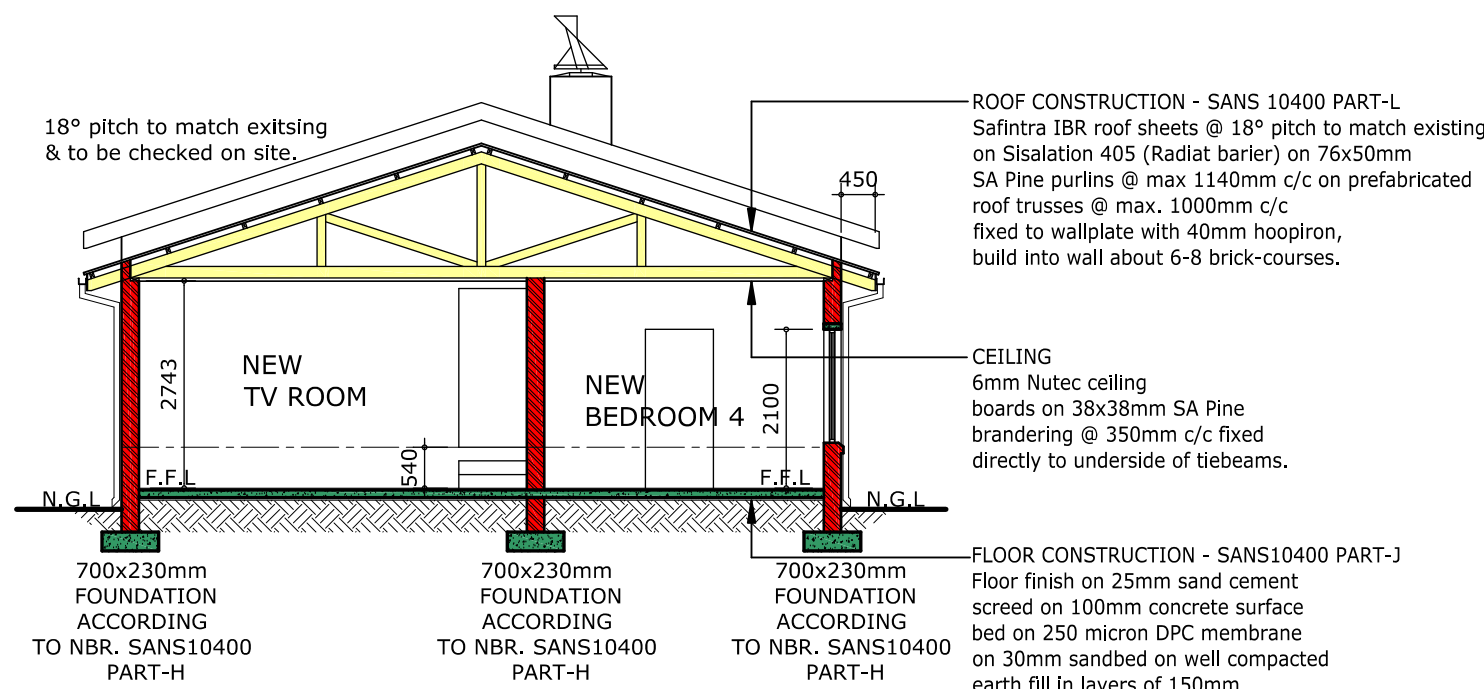
WEST ELEVATION
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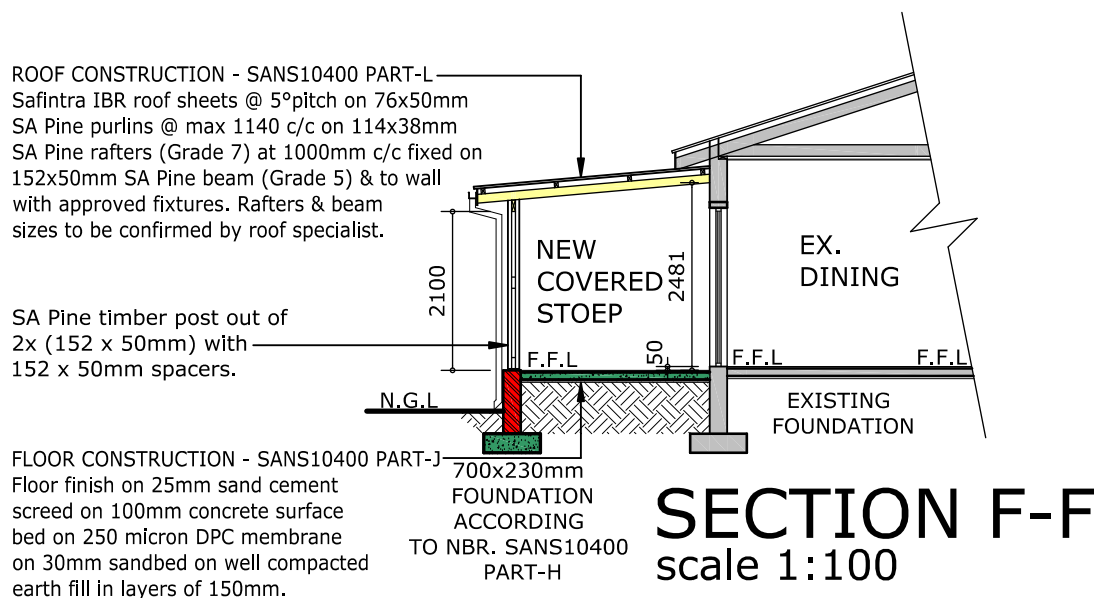
NORTH ELEVATION
scale 1:100



FLOOR PLAN
scale 1:100



SECTION E-E
scale 1:100



SECTION F-F
scale 1:100

NOTES.
PROPERTY OF THE ARCHITECT

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Area of Garage (B):	32m ²
Area of Flat:	38m ²
Area of Covered stoep:	20m ²
Total As-built Area's:	206m ²
Total Area's:	424m ²
Coverage:	6%

REVISIONS

REV	DATE	DESCRIPTION
....	00/00/00



ARCHITECTURE
ND ARCHITECTURE - SACAP reg: PrSArchT

In association with



DAVIAN AMERICA
CAD 41333270
53 HIBUSCUS STREET
PACALSTDORP
GEORGE
TEL: 084 393 9531
EMAIL: djmdraughting11@gmail.com

CLIENT:
ANTHONY CUPIDO

PROJECT:
PROPOSED ADDITIONS &
AS-BUILT PLANS ON ERF 141,
PACALSTDORP.

DRAWING:
FLOOR PLAN, ELEVATIONS &
SECTION

SCALE:
1:100

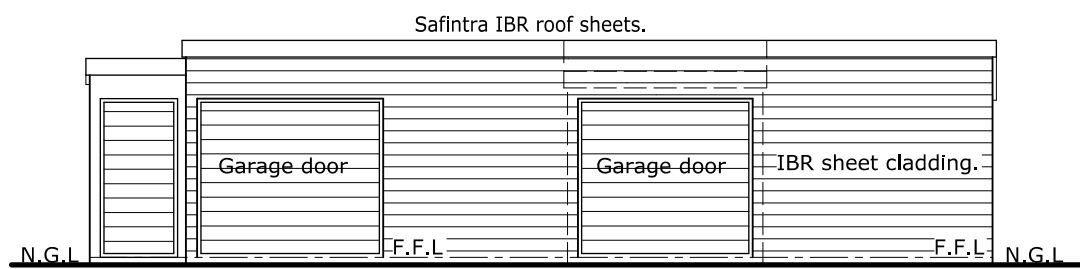
DATE:
01 Sept. 2025

DRAWN:
DJM

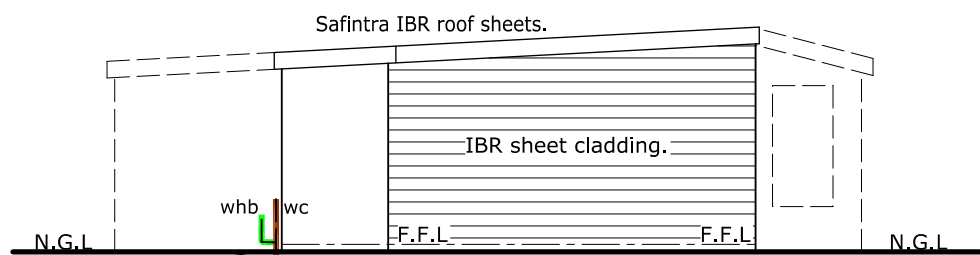
CHECKED:
JCVH

DRAWING NO.
DJM 28-2025

SHEETS
1 OF 4

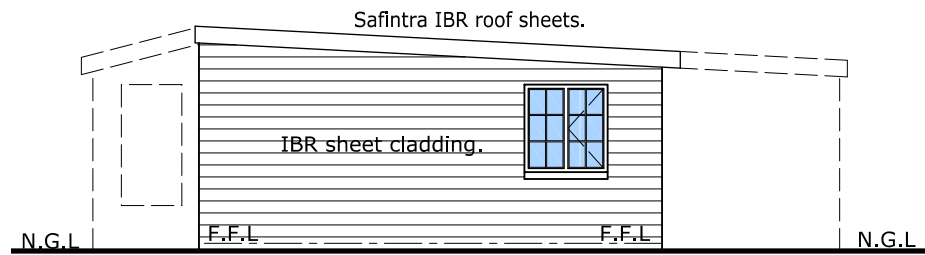


SOUTH ELEVATION
scale 1:100

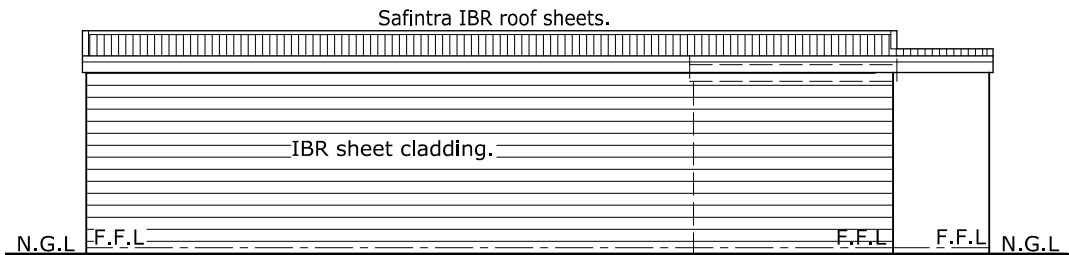


Cover Level: 10 000
Dept.: min 450mm
Invert Level: 9 550
Gradient: Min. 1:40

WEST ELEVATION
scale 1:100

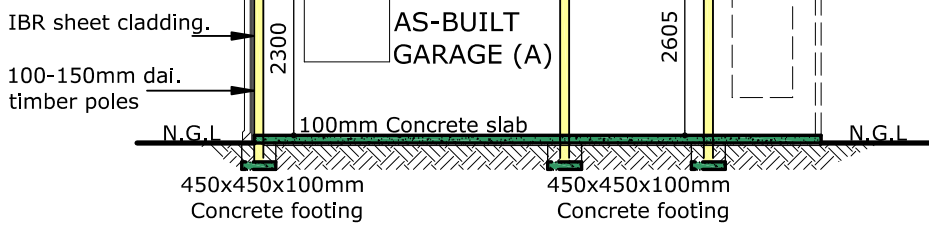


EAST ELEVATION
scale 1:100

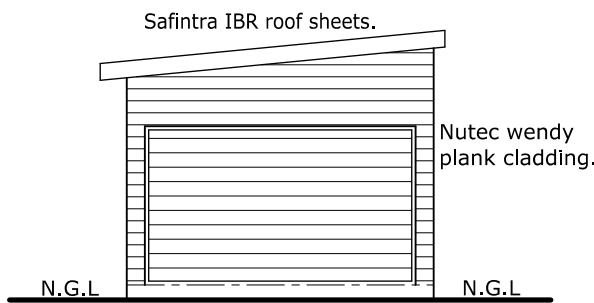


NORTH ELEVATION
scale 1:100

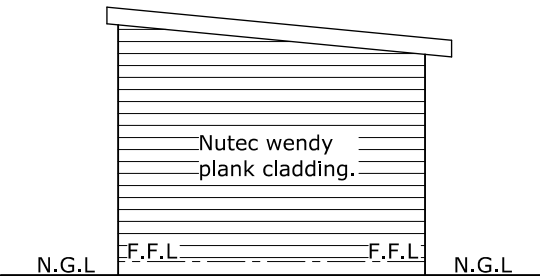
ROOF CONSTRUCTION - SANS10400 PART-L
Safintra IBR roof sheets @ 3°pitch on 76x50mm
SA Pine purlins @ max 1140 c/c on 152x50mm
SA Pine rafters at 1000mm c/c fixed to poles
with approved fixtures. Rafters & beam
sizes to be confirmed by roof specialist.



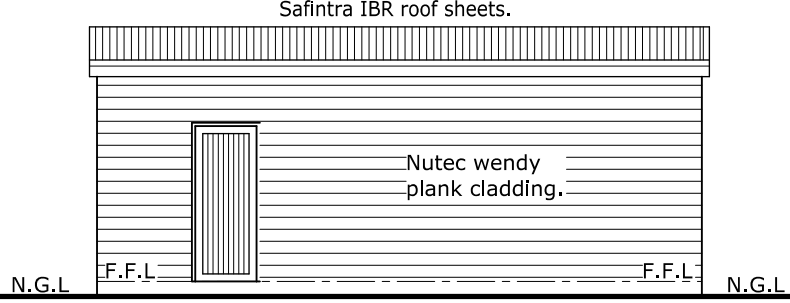
SECTION A-A
scale 1:100



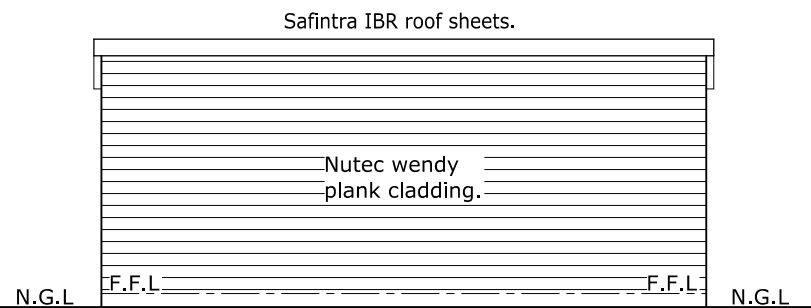
SOUTH ELEVATION
scale 1:100



NORTH ELEVATION
scale 1:100

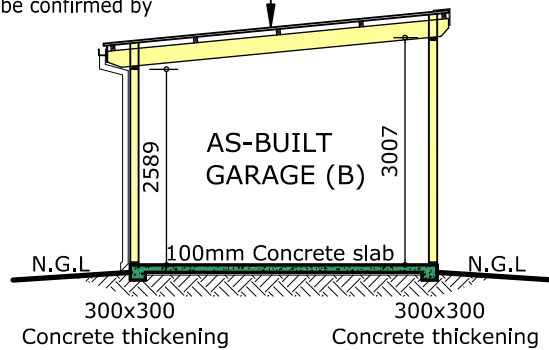


WEST ELEVATION
scale 1:100

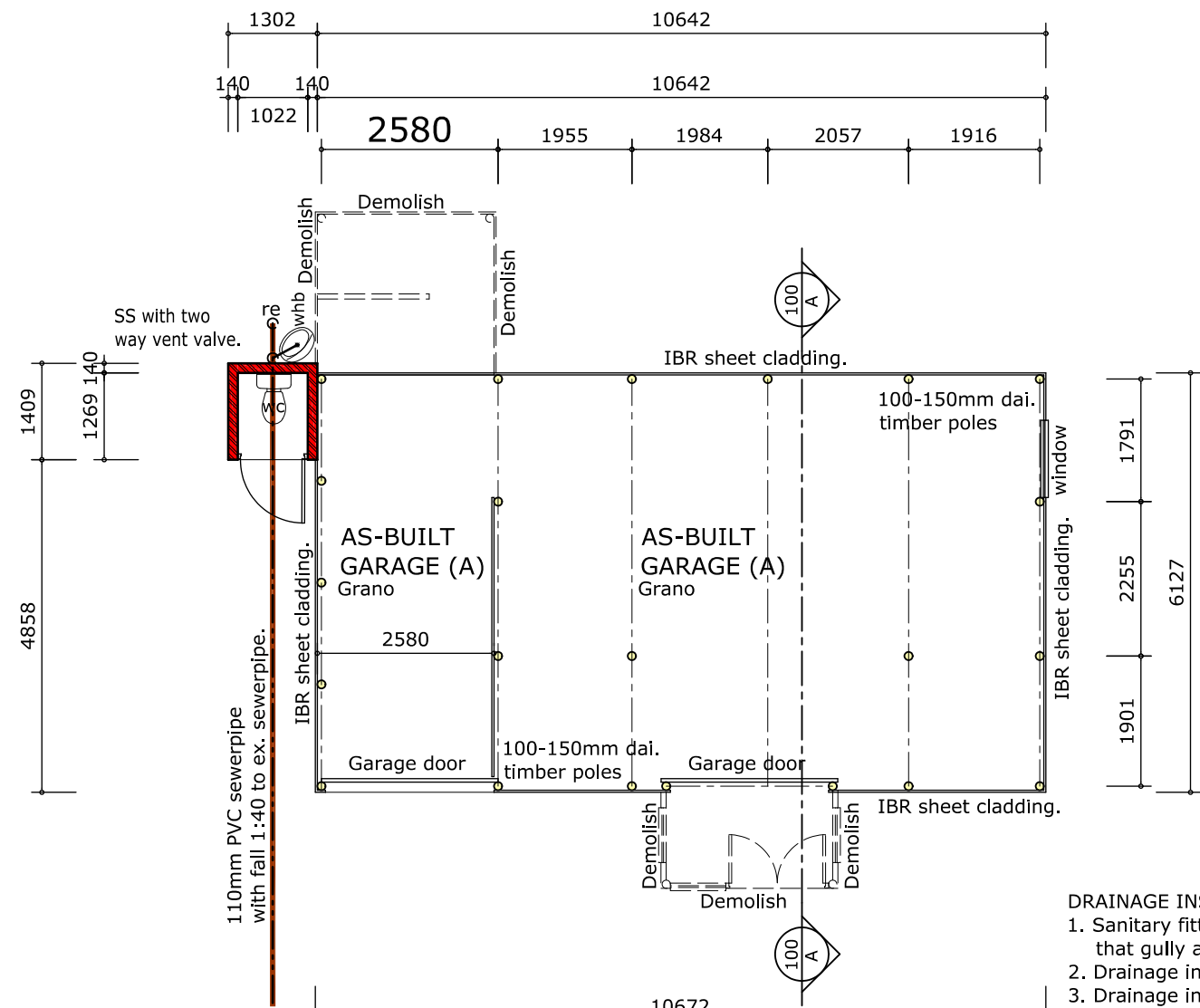


EAST ELEVATION
scale 1:100

ROOF CONSTRUCTION - SANS10400 PART-L
Safintra IBR roof sheets @ 5°pitch on Sisalation 405
(Radiat barrier) on 76x50mm SA Pine purlins @
max 1140 c/c on 228x38mm SA Pine rafters at
1000mm c/c fixed to wallplate with 40mm
hoopiron. Rafter sizes to be confirmed by
roof specialist.

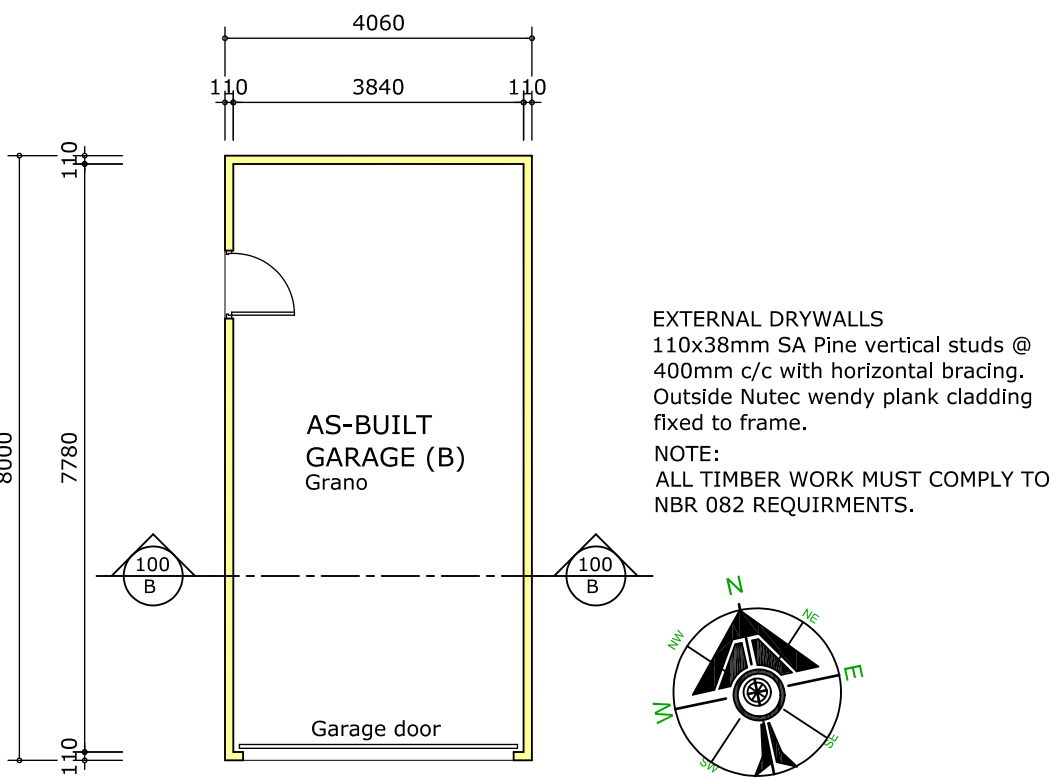


SECTION B-B
scale 1:100



FLOOR PLAN
scale 1:100

- DRAINAGE INSTALLATION
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 3. Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
 4. Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).
 5. All existing drainage as per previous approved plan.



FLOOR PLAN
scale 1:100

NOTES.
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Area of Flat: 38m²
Area of Covered stoep: 20m²

Total As-built Area's: 206m²

Total Area's: 424m²
Coverage: 6%

REVISIONS

REV	DATE	DESCRIPTION
...	00/00/00



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In association with



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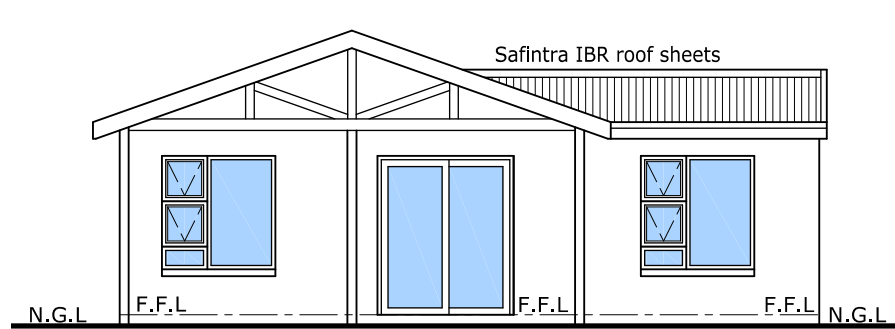
PROJECT:
PROPOSED ADDITIONS &
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PACALSTDORP.

DRAWING:
FLOOR PLANS, ELEVATIONS &
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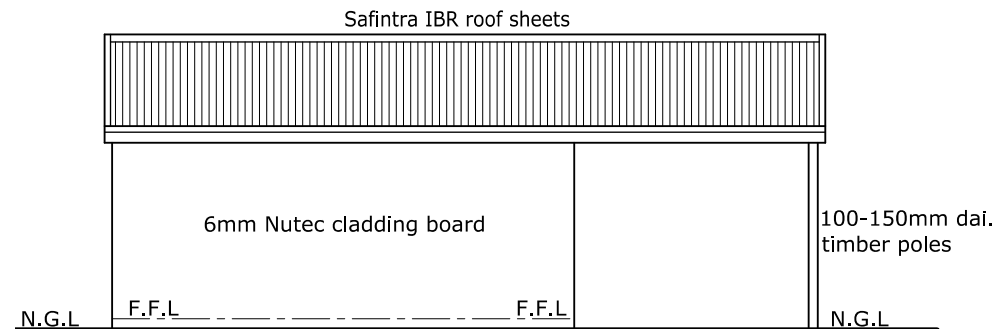
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DATE: 01 Sept. 2025

DRAWN: DJM
CHECKED: JCVH

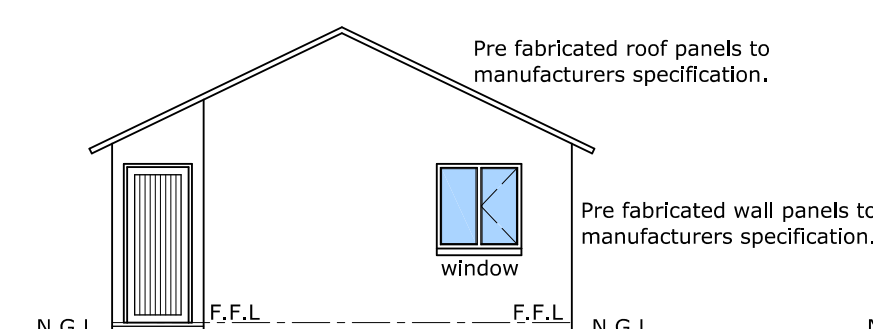
DRAWING NO. DJM 28-2025
SHEETS 2 OF 4



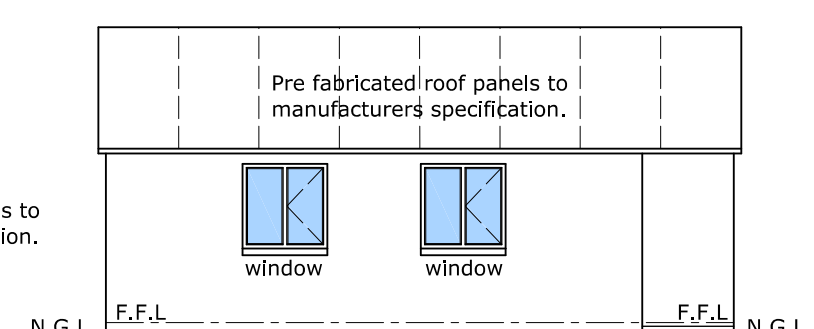
NORTH ELEVATION
scale 1:100



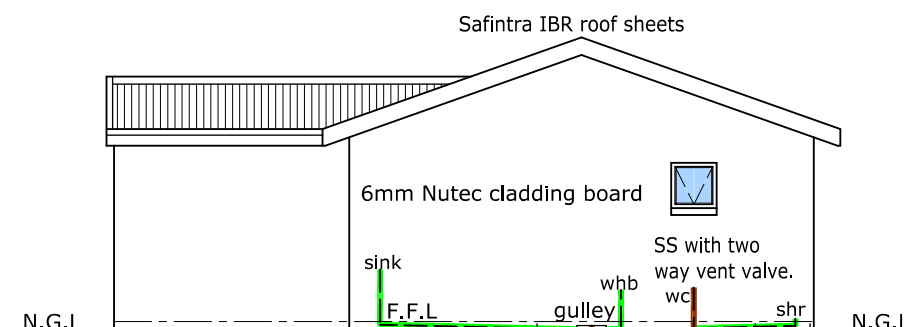
EAST ELEVATION
scale 1:100



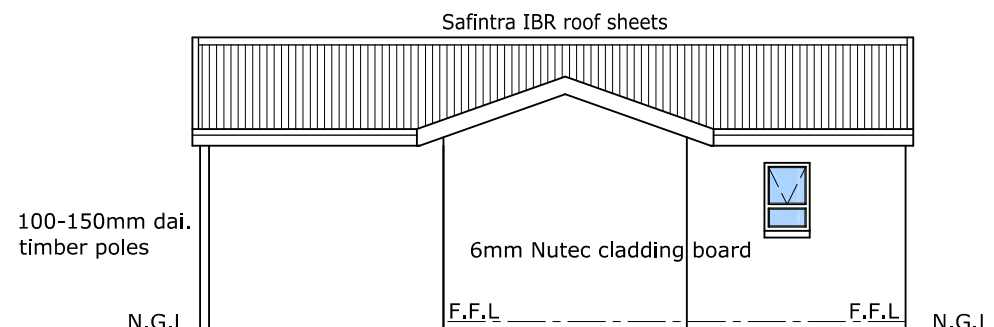
SOUTH ELEVATION
scale 1:100



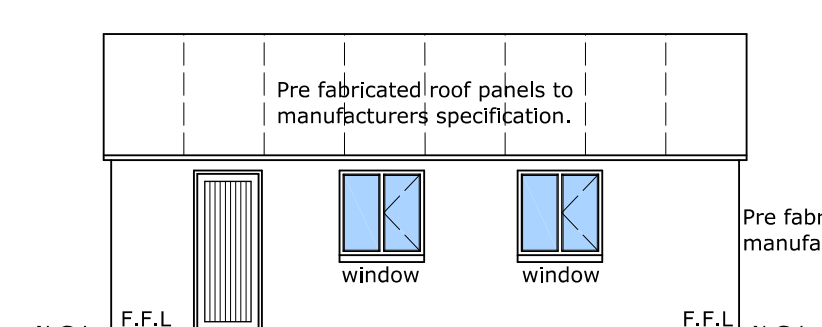
WEST ELEVATION
scale 1:100



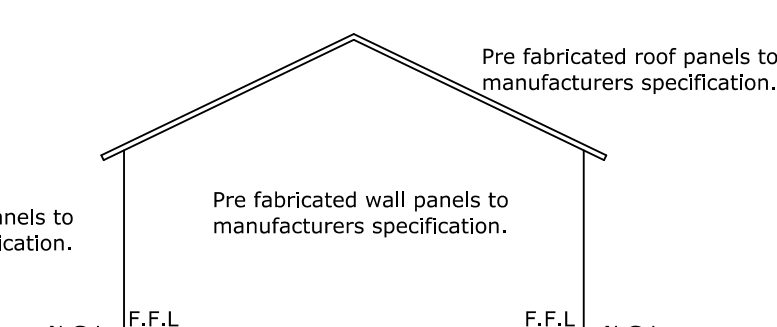
SOUTH ELEVATION
scale 1:100



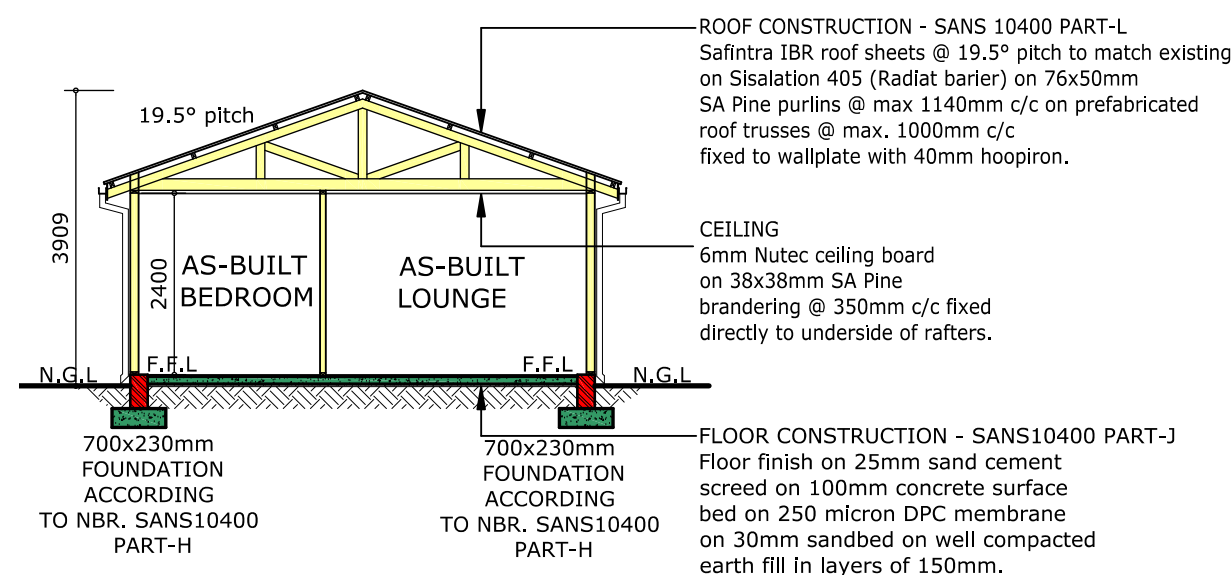
WEST ELEVATION
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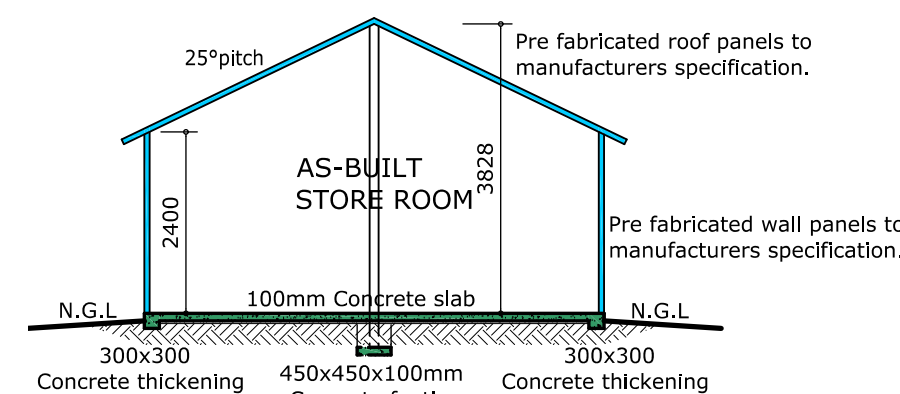
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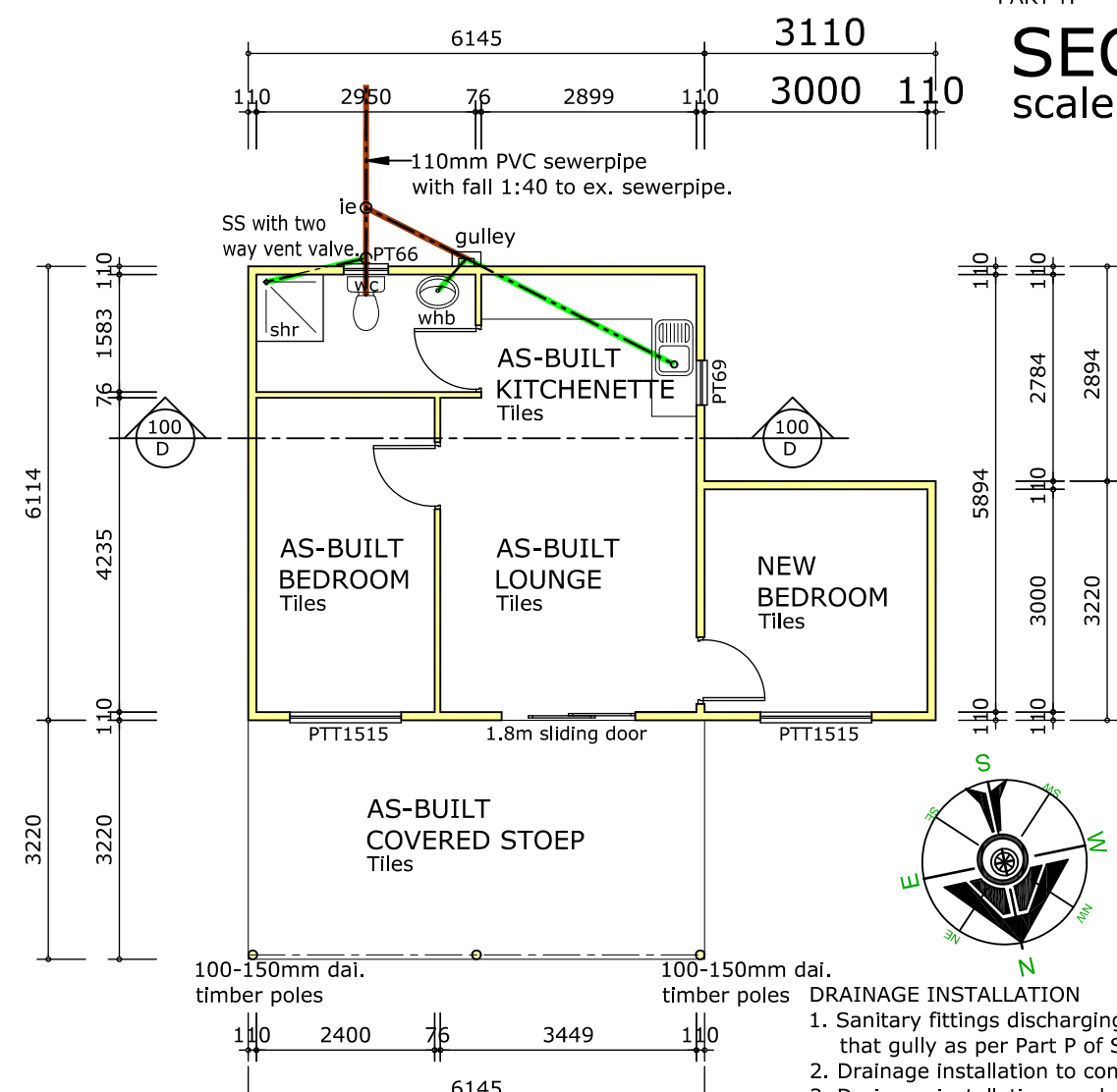
NORTH ELEVATION
scale 1:100



SECTION D-D
scale 1:100



SECTION C-C
scale 1:100



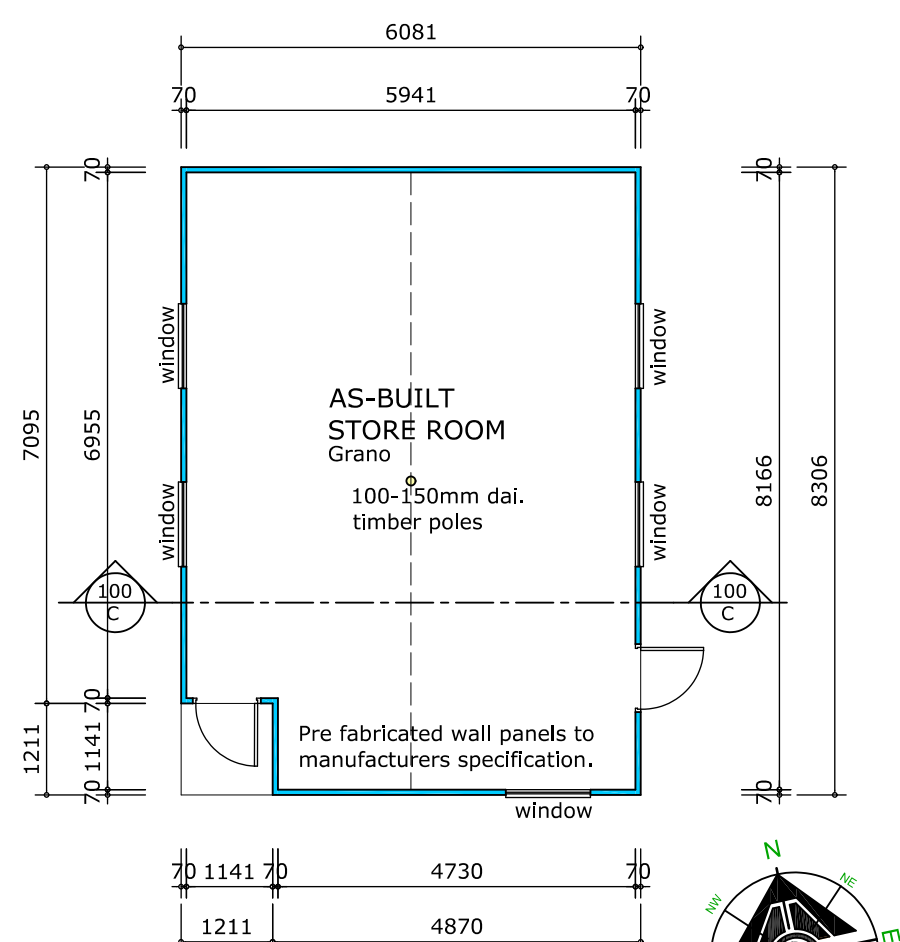
FLOOR PLAN
scale 1:100

EXTERNAL DRYWALLS
110x38mm SA Pine vertical studs @ 400mm c/c with horizontal bracing.
6mm Nutecl board cladding on the inside & 6mm Nutecl board cladding on Sisalation 405 (Radiat barrier) on OSB board fixed to frame.

INTERNAL DRYWALLS
76x50mm SA Pine vertical studs @ 400mm c/c with horizontal bracing.
6mm Nutecl cladding board on both side's.

NOTE:
ALL TIMBER WORK MUST COMPLY TO NBR 082 REQUIRMENTS.

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FLOOR PLAN
scale 1:100

NOTES.
PROPERTY OF THE ARCHITECT

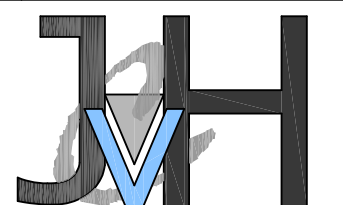
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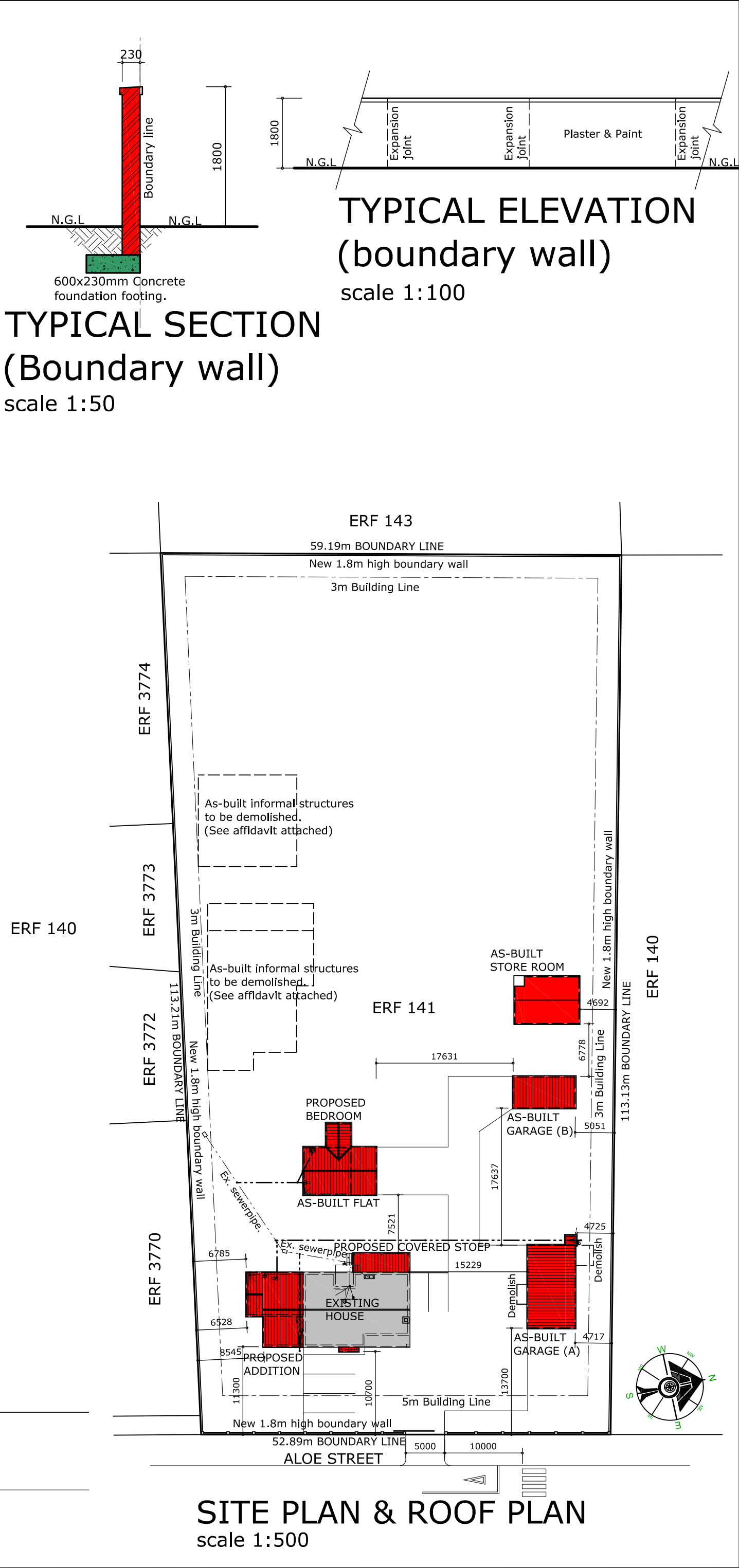
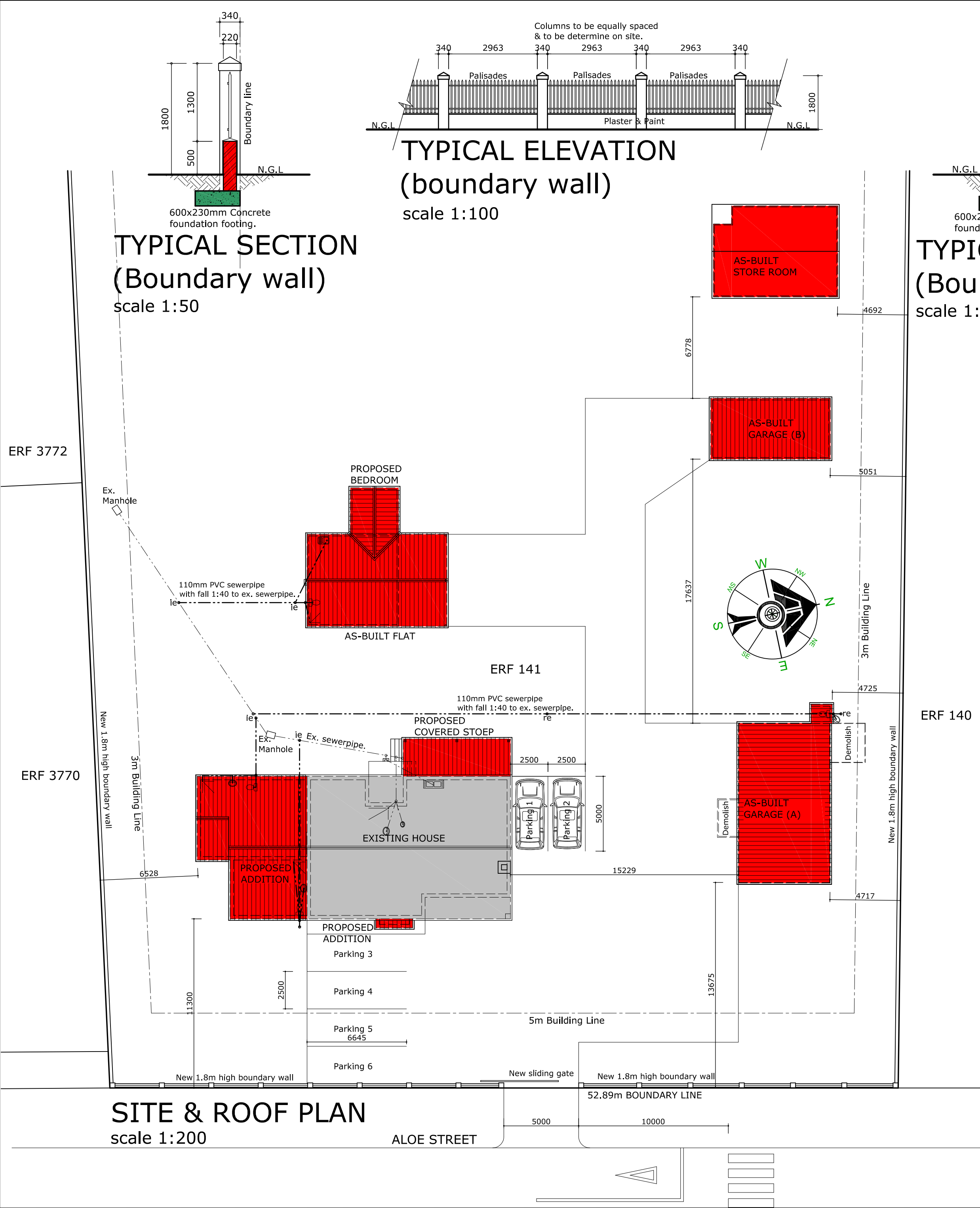
PROJECT: **PROPOSED ADDITIONS & AS-BUILT PLANS ON ERF 141, PACALSTDORP.**

DRAWING: **FLOOR PLANS, ELEVATIONS & SECTIONS**

SCALE: **1:100** DATE: **01 Sept. 2025**

DRAWN: **DJM** CHECKED: **JCVH**

DRAWING NO. **DJM 28-2025** SHEETS **3 OF 4**



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....	00/00/00

JVH ARCHITECTURE
ND ARCHITECTURE - SACAP reg: PrSArchT

In association with

DJM DRAUGHTING

DAVIAN AMERICA
CAD 41333270
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PACALTSDORP
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CLIENT: **ANTHONY CUPIDO**

PROJECT: **PROPOSED ADDITIONS & AS-BUILT PLANS ON ERF 141, PACALSTDORP.**

DRAWING: **FLOOR PLAN, ELEVATIONS & SECTION**

SCALE: 1:100	DATE: 01 Sept. 2025
DRAWN: DJM	CHECKED: JCVH
DRAWING NO. DJM 28-2025	SHEETS 4 OF 4

ANNEXURE “D” - PRE-APPLICATION CONSULTATION FORM

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

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

PART A: PARTICULARS

Reference number: **3745233**

Purpose of consultation: **‘n Aansoek om vergunningsgebruik (studente akkommodasie)**

Brief proposal: **Die doel van die aansoek is om die toestemming van die George Munisipaliteit te verkry om die woonhuis op Erf 141 Pacaltsdorp vir studente akkommodasie (10 studente) aan te wend.**

Property(ies) description: **Erf 141 Pacaltsdorp**

Date: **18 Junie 2025**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Mun.	044 801 9477	ihuyser@george.gov.za
Official	Fakazile Vava	George Mun.	044 801 9477	ihuyser@george.gov.za
Pre-applicant	J G Vrolijk		0824647871	janvrolijk@jvtownplanner.co.za

Documentation provided for discussion:

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

- Titelakte van die erf
- Lugfoto liggingsplan
- L G Diagram
- Terreinplan en bouplanne

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

YES	NO
-----	----

application with the

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

ONTWIKKELINGSVOORSTEL

Dit is die voorneme van die eienaar om die woonhuis op Erf 141 Pacaltsdorp uit te brei ooreenkomstig die bouplanne wat hierby aangeheg is. Die woonhuis sal na voltooiing van die aanbouings uit 5 slaapkamers, drie badkamers en 'n oopplan kombuis/leefkamereetkamer en 'n TV kamer bestaan.

Dit is die voorneme om die 5 slaapkamers in die woonhuis vir die akkommodasie van 10 studente aan te wend. Die eienaar gaan self in die tweede wooneenheid wat op die erf voorkom woonagtig wees en sal die studente akkommodasie vanuit die tweede wooneenheid bestuur en beheer.

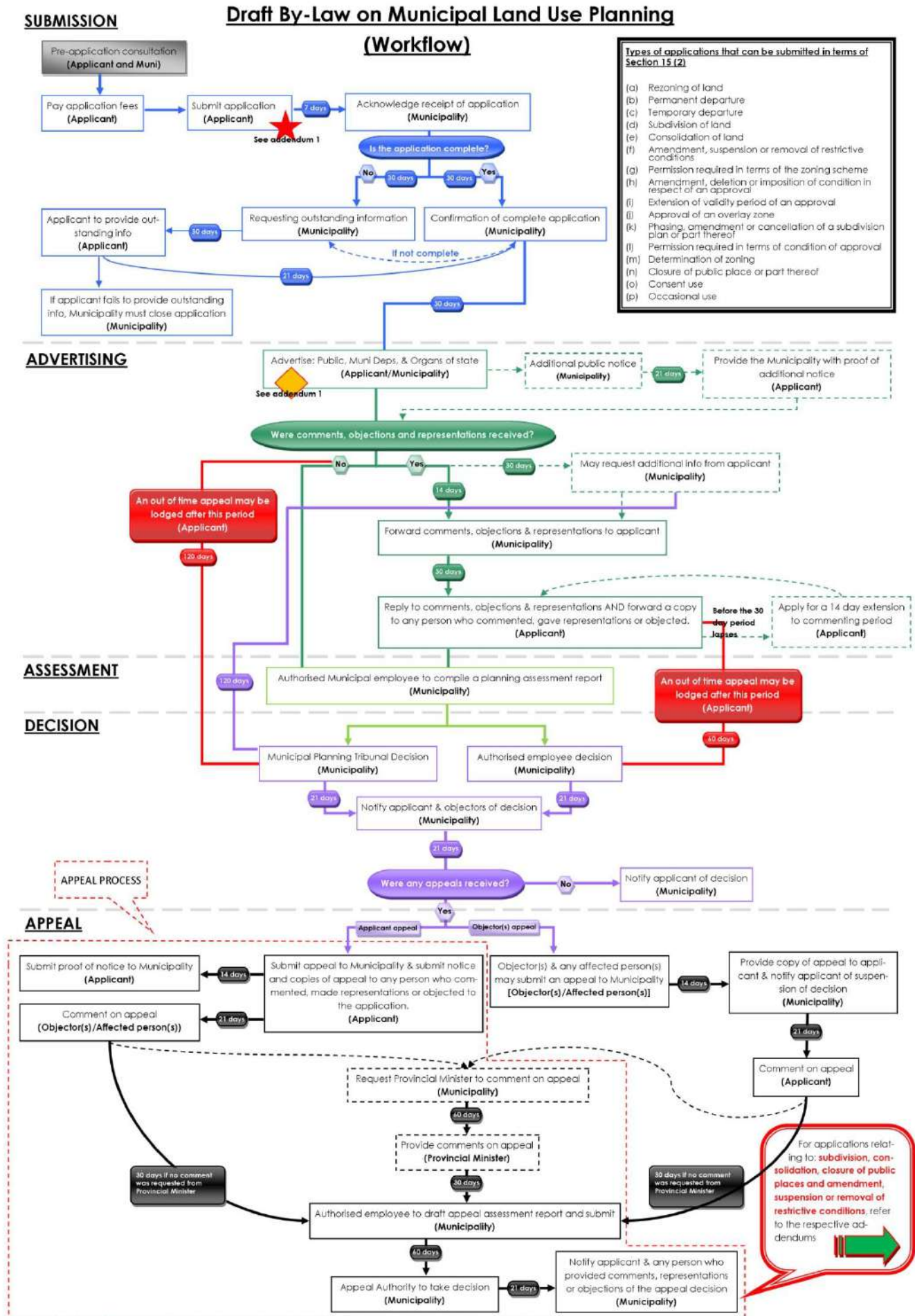
In terme van die bepalings van die George Geïntegreerde Soneringskema Verordening, 2023 moet daar een parkeerplek per slaapkamer wat vir studente akkommodasie aangewend gaan word op die erf voorsien word. Daar moet dus vir die 5 slaapkamers 5 parkeerplekke voorsien word. Verder moet daar 2 parkeerplekke vir die eienaar self op die erf beskikbaar wees. Soos vanuit die aangehegde terreinplan blyk is daar genoegsame ruimte op die erf beskikbaar vir die voorsiening van die vereiste aantal parkeerplekke.

AANSOEK

Aansoek sal in terme van Artikel 15(2)(o) van die Verordening op Grondgebruikbeplanning vir George Munisipaliteit, 2023 gedoen moet word vir die vergunning van die George Munisipaliteit om die woonhuis op Erf 141 Pacaltsdorp vir die akkommodasie van 10 studente aan te wend.

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
	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
	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
x	2(o)	a consent use contemplated in the zoning scheme;	To be determined
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a homeowner's association;	R
	2(r)	to rectify a failure by a homeowner'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):			To be determined

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

SECTION B:

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X		George Ruimtelike Ontwikkelingsraamwerk 2023 en Pacaltsdorp Plaaslike Ontwikkelingsraamwerk	Sal bepaal word
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]		X	N.v.t.	
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? Die George Geïntegreerde Soneringskema Verordening, 2023 What is the current zoning of the property? Enkel Residensiële Sone I What is the proposed zoning of the property? Enkel Residensiële Sone I Does the proposal fall within the provisions/parameters of the zoning scheme? Ja Are additional applications required to deviate from the zoning scheme? (if yes, specify) Nee				
QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?	X		N.v.t.	N.v.t.
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		X	N.v.t.	N.v.t.

SECTION C:
CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)		X		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
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)

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 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? (striethrough 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 wastewater:		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.			N.v.t.	

Development charges:

X

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

COMPULSORY INFORMATION REQUIRED:

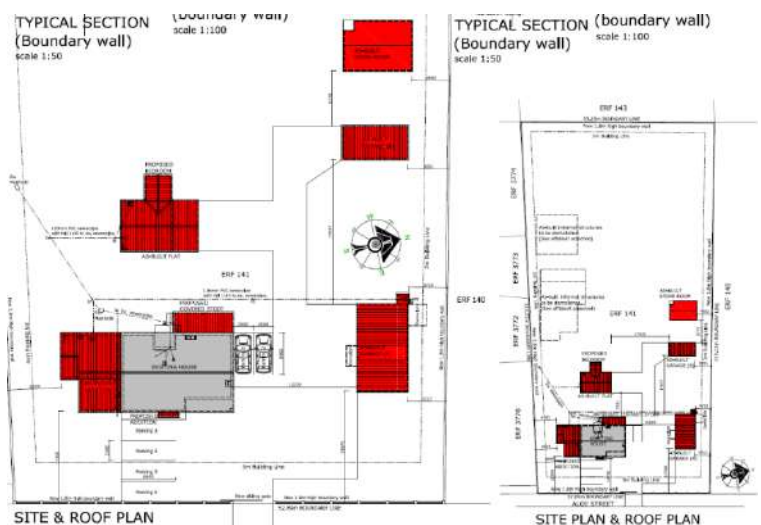
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent

MINIMUM AND ADDITIONAL REQUIREMENTS:

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

PART E: DISCUSSION

Pre-application as discussed on 18 June 2025 for the proposed consent use application to accommodate a student accommodation comprising of 5 rooms and 10 students on Erf 141, Pacaltsdorp. The applicant provided the following site layout plan for consideration.



Town Planning comment:

- Applicant to align proposal with zoning scheme and the student accommodation policy.
- Applicant to take note that the managers contact details need to be displayed on a signage/advertisement board and that the sign must be submitted for approval in terms of the advertising by-law.
- It is suggested that the access be placed at least 10m away from the existing pedestrian crossing in front of the property and to align with the zoning scheme requirements.
- Show all parking and manoeuvring space on site.
- *Applicant to disclose and state the way forward in terms of the other illegal land use(s) and structures on site viz. hardware business.*

CES comments:

- Access may be restricted to Aloe Road.
- Access is permitted in accordance with the George Integrated Zoning Scheme (GIZS) 2023 regulations.
- All parking must be provided on-site, in compliance with the GIZS 2023 parking requirements
- PT1 may be considered, subject to parking departure application.
- No parking is allowed within the road reserve, and the owner may be held liable for any costs incurred to prevent unauthorized parking in this area.
- All movability should be done on site.
- Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy.
- Municipal water and/or sanitation is available, subject to network &/or treatment capacity required confirmation.
- The developer must ensure full compliance with the relevant Stormwater By-law.

PART F: SUMMARY / WAY FORWARD

Refer to comments above.

OFFICIAL: _____
Fakazile Vava (Town Planner)

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

SIGNED: _____
Ilané Huyser (Senior Town Planner)

SIGNED: _____

DATE: 2025.06.30

DATE: **13 Junie 2025**

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

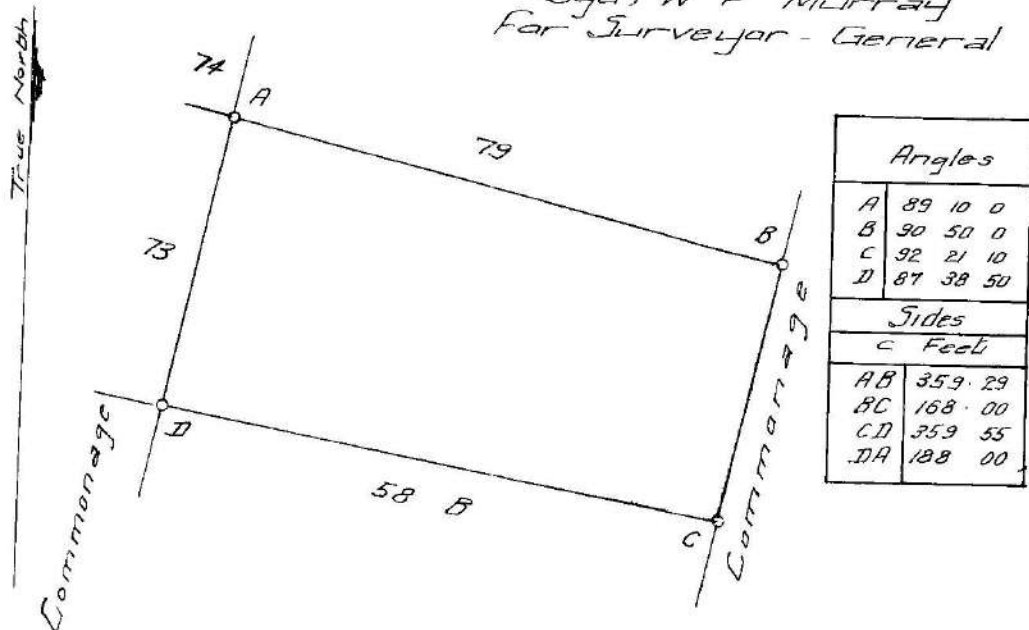
ANNEXURE "E" - LOCALITY PLAN



ANNEXURE “F” – SURVEYOR GENERAL DIAGRAM

OFFICE COPY.
S. G. Dgm. No. 766/1913

Deducted N° 1029
Apr. 21 1913
(Sgd) W P Murray
For Surveyor - General



Scale 100 Cape Feet = One Inch.

Now Erf. N° 141 Pacaltsdorp

The above Diagram A B. C. D. represents
444 Square Rods 10 Square Feet of Land,
situate in the Village of Pacaltsdorp,
Division of George being Lot 175.

Granted to the Village Management
Board of Pacaltsdorp on 20th August 1908

Bounded N by Lot 79

S " Lot 58 B

E " Commonage

W " Lot 73

Surveyed and beaconed by me according to
regulations.

(Sgd) Wilson Greathead.
Government Land Surveyor
March 1907.

Copied from the diagram relating to
Transfer Title Deed No. 3316.
dated 9th May 1913. In favour of
John Jacobs.

N. G. Handwick
for SURVEYOR-GENERAL
CAPE TOWN

1 5-1949

C

PL-18A/14A
m44689
141 W.L.

ANNEXURE "G" - TITLE DEED

Opgestel deur my

AKTEBESORGER
UYS FOURIE

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 750 000,00	R. 889,00
Reason for Exemption	Category Exemption	Exemption / To Sec Reg. Act/Proc.

WILKIND MORTGAGED	
R 675 000,00	
B	000010204/2019
10	

T 000019231/2019

AKTE VAN TRANSPORT

HIERMEE WORD BEKEND GEMAAK DAT

ALISON TRENTINI

voor my die Registrateur Van Aktes te Kaapstad, verskyn het, behoorlik daartoe gemagtig deur 'n volmag aan hom verleen deur

EDWARD JOHN FREDERICKS

Identiteitsnommer 690124 5164 08 5

en

VALENCIA NICOLENE FREDERICKS

Identiteitsnommer 790615 0233 08 9

Getroud binne gemeenskap van goedere met mekaar

geteken te George op 26 Maart 2019

En genoemde Komparant het verklaar dat:

Derhalwe die Transportgewers waarlik en wettiglik die ondergemelde eiendom op 5 Maart 2019 verkoop het per Private Oordrag

Nou derhaiwe, ek hiermee sedgeer en transporteer, behoudens die Regte van die Staat, aan en ten gunste van



ANTHONY DANIEL CUPIDO
Identiteitsnommer 730329 5131 08 1
Ongetroud

sy erfgename, eksekuteurs, administrateurs of regverkrygendes, in volkome en vrye eiendom

ERF 141 PACALTS DORP IN DIF MUNISIPALITEIT EN ADMINISTRATIEWE
AFDELING GEORGE
PROVINSIE WES-KAAP

GROOT 6339 (SES DUISEND DRIE HONDERD NEGE EN DERTIG) VIERKANTE
METER

AANVANKLIK OORGEDRA KRAGTENS TRANSPORTAKTE NR T 3316 GEDATEER 9
MEI 1913 MET KAART NOMMER 766/1913 WAT DAAROP BETREKKING HET EN
GEHOU KRAGTENS TRANSPORTAKTE NR T 85070/1995

ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr 3316 gedateer
9 Mei 1913.

WESHALWE word afstand gedoen van al die reg, titel en aanspraak wat:

EDWARD JOHN FREDERICKS en VALENCIA NICOLENE FREDERICKS, Getroud met mekaar soos voormeld

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

ANTHONY DANIEL CUPIDO, Ongetroud

sy erfgename, eksekuteurs, administrateurs of regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken dat die koopprys van die voormelde eiendom die bedrag van R750 000,00 (Sewe Honderd en Vyftig Duisend Rand).

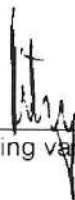
Ten bewyse waarvan ek, genoemde Registrateur van Aktes tesame met die Komparant hierdie Akte onderteken en dit met die ampseël bekragtig het.

Aldus gedoen en verly op die kantoor van die Registrateur van Aktes te Kaapstad op 16 Mei 2019

In my teenwoordigheid



Registrateur van Aktes



Handtekening van Aktebesorger q.q.

ANNEXURE "H" - POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

Anthony Daniel Cupido

the registered owner of

Erf 141 Pacaltsdorp

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

An application in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for a consent use for student accommodation on Erf 141 Pacaltsdorp.

Signed at George on 1 September 2025

A handwritten signature in dark ink, appearing to be 'AP' followed by a stylized flourish, is written over a horizontal line.

Anthony Daniel Cupido

ANNEXURE "I" – LETTER TO BONDHOLDER



Standard Bank

2 September 2025

APPLICATION FOR CONSENT USE (STUDENT ACCOMMODATION)

ERF 141 PACALTSDORP

BONDHOLDER: ANTHONY DANIEL CUPIDO (ID 7303295131081)

ACCOUNT NUMBER: 532357701

Jan Vrolijk Town Planner / Stadsbeplanner has been appointed by Anthony Daniel Cupido, the registered owners of Erf 141 Pacaltsdorp to prepare, sign and submit the following application to the George Municipality:

"An application in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for a consent use for student accommodation (10 students) on Erf 141 Pacaltsdorp."

The George Municipality requires that any application for consent use must be accompanied by a copy of the title deed of the erf as well as a letter from the bondholder whereby the bondholder indicates that the bondholder has no objection to the George Municipality considering and approving the abovementioned application. It will as such be appreciated if a letter can be provided to Jan Vrolijk Town Planner / Stadsbeplanner whereby it is indicated that Standard Bank, as the bondholder, has no objection to the submission of the mentioned application to the George Municipality.

Attached hereto please find a copy of the title deed of the erf, a locality plan of the erf, a copy of the Surveyor General Diagram of the erf as well as copies of the proposed building plans for the erf.

Your cooperation in this regard will be appreciated.

If you need any further information, please do not hesitate to contact me.

Yours faithfully

Jan Vrolijk



Opgestel deur my

AKTEBESORGER
UYS FOURIE

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 750 000,00	R. 889,00
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R 675 000,00	
B	000010204/2019
10	

T 000019231/2019

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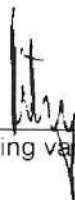
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In my teenwoordigheid



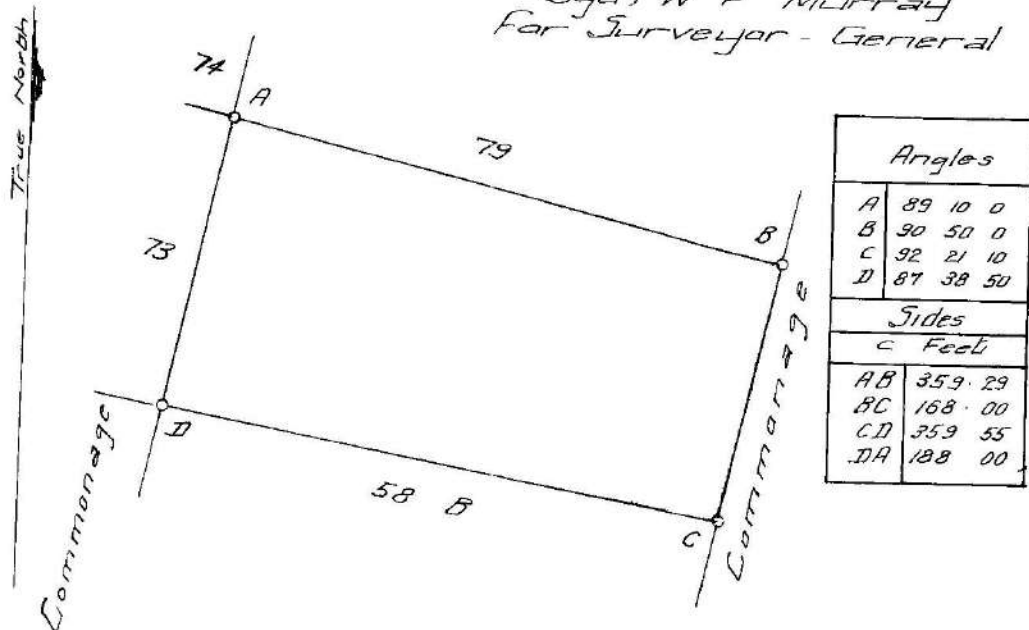
Registrateur van Aktes



Handtekening van Aktebesorger q.q.

OFFICE COPY.
S. G. Dgm. No. 766/1913

Deducted N° 1029
Apr. 21 1913
(Sgd) W P Murray
For Surveyor - General



Now Erf N° 141 Pacaltsdorp

The above Diagram A B. C. D. represents
444 Square Rods 10 Square Feet of Land,
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Granted to the Village Management
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Surveyed and beaconed by me according to
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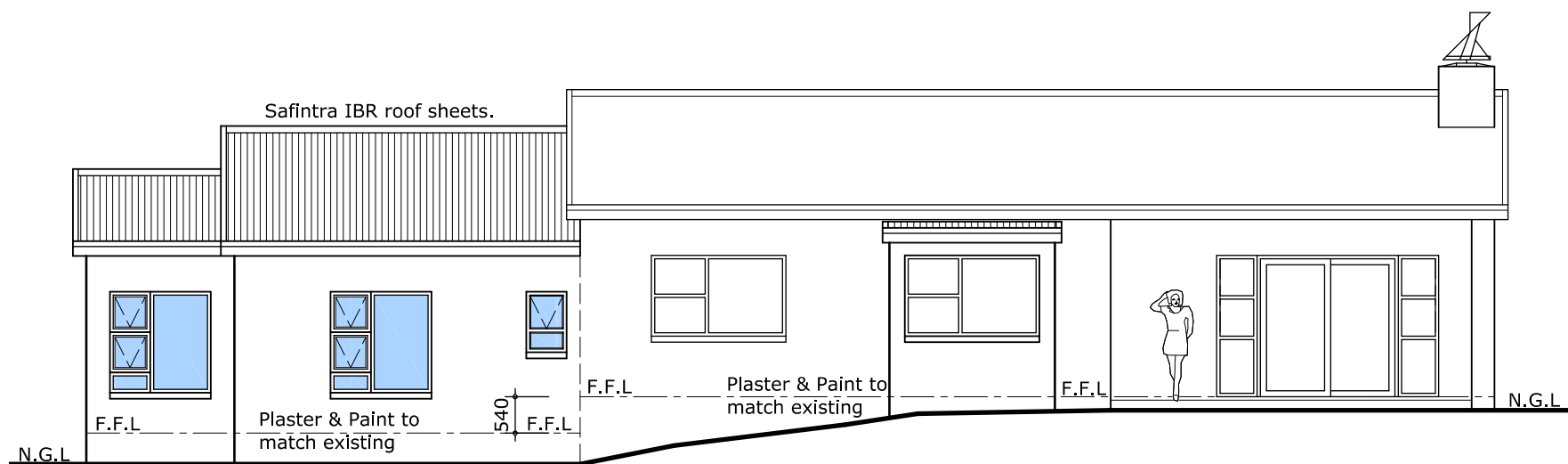
N. G. Handwick
for SURVEYOR-GENERAL
CAPE TOWN

1 5-1949

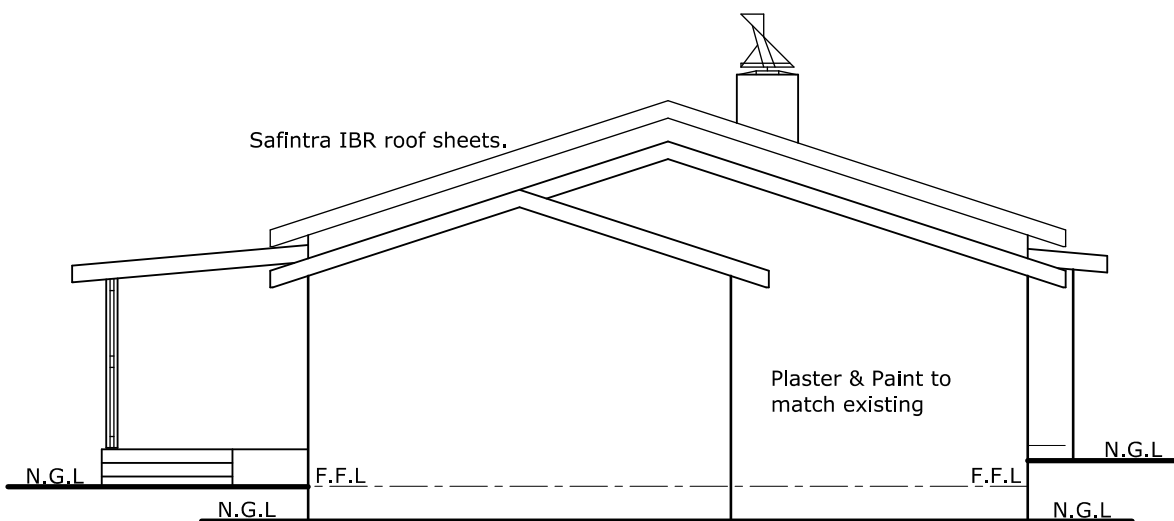
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PL-18A/14A
m44689
141 W.L.



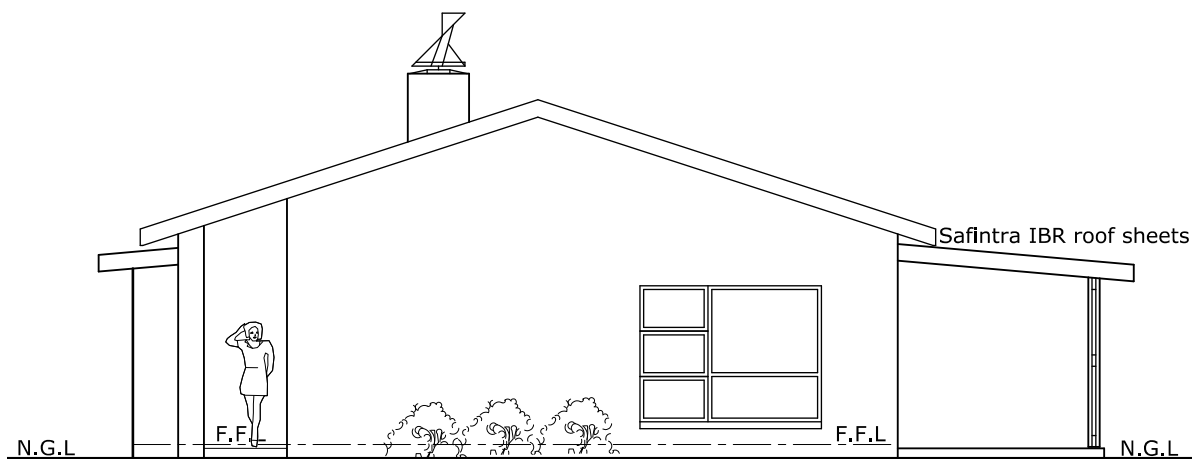
EAST ELEVATION
scale 1:100



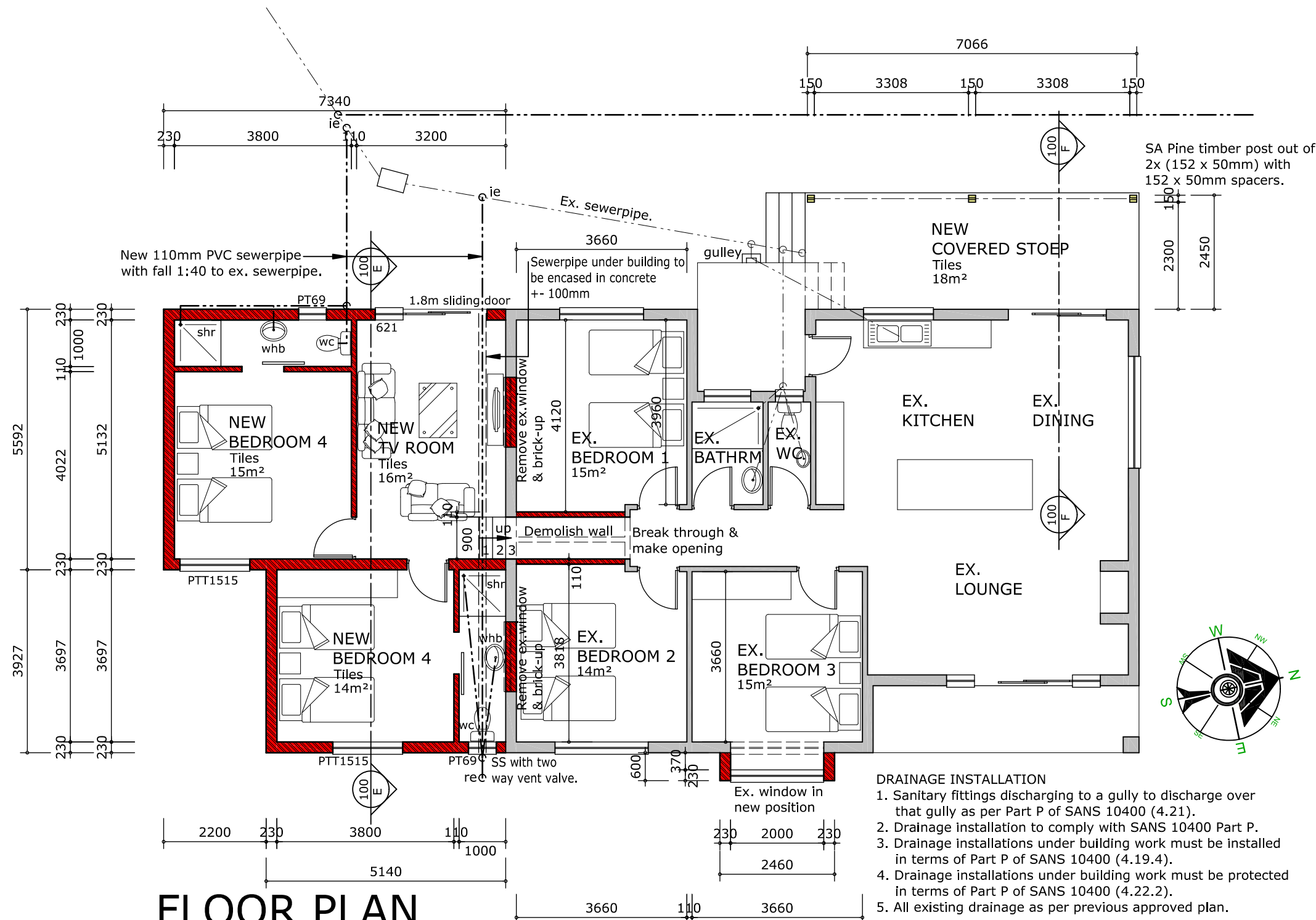
SOUTH ELEVATION
scale 1:100



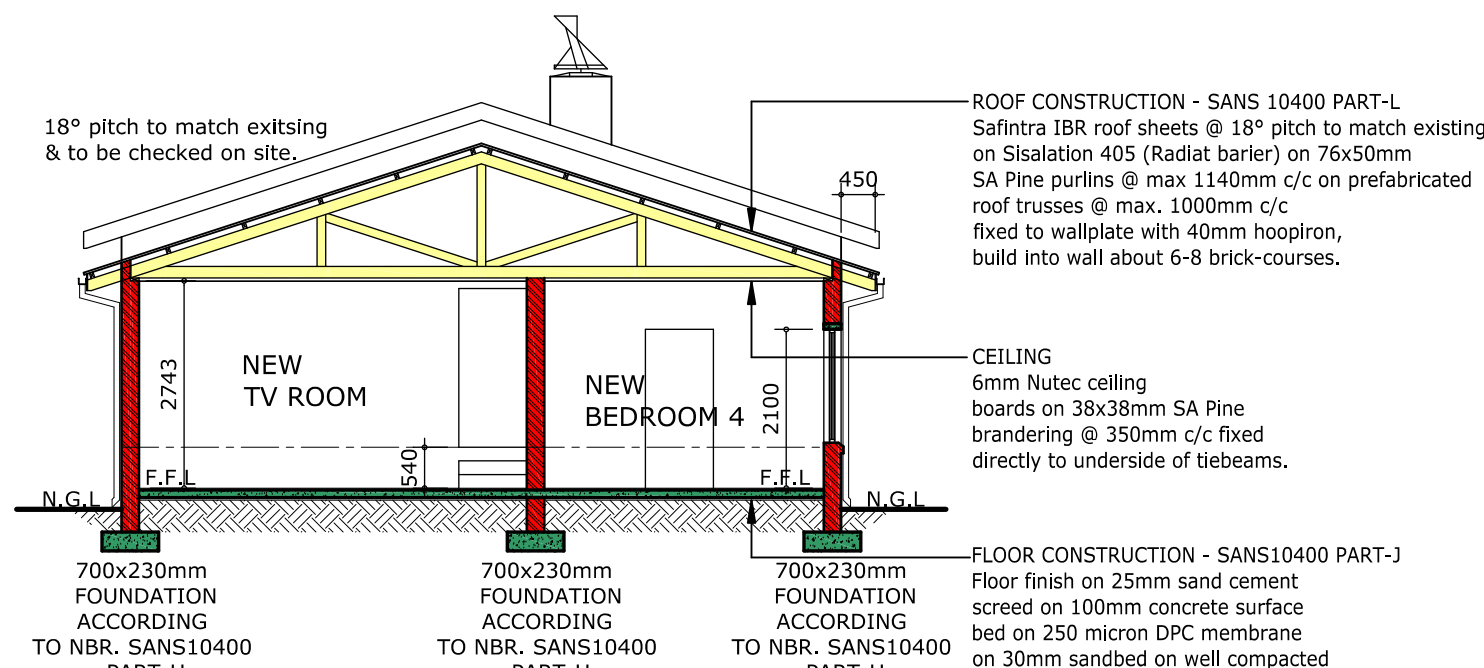
WEST ELEVATION
scale 1:100



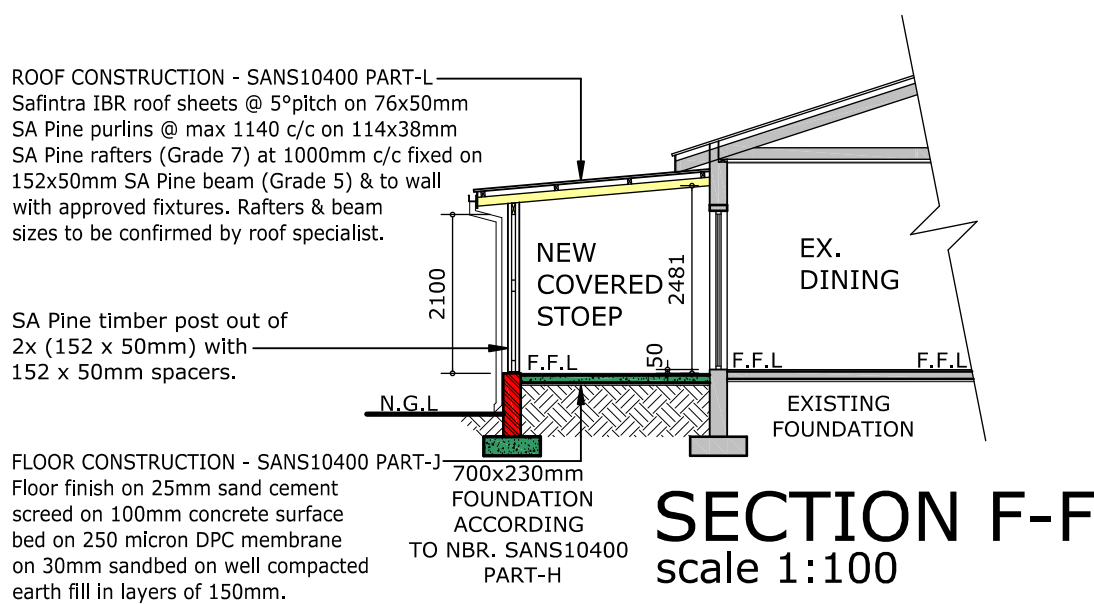
NORTH ELEVATION
scale 1:100



FLOOR PLAN
scale 1:100



SECTION E-E
scale 1:100



SECTION F-F
scale 1:100

NOTES.
PROPERTY OF THE ARCHITECT

ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS. ALL DIMENSIONS ARE GIVEN IN MILLIMETERS

GENERAL SPECIFICATIONS :
Registered plumber & electrician must provide a certificate of compliance before occupancy certificate can be issued by the Local Authority.

Areas:

Area of erf: 6339.5m²
Area of Ex. House: 129m²

New Area's:
Area of Additions: 61m²
Area of Covered Stoep: 18m²
Area of Additions (Flat): 10m²

Total New Area's: 89m²

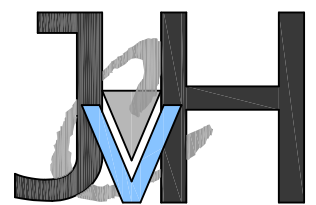
As-built Area's:
Area of Garage (A): 67m²
Area of Store room: 49m²
Area of Garage (B): 32m²
Area of Flat: 38m²
Area of Covered stoep: 20m²

Total As-built Area's: 206m²

Total Area's: 424m²
Coverage: 6%

REVISIONS

REV	DATE	DESCRIPTION
....	00/00/00



ARCHITECTURE
ND ARCHITECTURE - SACAP reg: PrSArchT

In association with



DAVIAN AMERICA
CAD 4133270
53 HIBUSCUS STREET
PACALSTDORP
GEORGE
TEL: 084 393 9531
EMAIL: djmdraughting11@gmail.com

CLIENT:
ANTHONY CUPIDO

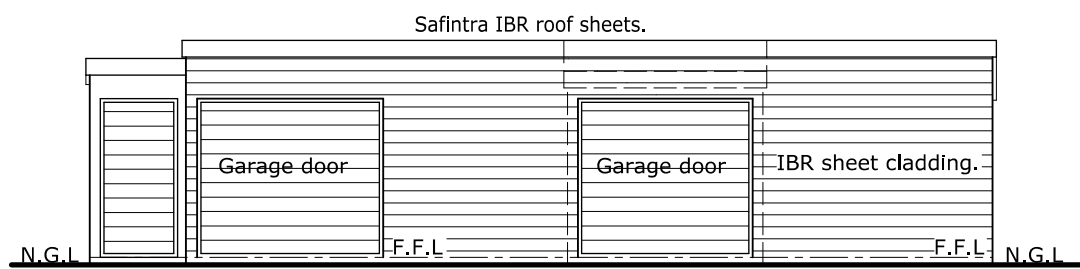
PROJECT:
PROPOSED ADDITIONS &
AS-BUILT PLANS ON ERF 141,
PACALSTDORP.

DRAWING:
FLOOR PLAN, ELEVATIONS &
SECTION

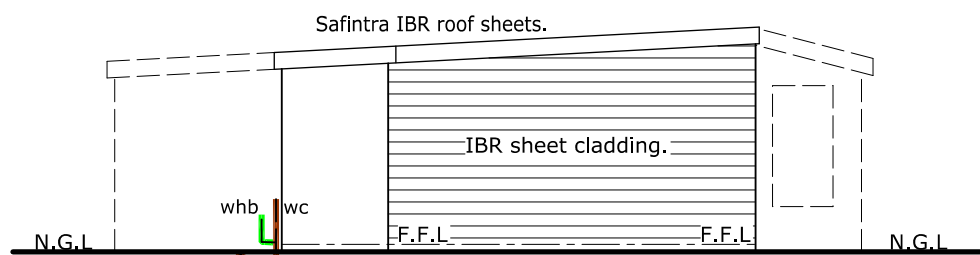
SCALE: 1:100
DATE: 01 Sept. 2025

DRAWN: DJM
CHECKED: JCVH

DRAWING NO. DJM 28-2025
SHEETS 1 OF 4

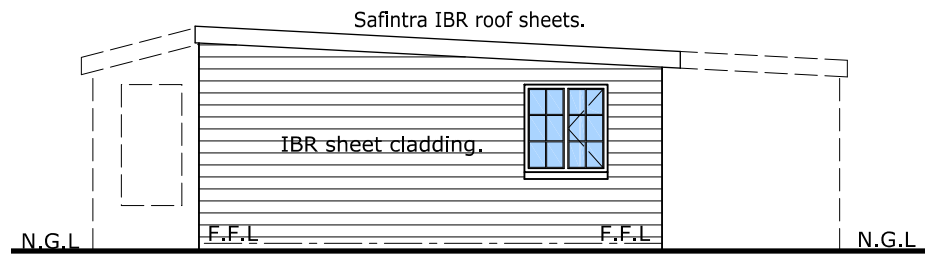


SOUTH ELEVATION
scale 1:100

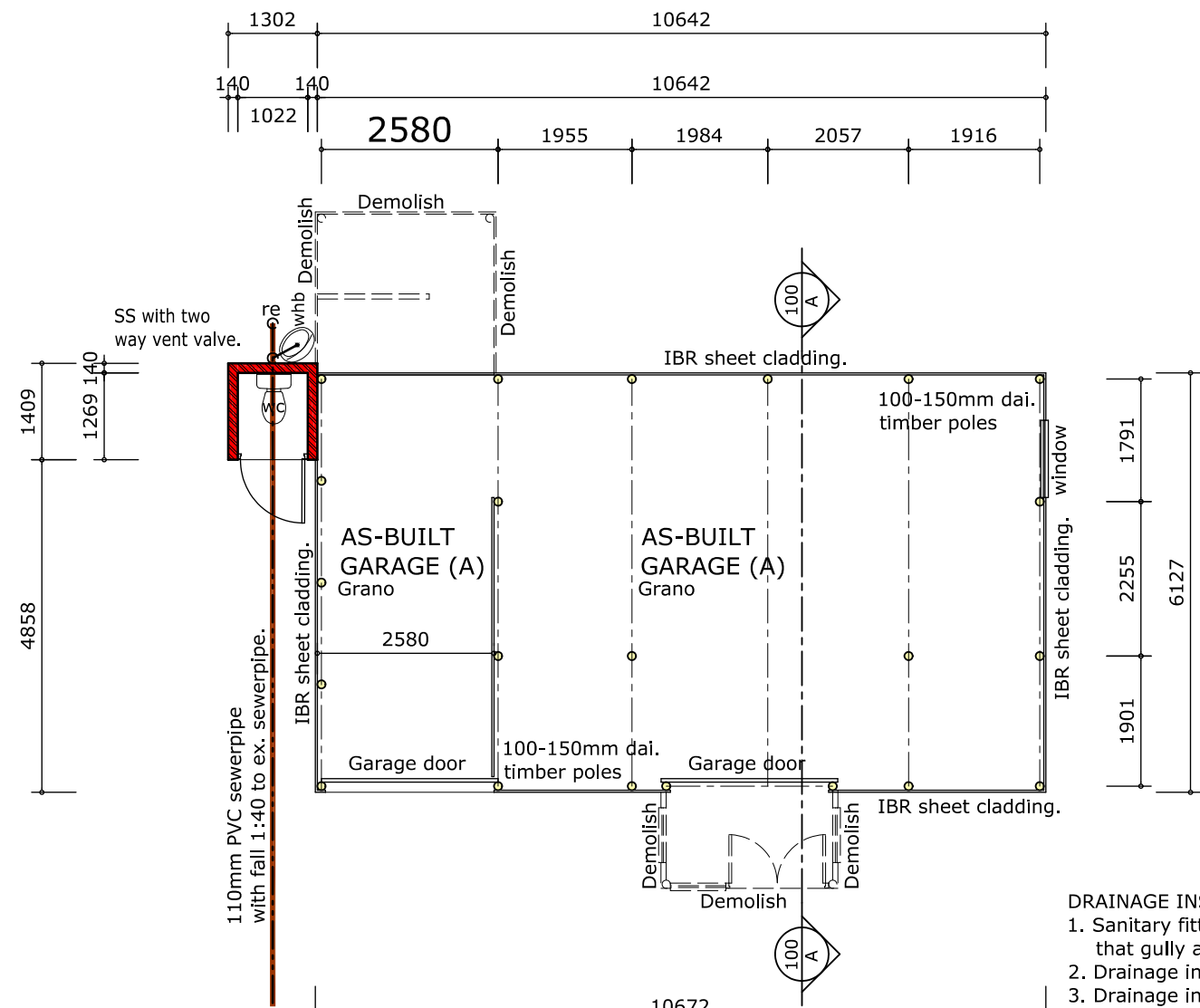


Cover Level: 10 000
Dept.: min 450mm
Invert Level: 9 550
Gradient: Min. 1:40

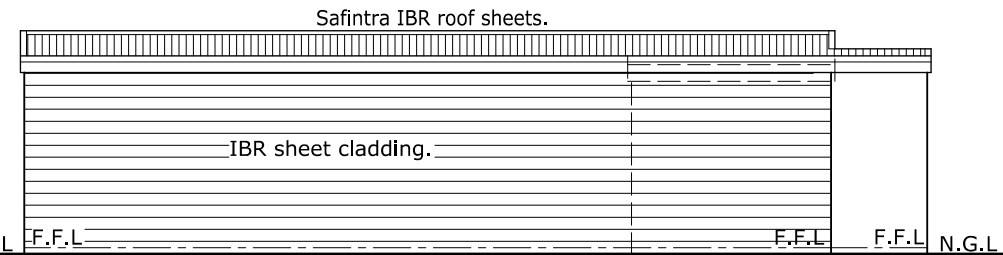
WEST ELEVATION
scale 1:100



EAST ELEVATION
scale 1:100

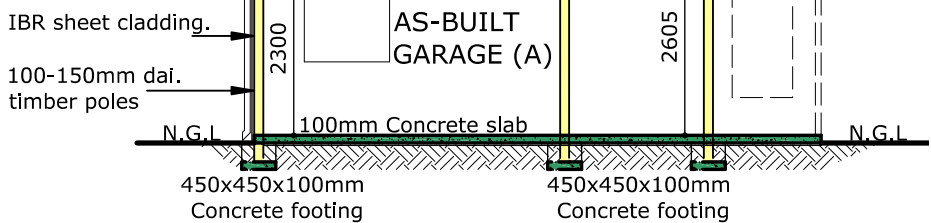


FLOOR PLAN
scale 1:100

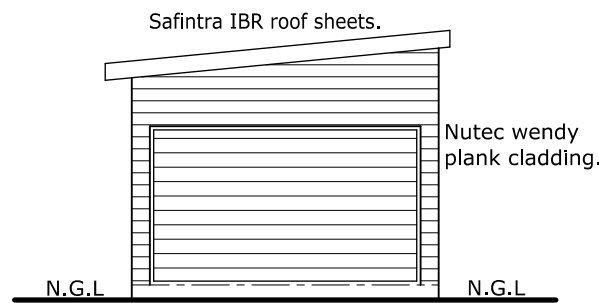


NORTH ELEVATION
scale 1:100

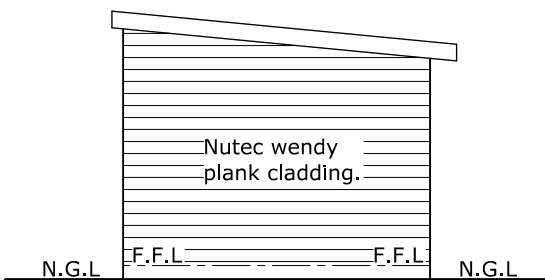
ROOF CONSTRUCTION - SANS10400 PART-L
Safintra IBR roof sheets @ 3°pitch on 76x50mm
SA Pine purlins @ max 1140 c/c on 152x50mm
SA Pine rafters at 1000mm c/c fixed to poles
with approved fixtures. Rafters & beam
sizes to be confirmed by roof specialist.



SECTION A-A
scale 1:100

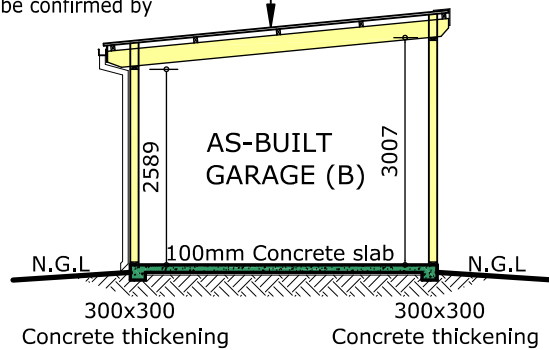


SOUTH ELEVATION
scale 1:100

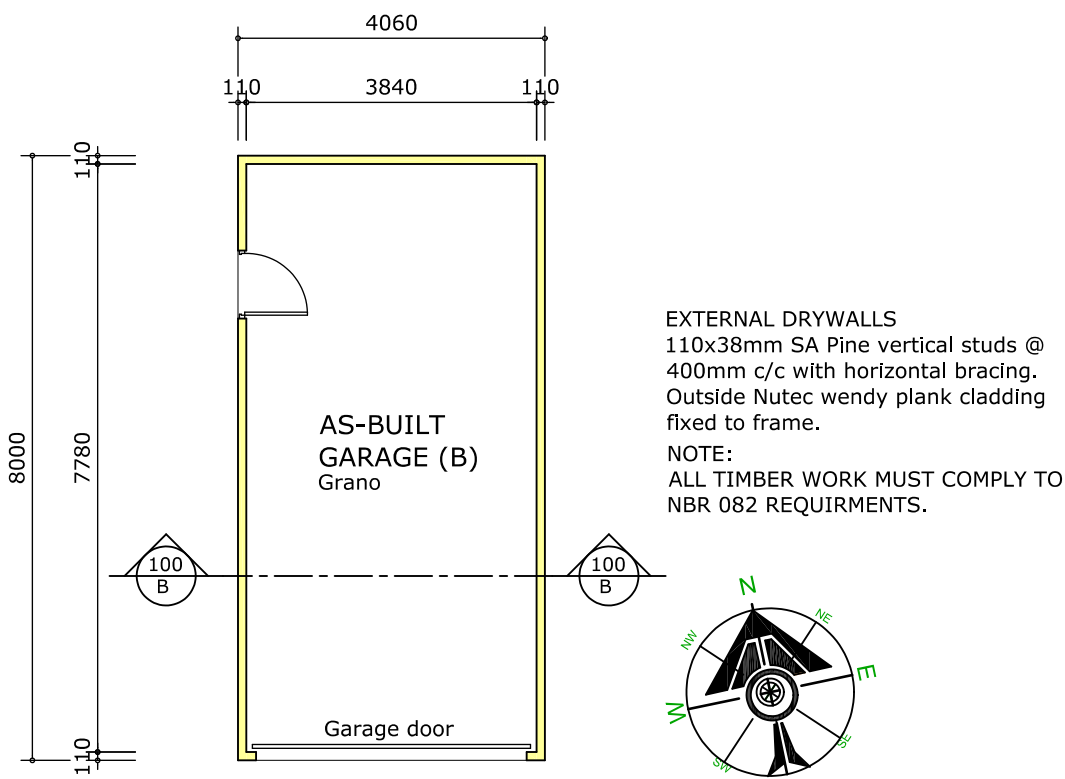


NORTH ELEVATION
scale 1:100

ROOF CONSTRUCTION - SANS10400 PART-L
Safintra IBR roof sheets @ 5°pitch on Sisalation 405
(Radiat barrier) on 76x50mm SA Pine purlins @
max 1140 c/c on 228x38mm SA Pine rafters at
1000mm c/c fixed to wallplate with 40mm
hoopiron. Rafter sizes to be confirmed by
roof specialist.



SECTION B-B
scale 1:100



FLOOR PLAN
scale 1:100

NOTES.
PROPERTY OF THE ARCHITECT

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GENERAL SPECIFICATIONS :
Registered plumber & electrician must provide a certificate of compliance before occupancy certificate can be issued by the Local Authority.

Areas:

Area of erf: 6339.5m²
Area of Ex. House: 129m²

New Area's:
Area of Additions: 61m²
Area of Covered Stoep: 18m²
Area of Additions (Flat): 10m²

Total New Area's: 89m²

As-built Area's:
Area of Garage (A): 67m²
Area of Store room: 49m²
Area of Garage (B): 32m²
Area of Flat: 38m²
Area of Covered stoep: 20m²

Total As-built Area's: 206m²

Total Area's: 424m²
Coverage: 6%

REVISIONS

REV	DATE	DESCRIPTION
...	00/00/00



ARCHITECTURE
ND ARCHITECTURE - SACAP reg: PrSArchT

In association with



DAVIAN AMERICA
CAD 4133270
53 HIBUSCUS STREET
PACALSTDORP
GEORGE
TEL: 084 393 9531
EMAIL: djmdraughting11@gmail.com

CLIENT:
ANTHONY CUPIDO

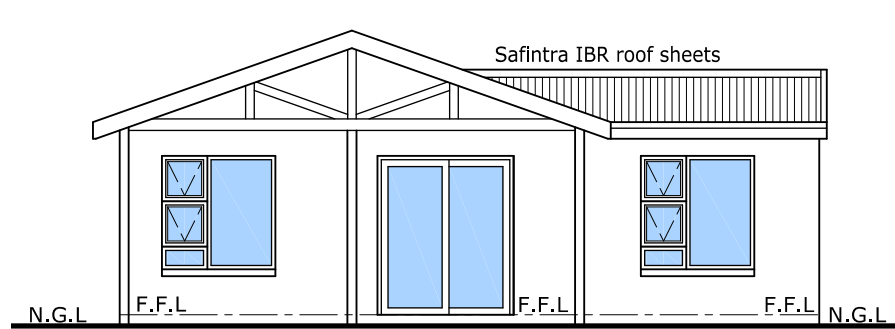
PROJECT:
PROPOSED ADDITIONS &
AS-BUILT PLANS ON ERF 141,
PACALSTDORP.

DRAWING:
FLOOR PLANS, ELEVATIONS &
SECTIONS

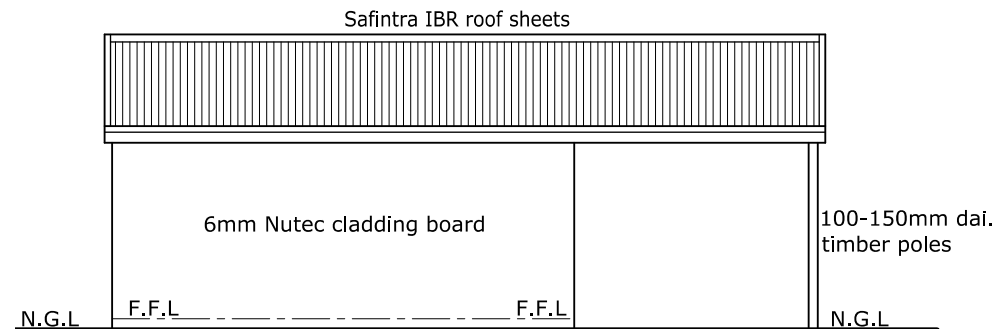
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DATE: 01 Sept. 2025

DRAWN: DJM
CHECKED: JCVH

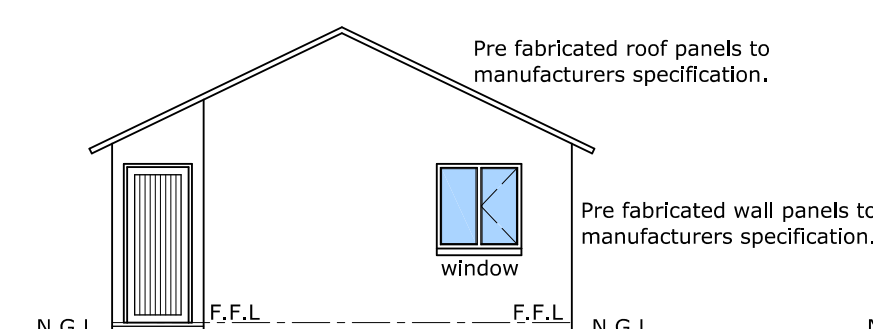
DRAWING NO. DJM 28-2025
SHEETS 2 OF 4



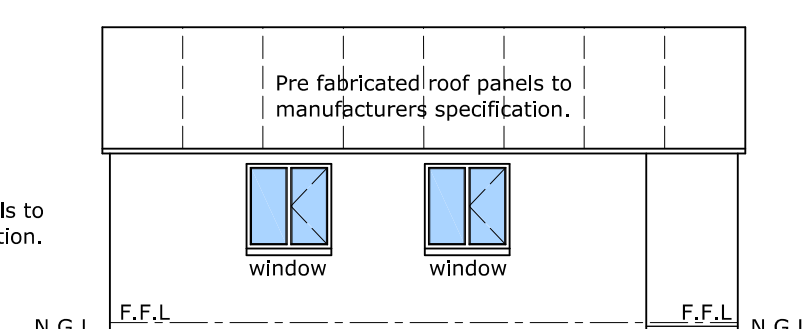
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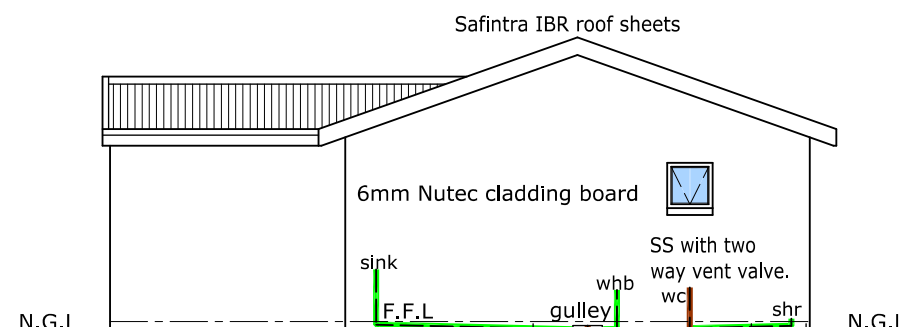
EAST ELEVATION
scale 1:100



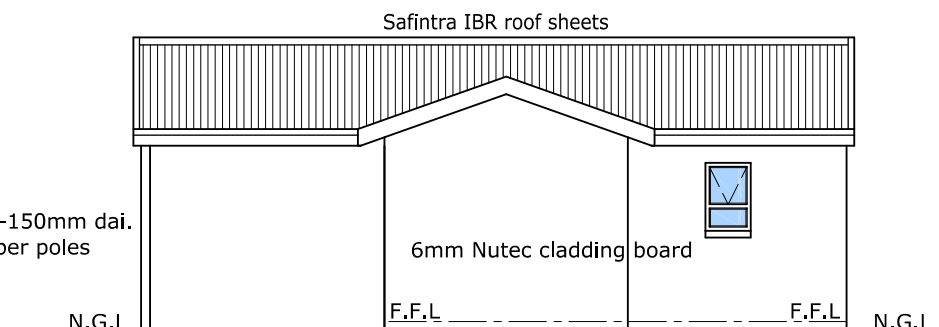
SOUTH ELEVATION
scale 1:100



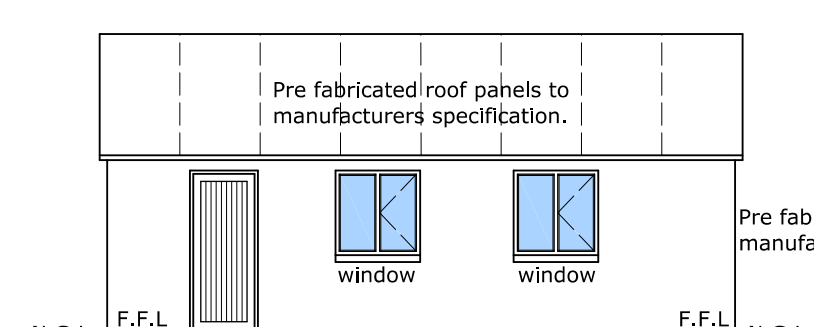
WEST ELEVATION
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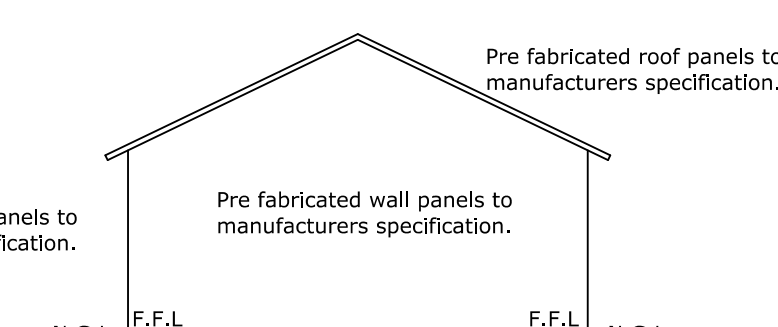
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scale 1:100



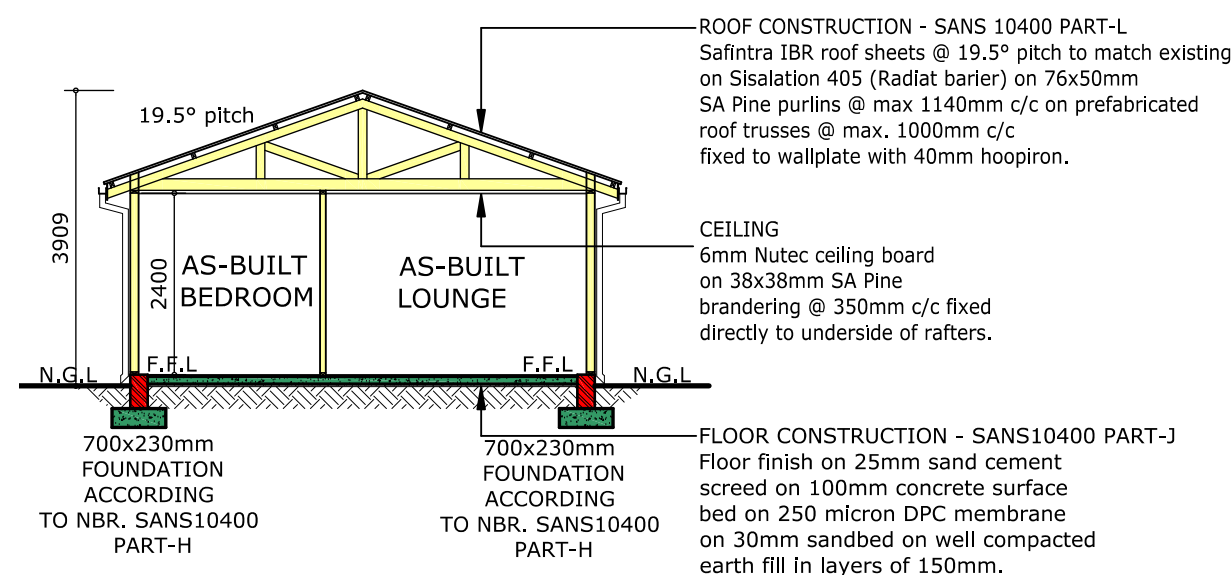
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scale 1:100



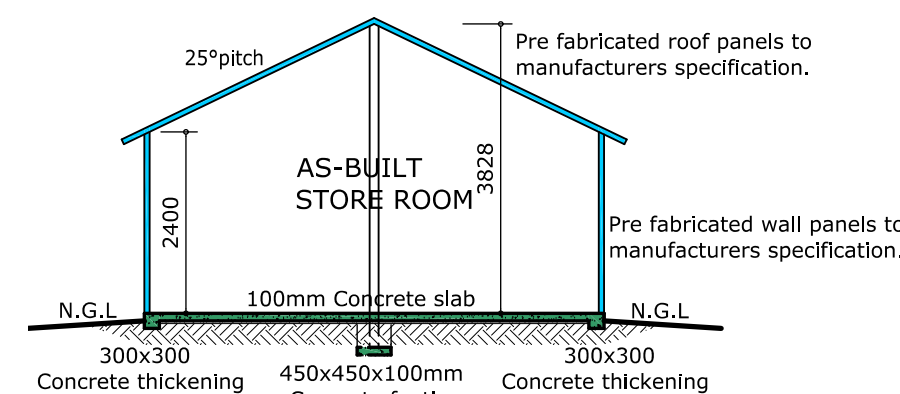
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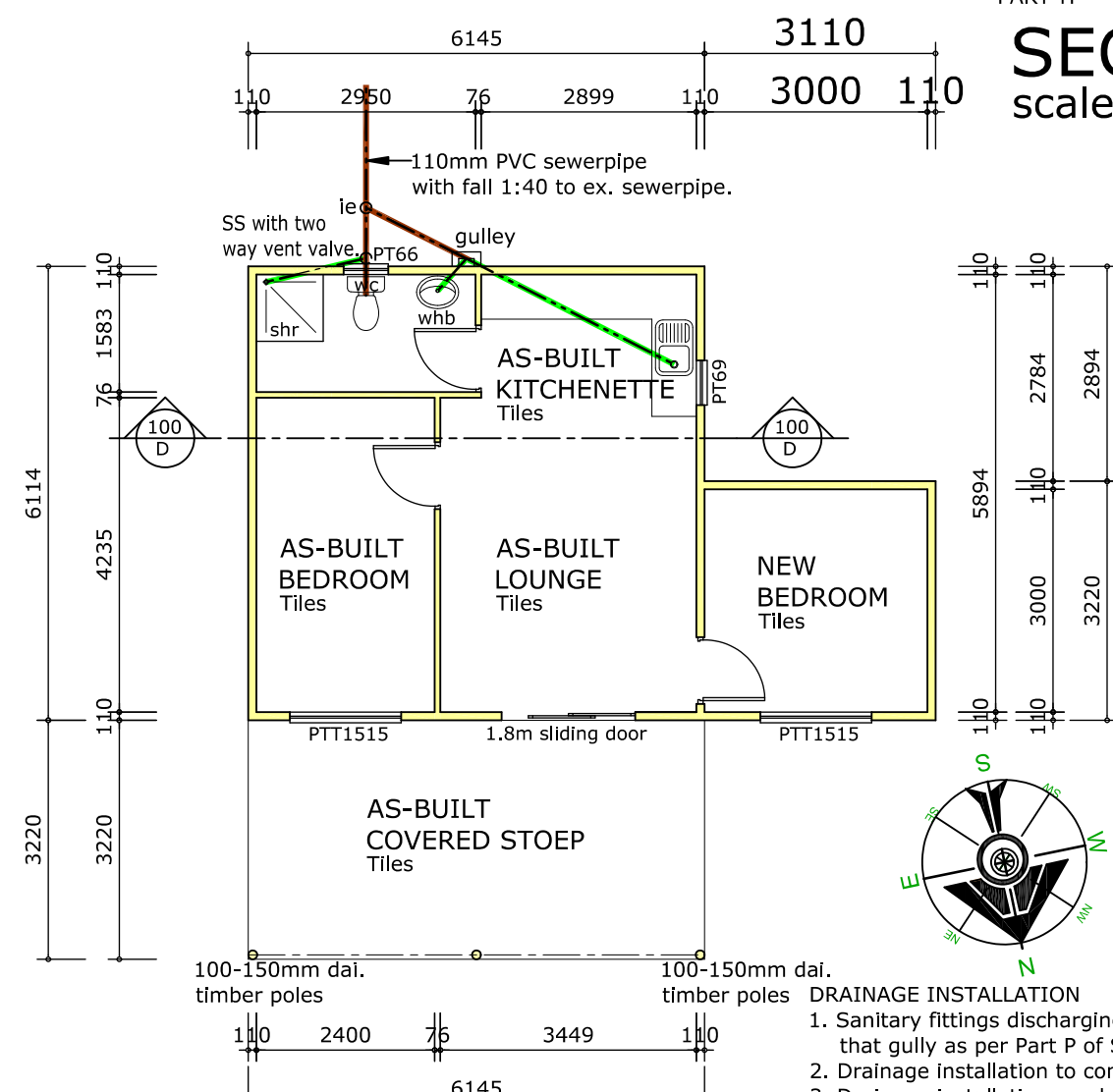
NORTH ELEVATION
scale 1:100



SECTION D-D
scale 1:100



SECTION C-C
scale 1:100

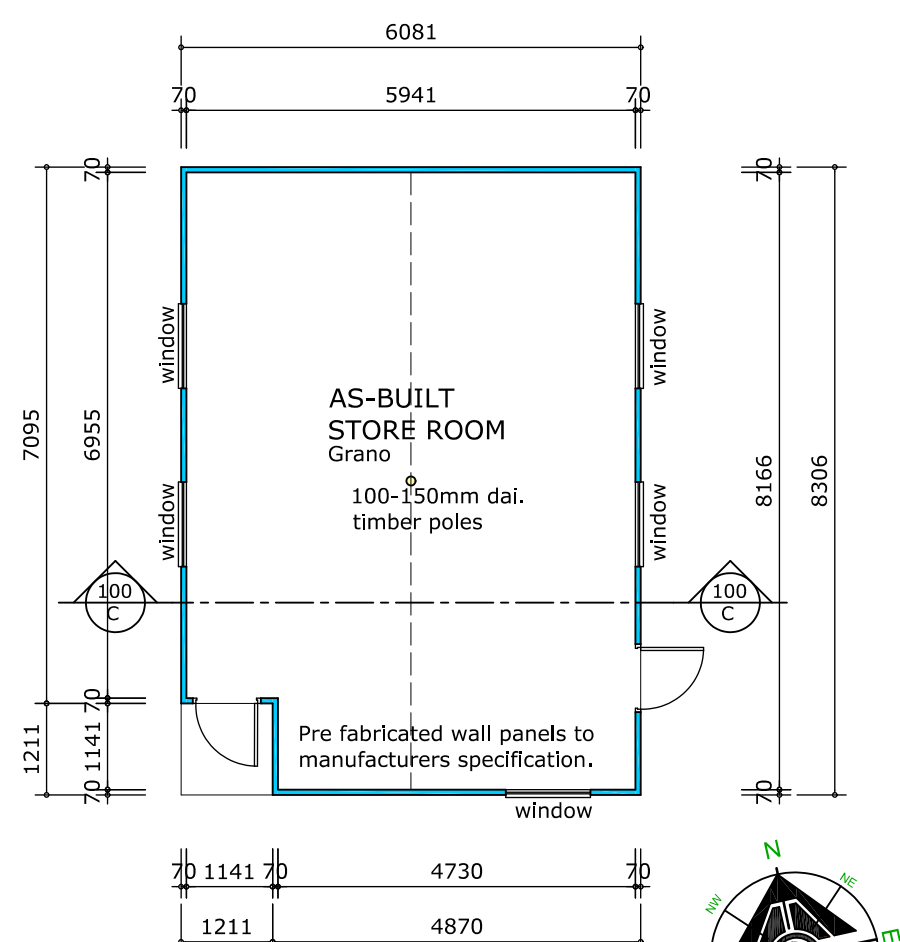


FLOOR PLAN
scale 1:100

EXTERNAL DRYWALLS
110x38mm SA Pine vertical studs @ 400mm c/c with horizontal bracing.
6mm Nutecl board cladding on the inside & 6mm Nutecl board cladding on Sisalation 405 (Radiat barrier) on OSB board fixed to frame.

INTERNAL DRYWALLS
76x50mm SA Pine vertical studs @ 400mm c/c with horizontal bracing.
6mm Nutecl cladding board on both side's.

NOTE:
ALL TIMBER WORK MUST COMPLY TO NBR 082 REQUIRMENTS.



FLOOR PLAN
scale 1:100

NOTES.
PROPERTY OF THE ARCHITECT

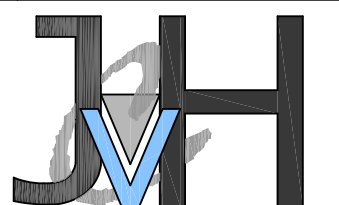
ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS. ALL DIMENSIONS ARE GIVEN IN MILLIMETERS

GENERAL SPECIFICATIONS :
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REV	DATE	DESCRIPTION
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ARCHITECTURE
ND ARCHITECTURE - SACAP reg: PrSArchT

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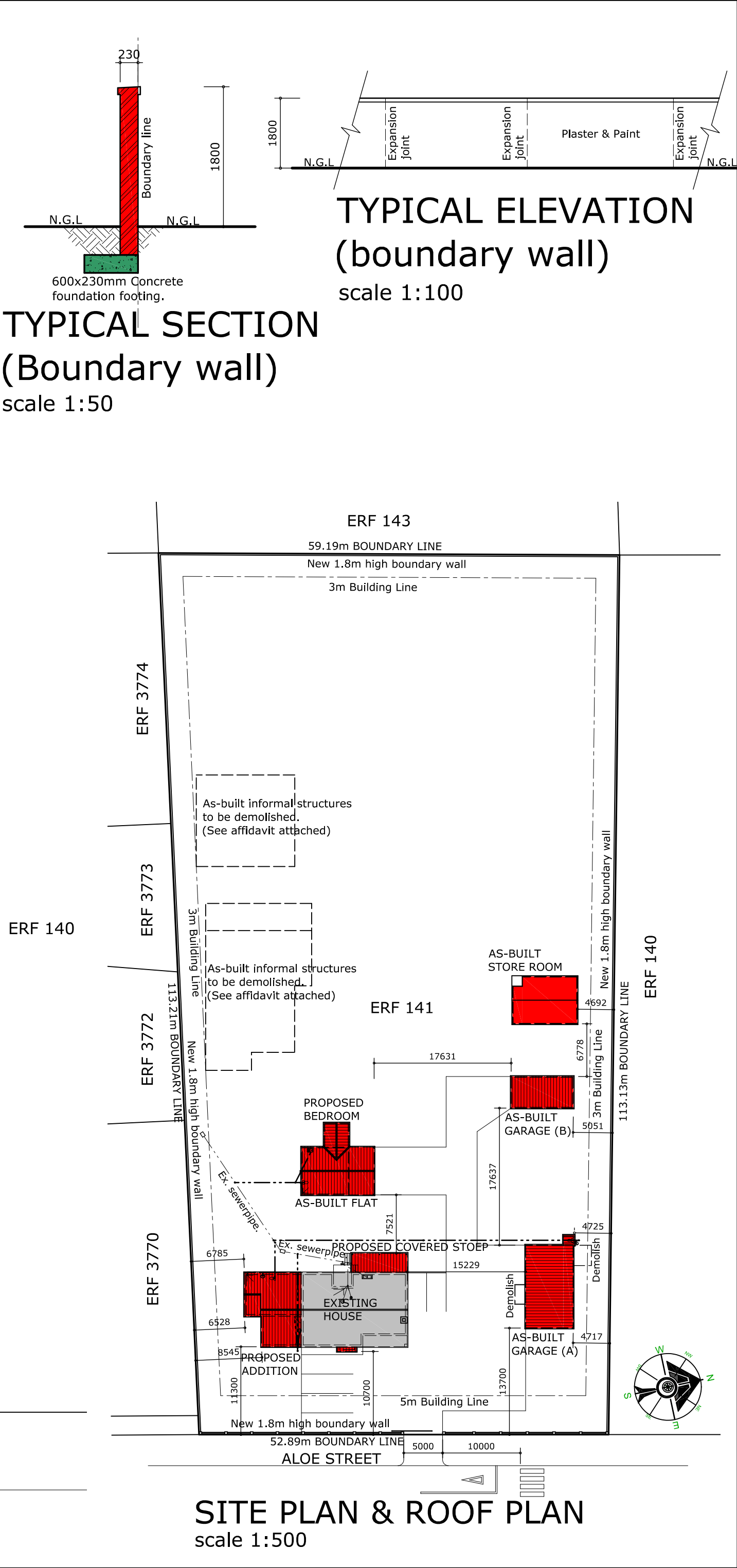
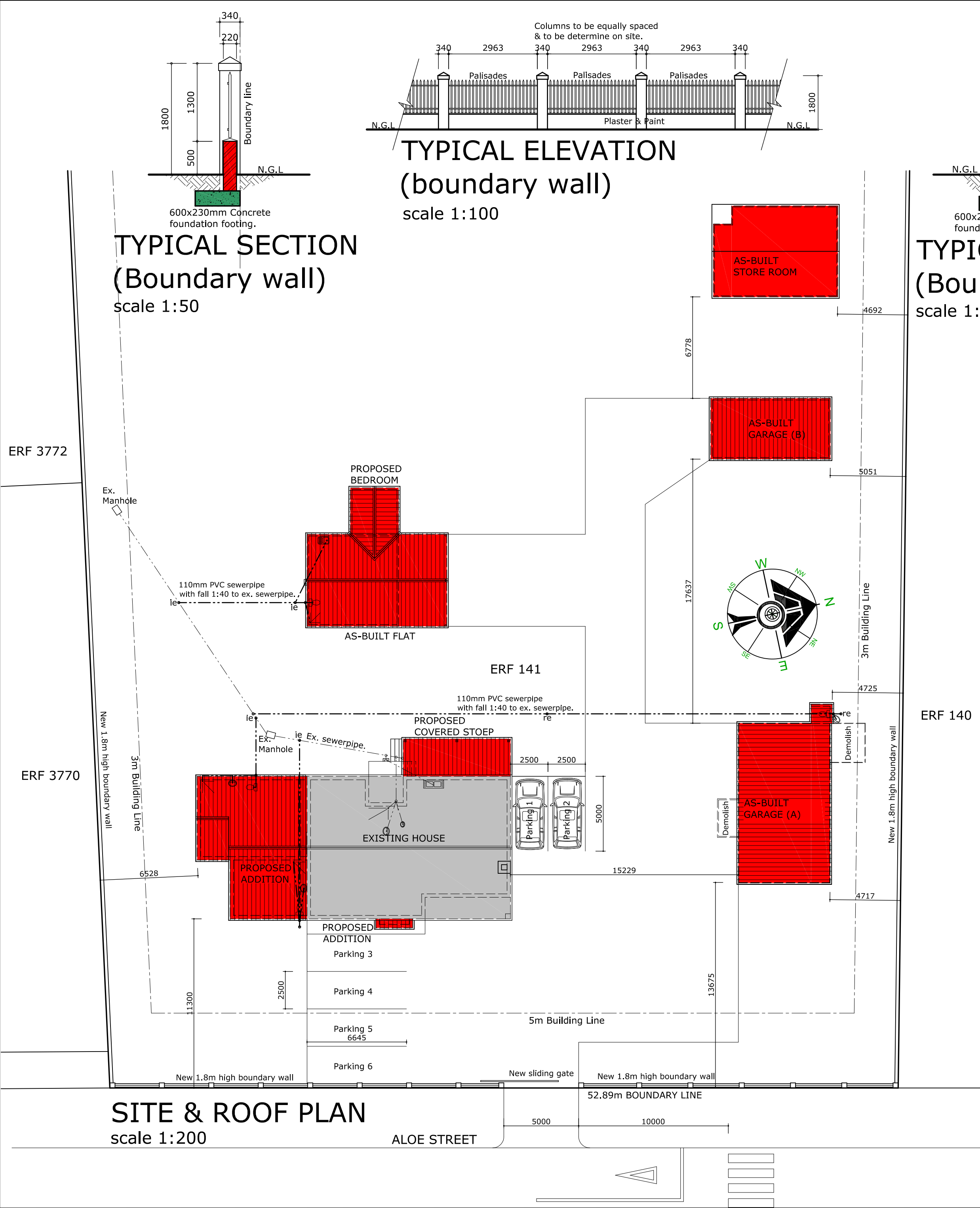
PROJECT: **PROPOSED ADDITIONS & AS-BUILT PLANS ON ERF 141, PACALSTDORP.**

DRAWING: **FLOOR PLANS, ELEVATIONS & SECTIONS**

SCALE: **1:100** DATE: **01 Sept. 2025**

DRAWN: **DJM** CHECKED: **JCVH**

DRAWING NO. **DJM 28-2025** SHEETS **3 OF 4**



NOTES.
PROPERTY OF THE ARCHITECT

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REVISIONS

REV	DATE	DESCRIPTION
....	00/00/00

JVH ARCHITECTURE
ND ARCHITECTURE - SACAP reg: PrSArchT

In association with

DJM DRAUGHTING

DAVIAN AMERICA
CAD 41333270
53 HIBUSCUS STREET
PACALTSDORP
GEORGE
TEL: 084 393 9531
EMAIL: djmdraughting11@gmail.com

CLIENT:
ANTHONY CUPIDO

PROJECT:
PROPOSED ADDITIONS & AS-BUILT PLANS ON ERF 141, PACALSTDORP.

DRAWING:
FLOOR PLAN, ELEVATIONS & SECTION

SCALE: 1:100	DATE: 01 Sept. 2025
DRAWN: DJM	CHECKED: JCVH
DRAWING NO. DJM 28-2025	SHEETS 4 OF 4

ANNEXURE “J” - CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

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

ERF 141 PACALTSDORP

APPLICATION DETAILS

An application in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for a consent use for student accommodation on Erf 141 Pacaltsdorp.

APPLICATION DATE

September 2025

I, the undersigned

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

1. I have perused the following title Deed/s and conducted a search behind the pivot of the said title deed/s at the Deeds Office, Cape Town:

T19231/2019 (current Title Deed)

in respect of:

**ERF 141 PACALTSDORP
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 6339 (SIX THREE THREE NINE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T19231/2019

REGISTERED in the name of

ANTHONY DANIEL CUPIDO

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

SIGNED at GEORGE on 1 September 2025

A handwritten signature in black ink, appearing to read 'A. Cupido', with a stylized flourish at the end.

CONVEYANCER