



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 67 Pacaltsdorp

18 July 2025

Sir

APPLICATION FOR REZONING, SUBDIVISION, DEVIATION FROM LOCAL SPATIAL DEVELOPMENT FRAMEWORK PLAN AND PERMANENT DEPARTURE: ERF 67 PACALTSDORP

Attached hereto, please an application in terms of

- Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Erf 67 Pacaltsdorp from Single Residential Zone I to Subdivisional Area to allow for a development comprising of 1 General Residential Zone III erf (Town Housing) and 1 Transport Zone II erf (public street).
- An application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into a Portion A ($\pm 3\,758\text{m}^2$) General Residential Zone III and a Remainder ($\pm 164\text{m}^2$) Transport Zone II.
- An application to deviate from the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework Plan (CBD), 2015 by the omission of the undeveloped proposed road portion on the northern boundary of Erf 67 Pacaltsdorp.
- An application in terms of Section 15(2)(b) of the land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the parking requirement applicable to Town housing, stipulated in the table entitled "Minimum off-street parking requirements" in Section 42(2) of the George Integrated Zoning Scheme, 2023 from 2.0 parking bays per unit to 1.7 parking bays per unit.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR REZONING, SUBDIVISION, DEVIATION FROM LOCAL SPATIAL
DEVELOPMENT FRAMEWORK PLAN AND PERMANENT DEPARTURE
(RELAXATION OF PARKING REQUIREMENT
ERF 142 PACALTS DORP

18 August 2025



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MOTIVATION REPORT
APPLICATION FOR REZONING, SUBDIVISION, DEVIATION FROM LOCAL SPATIAL
DEVELOPMENT FRAMEWORK PLAN AND PERMANENT DEPARTURE
(RELAXATION OF PARKING REQUIREMENT)
ERF 67 PACALTSDORP

1. APPLICATION

- Application is made in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Erf 67 Pacaltsdorp from Single Residential Zone I to Subdivisional Area to allow for a development comprising of 1 General Residential Zone III erf (Town Housing) and 1 Transport Zone II erf (public street).
- Application is made in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into a Portion A ($\pm 3\,758\text{m}^2$) General Residential Zone III and a Remainder ($\pm 164\text{m}^2$) Transport Zone II.
- Application is made to deviate from the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework Plan (CBD), 2015 by the omission of the undeveloped proposed road portion on the northern boundary of Erf 67 Pacaltsdorp.
- Application is made in terms of Section 15(2)(b) of the land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the parking requirement applicable to Town housing, stipulated in the table entitled “Minimum off-street parking requirements” in Section 42(2) of the George Integrated Zoning Scheme, 2023 from 2.0 parking bays per unit to 1.7 parking bays per unit.

The proposed subdivision plan is attached hereto as **Annexure “A”**. The completed application form for the rezoning, subdivision, deviation from the Local Spatial Development Framework Plan and permanent departure is attached hereto as **Annexure “B”**.

2. PRE-APPLICATION CONSULTATION

The pre-application consultation discussion of the proposed application by the relevant officials of George Municipality took place on 4 December 2024.

The signed pre-application consultation application form (Collab number 3502982) contains the following comments that need to be addressed in the application:

“Town Planning

- *In terms of LSDF the property is located in a medium density area.*
- *The LSDF stated that “Further away from the high density Pacaltsdorp CBD the most appropriate locality for higher density living is close or adjacent to the public transport routes or main distributors. The higher density living adjacent to these public transport routes would be in the form of “town housing” or development between 35 and 60 dwelling units per hectare. The rest of the residential areas would be densified with infill on available pockets and redevelopment of areas. The density would be limited to “group housing” or developments up to 35 dwelling units per hectare”.*
- *Need to address compliance with MSDF, LSDF, SPLUMA, Zoning Scheme etc.*
- *The property is located in the Heritage Precinct and design must reflect the character set out in the Heritage Precinct Guidelines.*
- *The dwelling in front has heritage significance, therefore Heritage Western Cape permit/comments are required.*
- *Parking requirements to be shown and illustrated on plan. It seems that some parking bays are not feasible in terms of current site layout provided.*
- *Need to take cognizance of the development parameters as per the zoning scheme.*
- *To note that functional open space to be included on plan.*
- *TIA and service reports may be required from CES.*

CES

- *To confirm with CES.*

ETS

- *Electrical services report required. DC’s applicable.”*

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

It was recommended that the layout be reconsidered. The proposed site plan has, therefore, been revised. The new site plan is attached hereto as **Annexure “D”**. The issues raised above are addressed in various points throughout this motivation report.

3. DEVELOPMENT PROPOSAL

3.1 Proposed land use

It is the intention of the owner to rezone the application erf to a Subdivisional Area to allow for the erf to be developed with 1 General Residential Zone III (Town housing) erf to accommodate 19 Town Housing units and 1 Transport Zone II (Public Street) erf, to accommodate the public street required on the eastern side of the application erf in terms of the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework (CBD) Plan, 2015. The proposed site plan is attached hereto as **Annexure “D”**.

The proposed development will consist of 17 new town housing units of 66m² each, whilst the existing dwelling house will be converted into 2 town housing units, resulting in 19 town housing units being developed. The units will each have 2 bedrooms, a bathroom, an open-plan kitchen / lounge and a courtyard. Thirty two open parking bays will be spread out through the proposed development. Access to the proposed development will be provided from East Street via a 6.0 metres wide private paved roadway, with an entrance gate set back 12 metres from the street boundary.

As the application erf is currently zoned Single Residential Zone I, the erf will have to be rezoned to Subdivisional Area and the Subdivisional Area will have to be subdivided into 1 General Residential Zone III erf and 1 Transport Zone II erf to accommodate the proposed development.

3.2 Building lines

Perimeter boundary building lines:

As indicated on the proposed site plan attached hereto as **Annexure “D”**, the proposed town housing units will adhere to the 3 metres street boundary building lines along East Street, as well as the future street on the eastern side of the application erf, as indicated on the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework Plan (CBD), 2015. The proposed development will also adhere to the 1.5 metres building line along the northern – and southern side boundaries of the erf.

Internal boundary building lines:

As the proposed Town Housing erf will not be subdivided into individual erven, no internal erf boundaries will be created. Internal boundary building lines will, therefore, not be applicable.

3.3 Parking provision

As indicated on the proposed site plan attached hereto as **Annexure “D”**, 32 open parking bays will be provided on the paved areas between the dwelling units, which equates to 1.7 parking bays per dwelling unit.

The parking requirement is discussed further in point 5.10 of this motivation report.

3.4 Open space requirement

Development parameter (b) of the development parameters applicable to “Town Housing” as per the George Integrated Zooning Scheme By-law, 2023 reads as follows:

“Functional open space must be provided at the following ratios:-

a development containing 5 to 20 dwelling units: 24m² per dwelling unit;

a development of 21 dwelling units or more: 480m² or 18m² per dwelling unit, whichever is greater;

in accordance with an open space policy, should one become applicable.”

In terms of the development proposal, 456m² open space must be provided in respect of the 19 dwelling units. As indicated on the table on the proposed site plan attached hereto as **Annexure "D"** approximately 737m² open space is to be provided within the development. These areas exclude roads, parking areas, the refuse yard and court yards. The proposal thus complies with the open space requirement applicable to the development.

3.5 Access, street name and street addresses

One access point is proposed from East Street. As indicated on the proposed site plan, attached hereto as **Annexure "D"**, the individual dwelling units gain access from East Street via a single, 6.0 metres wide, private roadway across the application erf.

Provision is made for a stacking distance of 12 meters in the private roadway at the entrance from East Street to the development.

Maintenance of the private roadway will be the responsibility of the Body Corporate to be established for the development. No street name is required in respect of the private roadway.

The proposed public street along the eastern boundary of the application erf is a continuation of the new street provided in the approved subdivision of Erf 65 Pacaltsdorp (Bloukloof development), south of the application erf.

As application is also made to deviate from the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework Plan (CBD), 2015 in respect of the street indicated on the mentioned plan along the northern boundary of the application erf, no further street names are proposed.

3.6 Service yards

Each dwelling unit will be provided with a small service yard (courtyard) which will make provision for a washing line and an area to place a refuse bin. The service yards are indicated on the proposed site plan attached hereto as **Annexure "D"**.

3.7 Refuse area

A refuse area which can accommodate 19 wheelie bins is proposed at the entrance to the development. The refuse area will be accessible from East Street.

3.8 Phasing

The development will be developed as one phase.

3.9 Homeowners' Association Constitution

As this development will be developed as a Sectional Title development a Body Corporate with its own rules as per the Sectional Titles Act, 1986 (Act 95 of 1986) will be established for the development.

3.10 Architectural guidelines

As this development will be developed in one phase as a Sectional Title development as per the Sectional Titles Act, 1986 (Act 95 of 1986) no architectural guidelines will be required for this development.

3.11 Summary

The purpose of this application is to obtain approval for the proposed rezoning, subdivision, deviation and permanent departure to enable the proposed development of the application erf in accordance with the proposed site plan attached hereto as **Annexure "D"**.

4. GENERAL INFORMATION REGARDING ERF 67 PACALTSDORP

4.1 Locality

Erf 67 Pacaltsdorp is situated adjacent and to the east of East Street, in Oudorp, Pacaltsdorp. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure "E"**.

4.2 Existing land use

Erf 67 Pacaltsdorp is developed with a dwelling house and is currently used for residential purposes.



4.3 Extent

Erf 67 Pacaltsdorp is 3 922m² in extent.

4.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023, the zoning of Erf 67 Pacaltsdorp is Single Residential Zone I.

4.5 Surveyor General Diagram

The Surveyor General Diagram of Erf 67 Pacaltsdorp is attached hereto as **Annexure “F”**.

4.6 Title Deed

Erf 67 Pacaltsdorp is registered in the name of the Trustees for the time being of LR & K Fortuin Familietrust Registration Number IT213/2024(C). A copy of the Title Deed of the erf is attached hereto as **Annexure “G”**.

4.7 Power of Attorney

A copy of the Letter of Authority, dated 30 January 2021, issued by the Assistant Master of the Western Cape High Court, certifying that:

Virgiani Aurne Fortuin, I.D. Number 921031 5098 083,
Lionel Reginald Fortuin, I.D. Number 581126 5133 087, and
Katrina Fortuin, I.D. Number 641220 0129 089,

are authorized to act as trustees of the LR & K Fortuin Familietrust Registration Number IT213/2024(C), the registered owner of Erf 67 Pacaltsdorp, is attached hereto as **Annexure “H”**.

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Virgiani Aurne Fortuin, Lionel Reginald Fortuin and Katrina Fortuin, the Trustees of the LR & K Fortuin Familietrust Registration Number IT213/2024(C), the registered owner of Erf 67 Pacaltsdorp, to prepare the application referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “I”**.

4.8 Bondholder's Consent

Erf 67 Pacaltsdorp are not encumbered by a bond.

4.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 67 Pacaltsdorp is attached hereto as **Annexure “J”**. The Conveyancer Certificate confirms that there are no conditions in the Title Deed of the erf which restrict the development of the erf as proposed in this application.

5. DESIRABILITY OF THE APPLICATION FOR THE REZONING AND SUBDIVISION OF ERF 67 PACALTSDORP

5.1 Introduction

The owner intends to subdivide the application erf into two portions. Portion A will be zoned General Residential Zone III (town housing) and the Remainder will be zoned Transport Zone II (public street).

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

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

The proposed rezoning of the application erf to a Subdivisional Area and simultaneous subdivision of the erf into the 2 separate portions will, therefore, comply with the aforementioned stipulations.

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

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

- Physical characteristics of the site.

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

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

5.2 Physical characteristics of the property

5.2.1 Topography

The application erf has a steep natural slope downwards from south to north. Three discernible terraces had previously been developed from east to west across on the erf. The following photo, showing the street elevation of the erf, gives an indication of the topography.



The proposed development has been planned to approximately follow the three existing terraces, which are in the process of being modified to accommodate the southern row of dwelling units on the higher terrace, the access driveway on the middle terrace and the northern row of dwelling

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

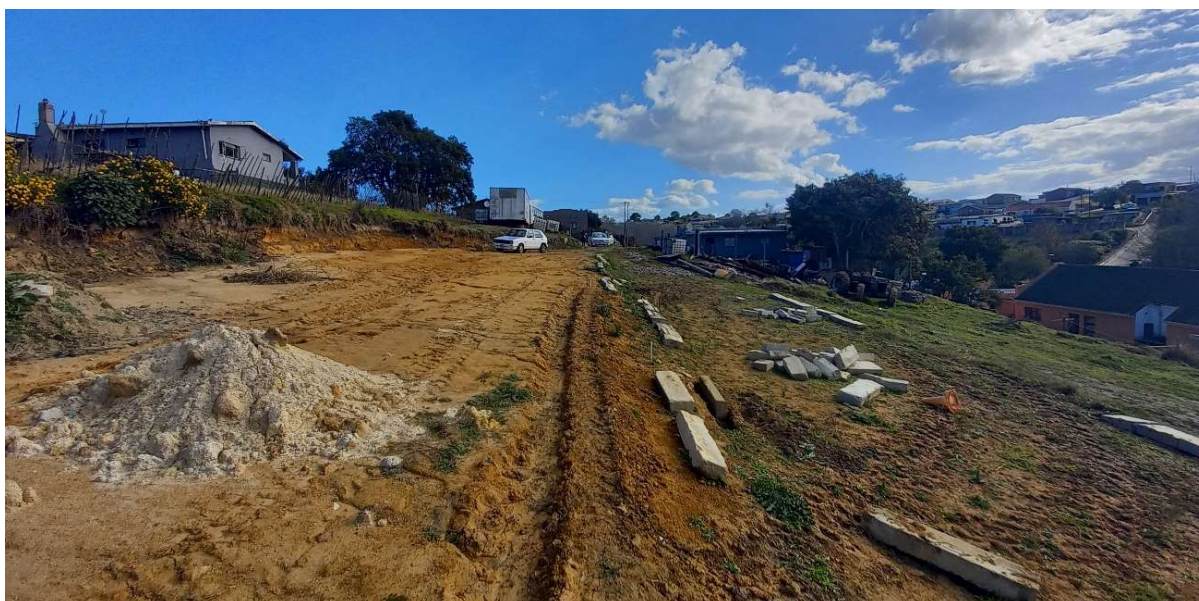
5.2.2 Surface conditions

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

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

5.2.3 Vegetation

The application erf is had previously been overgrown with veld-grass, with a few trees in the north-western corner in proximity of the existing dwelling house. The erf is currently a construction site, and, except for the existing trees, the vegetation has been removed, as shown on the following photo, which was taken from east to west across the erf, towards the existing dwelling house, on the right of the photo. The 3 terraces are clearly discernible on the photo.



Vegetation will therefore have no influence on the proposed development.

5.2.4 Other characteristics

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

5.2.5 Conclusion

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

5.3 Proposed land uses

It is the intention of the owner to develop the application erf with 17 new town housing units of 66m² each, whilst the existing dwelling house will be converted into 2 town housing units resulting in 19 town housing units being developed on the erf. Thirty two open parking bays will be spread out through the proposed development. Access to the proposed dwelling units will be provided from East Street via a private paved roadway, with an entrance gate set back 12 metres from the street boundary, to provide stacking space at the entrance gate.

To accommodate the public street required on the eastern side of the application erf in terms of the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework (CBD) Plan, 2015, 1 Transport Zone II (Public Street) erf is provided along the eastern boundary of the erf. The proposed site plan is attached hereto as **Annexure "D"**.

5.4 Density of the proposed development

The extent of the application erf is 3 922m². Of this area, an area of ±164m² is taken up by the proposed public street across the eastern boundary of application erf, as required in the Pacaltsdorp / Hansmoeskraal Local Spatial Development Plan, 2015 (proposed Remainder). This leaves an area of 3 758m² for the actual development (proposed Portion A). Should the

application to deviate from the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework Plan (CBD) be successful, no portion of the erf will be required for the public street on the northern side of the erf. The proposed development of 19 group housing units will relate to a density of 50.6 dwelling units per hectare.

The proposed density compares well with the density aimed at in Section 9.4 “*Densification in built-up area*” in the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015, an extract of the summary of which, inter alia, reads as follows:

“Town housing only (no blocks of flats are allowed here) – identified properties along the bus routes: North Street, East Street and Kloof Street and surrounding newly developed business nodes in the expansion area south of Pacaltsdorp. Town housing densities will be allowed at 60 dwelling units per hectare.”

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

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

5.5.1 Introduction

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

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

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

- “Spatial justice”
- “Spatial sustainability”
- “Spatial efficiency”

- “Spatial resilience”
- “Good administration”

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

Spatial justice		
Criteria	Compliance	Planning Implication
Past spatial and other development imbalances must be redressed through improved access to and use of land.	Complies with.	This application will result in an underdeveloped residential erf situated within the Urban Edge being developed to its full potential. The proposed development targets the lower-middle income group and will result in affordable housing being made available. It will also lead to more efficient use of land.
Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.	Complies with.	George Municipality approved a Spatial Development Plan for George, 2023, as well as a Local Spatial Development Framework for Pacaltsdorp / Hans Moes Kraal, 2015. Both these Spatial Development Frameworks contain development proposals which are aimed at improving the quality of life of all the inhabitants of George, thus creating the opportunity for approval of this application which will result in affordable housing being made available.
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses

		and building lines. These parameters enable the development as proposed in this application, aimed at the need for affordable housing.
Land use management systems must include all areas of a municipality and especially include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development as proposed in this application, aimed at the need for affordable housing.

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

Spatial sustainability		
Criteria	Compliance	Planning Implication
Promote land development that is within the fiscal, institutional and administrative means of the Republic.	Complies with.	The proposed development will have no impact on the fiscal, institutional, or administrative capabilities of the George Municipality. The George Municipality's income base will in fact be broadened through this development proposal. The

		development proposal that forms the subject of the application is furthermore located within the urban edge of George and is earmarked for residential densification in terms of the George Spatial Development Framework, 2023 and the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015.
Ensure that special consideration is given to the protection of prime and unique agricultural land.	Not applicable.	Erf 67 Pacaltsdorp is zoned as indicated in point 4.4 of this Motivation Report. The provisions of the Act on the Subdivision of Agricultural Land, 1970 (Act 70 of 1970) therefore do not apply to the application.
Uphold consistency of land use measures in accordance with environmental management instruments.	Not applicable.	The proposed development does not trigger any listed activities in terms of environmental legislation.
Promote and stimulate the effective and equitable functioning of land markets.	Complies with.	The application erf is situated east of East Street, in an area currently characterized by large, underdeveloped residential erven. In the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework Plan, 2015, this area is indicated for "Medium Density" residential development. In Section 9.4 " <i>Densification in built-up area</i> " in the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015, it is indicated that: " <i>Town housing only (no blocks of flats are allowed here) – identified properties along the bus routes: North Street, East Street and Kloof Street and surrounding newly developed business nodes in the expansion area south of Pacaltsdorp. Town housing densities will be allowed at 60 dwelling units per hectare.</i> " The land use and density proposed in this application are therefore in line with the development proposals in the relevant Local Spatial Development Framework. It will also result in the development of an

		underdeveloped property. The proposed development will thus not have a negative impact on surrounding property values and will contribute to the upgrading of the area, which could result in increased property values in the vicinity.
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	Complies with.	All infrastructure required for the development will be provided by the developer at his cost in accordance with municipal requirements.
Promote land development in locations that are sustainable and limit urban sprawl.	Complies with.	The property is in terms of the George Spatial Development Framework. 2023 and the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015 located within the urban edge of the George Municipal area and is in terms of the framework targeted for urban development. The proposal will thus not result in urban sprawl.
Result in communities that are viable.	Complies with.	Due to the high maintenance cost (labour, water, and plants), as well as security risk associated with large properties, the development of large residential erven is increasingly considered not viable. This could lead to neglect, which could result in reducing property values in an area. The development of smaller dwelling units at higher densities, as is proposed in this application, can result in a vibrant and viable neighbourhood, which will have a positive effect on property values and the economy of George. This will result in additional income for the Municipality, which could be used for the improvement of quality of services to all the citizens of George.

Spatial efficiency

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

Spatial resilience

Criteria	Compliance	Planning Implication
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.	Complies with.	The application erf is situated within the urban Edge of George, in an area indicated for residential densification in both the George Spatial Development Framework, 2023, and the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015.

Good administration		
Criteria	Compliance	Planning Implication
All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.	This is general principle that municipalities need to comply with.	Input was received from all spheres of government when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As the development proposal can be deemed to comply with the contents of both the George Spatial Development Framework, 2023 and the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015, it can be stated that the proposal complies with these specific criteria.
All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.	This is general principle that municipalities need to comply with.	Input was received from all government departments and sectors when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the

		George Spatial Development Framework. As it can be deemed that the development proposal complies with the contents of the George Spatial Development Framework, 2023 and the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015, it can be stated that the proposal complies with this specific criterion.
The requirements of any law relating to land development and land use are met timeously.	This is general principle that municipalities need to comply with.	The George Municipality has adopted the George Municipality: By-law on Land Use Planning, 2023 which prescribes procedures and timeframes which developers must adhere to when submitting land use applications and which officials needs to take into consideration when considering applications. This application has been prepared in keeping with the requirements as per the George Municipality: By-law on Land Use Planning, 2023 and the application will from date of submission be dealt with and be considered within the timeframes prescribed in the by-law.
The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.	This is general principle that municipalities need to comply with.	This application will be advertised in accordance with the stipulations as contained in the George Municipality: By-law on Land Use Planning, 2023. All parties will be given the opportunity to participate in the public participation process and will be afforded the opportunity to provide input on the application.
Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.	This is general principle that municipalities need to comply with.	The George Municipality: By-law on Land Use Planning, 2023 contains clear procedures set to inform and empower members of the public. This application will be subjected to these procedures.

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

5.5.3 National Heritage Resources Act, 1999 (Act 25 of 1999)

The existing dwelling house appears on the 1957 aerial photo of the area concerned and is therefore considered to be older than 60 years. As it is intended to convert the current dwelling house into 2 town housing units, the owner of the application erf will refer the proposed building plans for the conversion of the dwelling house into two town housing units to Heritage Western Cape for approval of the building plans in terms of the National Heritage Resources Act, 1999.

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

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

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

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

The compatibility of the development proposal with existing spatial development frameworks is addressed in points 5.5.5 to 5.5.7 of this report.

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

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

5.5.5 Western Cape Provincial Spatial Development Framework (WC PSDF)

5.5.5.1 Introduction

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

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

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

5.5.5.2 Protection of agricultural land

In terms of the WC-PSDF it is indicated that agricultural land must be protected. Erf 67 Pacaltsdorp is zoned Single Residential Zone I and is not used for agricultural purposes. The relevant objective of the WC-PSDF is therefore not relevant to this application.

5.5.5.3 Urban edge

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

Municipality identified an urban edge, and Erf 67 Pacaltsdorp falls within the identified urban edge. As such, the proposed development will not result in "urban sprawl". The proposal therefore meets the requirement of this guideline set out in the WC-PSDF.

5.5.5.4 Densification

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

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

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

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

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

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

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

The option of underdeveloped land that is located within the urban edge of a town and that is targeted for residential redevelopment in terms of an approved spatial development framework has been identified to achieve the increased density and counteract urban sprawl. This specific proposal involves the redevelopment of an erf located within the urban edge of George and targeted for residential densification in terms of the George Spatial Development Framework, 2023 and the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015. This development proposal, which will be developed at an average density of approximately 50.6 units per hectare, will contribute to the fact that the density prescribed by the framework will eventually be achieved and that urban sprawl will be limited.

However, it is important to point out that densification must take place within acceptable areas and that it must not detract from the environment within which the densification is proposed. This development takes place within the urban edge of George as well as in an environment that is targeted for residential densification in terms of the George Spatial Development Framework, 2023 and the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015. The objectives as prescribed in the development framework are therefore achieved with this application.

5.5.5.5 Summary

From the content of point 5.5.5 it seems clear that the application can indeed be considered compatible with the WC-PSDF.

5.5.6 George Spatial Development Framework, 2023 (GSDF)

Erf 67 Pacaltsdorp is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and the framework therefore applies to this application. The erf is

situated in an area indicated for “Densification” on Map 37: “Composite Spatial Development Framework for the George City Area” in the George Spatial Development Framework, 2023 (GSDF).

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 falls under the “60u for 151-350m” category. The application erf is currently developed with a small dwelling house. Under the present zoning (Single Residential Zone I), 3 dwelling units (a dwelling house + second – and third dwellings) could be developed on the erf, which results in a density of ± 5 dwelling units per hectare, which is very low. The proposed rezoning of the application erf will result in 19 dwelling units being developed on the application erf, at a proposed density of 50.6 dwelling units per hectare, which is substantially higher than the present density and in line with the density mentioned in the GSDF. The density proposed in this application is also in line with the density of the new “*Bloukloof*” development on Erf 69 Pacaltsdorp, to the south of the application erf. The proposed density is therefore, considered appropriate for the area concerned.

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

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

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

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

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

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

This strategy should increase the very low density of Pacaltsdorp significantly, even to the desired overall average of 25 dwelling units per hectare. In summary therefore:

- *Blocks of flats and town housing – these high-density residential areas would be allowed in identified areas along Beach Road, around the Pacaltsdorp CBD, as well as adjacent to other business nodes and public open spaces as identified on the structure plan map.*
- *Town housing only (no blocks of flats are allowed here) – identified properties along the bus routes: North Street, East Street and Kloof Street and surrounding newly developed*

business nodes in the expansion area south of Pacaltsdorp. Town housing densities will be allowed at 60 dwelling units per hectare.

- *Group housing would be allowed anywhere in the identified residential areas at densities of 35 dwelling units per hectare.*

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

The application erf is situated in the area indicated for “Medium Density Residential” development in the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015. Being situated on East Street, which forms part of the “Go George” public transportation route, the proposed development, which makes provision for 19 town housing dwelling units on the application erf, is in line with the stipulations in the densification strategy, namely that

*“Town housing only (no blocks of flats are allowed here) – identified properties along the bus routes: North Street, **East Street** and Kloof Street and surrounding newly developed business nodes in the expansion area south of Pacaltsdorp. Town housing densities will be allowed at 60 dwelling units per hectare”.*

The proposal to develop the application erf with town housing units relates to a density of 50.6 dwelling units per hectare, which is compatible with the density aimed at in the mentioned densification strategy and will result in a mix of residential opportunities being available in the area.

As the “*Land use description*” of town housing in the George Integrated Zoning Scheme By-Law, 2017, stipulates, inter alia, that town housing units must be “*planned, designed and built as a harmonious architectural entity*”, the proposed town housing development will be subject to control over the aesthetic quality of the proposed development, thus ensuring that it contributes to the ambiance of the surrounding area.

The application erf is situated in an area designated for “Medium Density Residential” development in the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015. The proposed development of 19 dwelling units on the erf, relates to a density of 50.6

dwelling units per hectare. This density is therefore, in line with the density aimed at in Section 9.4 “*Densification in built-up area*” in the Local Spatial Development Framework, where it is stated that:

*“Town housing only (no blocks of flats are allowed here) – identified properties along the bus routes: North Street, **East Street** and Kloof Street and surrounding newly developed business nodes in the expansion area south of Pacaltsdorp. Town housing densities will be allowed at 60 dwelling units per hectare”.*

It is, therefore, clear that the proposed use of the application erf for town housing development, and the proposed density of 50.6 dwelling units per hectare, are in line with the proposals for the area concerned, as stipulated in the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015.

With reference to the application to deviate from the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework Plan (CBD), by the omission of the undeveloped proposed road portion on the northern boundary of Erf 67 Pacaltsdorp, attention is drawn to the following:

Several new roads which were proposed in the Pacaltsdorp CBD through the old “Block Plans” were retained in the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework Plan (CBD). In point 9.11.8 “Block plans in CBD” on page 56 of the LSDF, it is indicated that sections of the roads on the plan can be “*re-aligned*” through planning.

All the existing erven in the vicinity of the application erf have direct access to a public street, except Erf 65 Pacaltsdorp, which is located adjacent and to the east of the application erf. In terms of the Block Plan proposal, access from East Street to Erf 65 Pacaltsdorp is to be provided via a new public street along the northern boundary of Erf 69 Pacaltsdorp, which will link into a new public street to be provided along the eastern boundaries of Erf 69 Pacaltsdorp, Erf 68 Pacaltsdorp and Erf 67 Pacaltsdorp.

Provision for these mentioned access streets have already been made in the approved subdivision plan in respect of Erf 65 Pacaltsdorp, as well as the approved subdivision plan in respect of the “*Bloukloof*” development, currently being constructed on Erf 69 Pacaltsdorp. As indicated in point 1 of this motivation report and on the proposed subdivision plan, attached

hereto as **Annexure “A”**, provision is also made in this application for the proposed public street along the eastern boundary of Erf 67 Pacaltsdorp. The following photo, which was taken southwards, close to the eastern boundary of the application erf, shows the area where the proposed road will be situated.



It can, therefore, be construed that the proposed short cul de sac along the eastern portion of the northern boundary of Erf 67 Pacaltsdorp is not required and can be omitted, for the following reasons:

- Erf 66 Pacaltsdorp, which is situated to the north of the application erf, has direct access from East Street;
- the street portion is not required in the development proposal of the application erf (refer to the proposed site plan, attached hereto as **Annexure “D”**); and
- the planning in respect of the street access to Erf 65 Pacaltsdorp, as described earlier, is in place.

From the contents of this point, the proposal can be regarded as being in keeping, and compatible with the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015 and the proposed development can, therefore, be allowed on the application erf.

5.5.8 George Integrated Zoning Scheme By-Law, 2023

Erf 67 Pacaltsdorp is zoned Single Residential Zone I in terms of the George Integrated Zoning Scheme By-Law, 2023. In terms of this zoning, the erf may be used for the purposes of 3 dwelling units (a dwelling house plus a second dwelling and a third dwelling), which results in a density of ± 5 dwelling units per hectare. The owner intends to develop the consolidated application erf with 19 town housing erven.

To enable the application erf to be developed in accordance with the development proposal, the erf will have to be rezoned to Subdivisional Area and the Subdivisional Area will then have to be subdivided into 1 General Residential Zone III erf and 1 Transport Zone II erf.

The objective of the “General Residential Zone III” use zone is described as follows in the Land Use Table in Schedule 1 of the George Integrated Zoning Scheme By-Law, 2023:

“The objective of this zone is to encourage residential development of a greater density than for General Residential Zone II, while retaining the emphasis on design coordination and a modest scale in terms of height. This zone has particular location requirements, such as proximity to transport and amenities, and should not be randomly located without due consideration of the availability of open space and community facilities. Town housing may be located in and around central business areas, near high density nodes and along activity axis such as railway lines and main traffic routes, where flats are often found.”

The application erf is situated in an area which is indicated for “Medium Density Residential” development and is situated in proximity to a proposed business node to the south of Mission Street, the public transportation route on East Street and the public open space which starts to the north-west of the application erf and stretches southwards towards the municipal complex in Mission Street. The proposed use of the application erf for town housing purposes, therefore,

conforms with the objective of General Residential Zone III, which, inter alia, states as follows in respect of town housing:

“This zone has particular location requirements, such as proximity to transport and amenities, and should not be randomly located without due consideration of the availability of open space and community facilities.”

In terms of Schedule II of the mentioned By-Law, the Land use description of “town housing” reads as follows:

““town housing” means a row or group of linked or attached dwelling units, planned, designed and built as a harmonious architectural entity of which every dwelling unit has a ground floor and which dwelling units may be subdivided cadastrally.”

As indicated on the proposed site plan, attached hereto as **Annexure “D”**, the proposed development complies with the land use description.

The following development parameters are applicable to town housing development:

Development Parameter	Description	Adherence
Design principles	All buildings and structures must be planned, designed and built as a harmonious architectural entity and special attention must be given to aesthetics, architectural coordination, urban design and landscaping.	Adhered to.
Density	The maximum gross density on a group housing site is 60 dwelling units per hectare.	The proposed density of 50.6 dwelling units per hectare is within the norm of 60 dwelling units per hectare.
Coverage	60%	Adhered to.

Height	The height of dwelling units may not exceed 6,5 metres to the wall plate and 8,5 metres to the ridge of the roof.	Adhered to.
Open space	Functional open space must be provided at the following ratio: 5 to 20 dwelling units: 24m ² per dwelling unit.	Adhered to.
Building lines along the perimeter of a town housing site	Public street boundary building line: 3 metres. Side and rear boundary building lines: 1.5 metres.	Adhered to.
Building lines within a town housing site	Internal roads: 0 metres, provided that garage doors facing the road must be 5 metres from the kerb of the road. Side and rear boundary building lines: 0 metres unless a building line is required for firefighting purposes.	Adhered to.
Parking and access	Normal Areas: 1.25 Parking bays per unit with 2 habitable rooms or less, 1.75 parking bays per unit with 3 habitable rooms or more, for residents, plus 0,25 bays per unit for visitors. PT1 areas: 1 bay per dwelling unit. 0.25 bays/unit for visitors	Permanent departure applied for. The provision of parking is discussed in point 5.10 of this motivation report.
Site development plan	Must be provided.	Will be provided.
Service yard and refuse room	Must be provided.	Provided.

5.5.9 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 67 Pacaltsdorp was scrutinised, and it was found that it contains no conditions prohibiting the rezoning and subdivision as proposed.

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

5.5.10 Conclusion

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

5.6 Compatibility of the proposal with the character of the area

The application erf is situated to the north-east of the proposed Pacaltsdorp CBD. The erf is also situated on the “Go George” public transportation route in East Street and east of the public open space which stretches from East Street northwards to the municipal complex in Mission Street. The surrounding area is currently characterized by very low residential densities. The application erf is indicated for “Medium Density Residential” development in the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015 being situated south of the proposed Pacaltsdorp CBD.

The owner intends to develop 19 town housing dwelling units on the application erf. The proposed density of 50.6 dwelling units per hectare is within the norm of 60 dwelling units per hectare in respect of town housing development. The proposed use of the application erf for town housing purposes, therefore, conforms with the objective of General Residential Zone III, which indicates that town housing

“..... has particular location requirements, such as proximity to transport and amenities, and should not be randomly located without due consideration of the availability of open space and community facilities. Town housing may be located in and around central business areas, near

high density nodes and along activity axis such as railway lines and main traffic routes, where flats are often found.”

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

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

The application erf is situated within the Urban Edge of George and as indicated on the following aerial photo, was overgrown with veld grass, with a few trees in the north-western corner, in proximity to the existing dwelling house.



As indicated on the photo in point 5.2.3 of this motivation report, the erf is currently a construction site and most of the grass has been removed.

There are no conservation worthy natural environmental elements situated on the application erf. The natural environment on the erf will, therefore, not be disturbed by the proposed

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

5.8 Potential of the property

Erf 67 Pacaltsdorp is zoned Single Residential Zone I in terms of the George Integrated Zoning Scheme By-Law, 2023. In terms of this zoning, the erf may be used for the purposes of 3 dwelling units (a dwelling house plus a second dwelling and a third dwelling).

The application erf is situated near the Pacaltsdorp CBD and the “Go George” public transportation route in East Street and is indicated for “Medium Density Residential” development in the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework. As indicated in point 5.5.8 of this motivation report, the proposed use of the application erf for town housing purposes conforms with the objective of General Residential Zone III and the proposed density of 50.6 dwelling units per hectare is within the norm of 60 dwelling units per hectare in respect of town housing development.

The rezoning and subdivision of the application erf, as proposed in this application, will therefore result in the erf being utilized at its maximum potential.

5.9 Access to the property

The application erf is situated south of North Street and east of East Street, in Oudorp, Pacaltsdorp. The erf is easily accessible from both the Pacaltsdorp and George CBD. The accessibility of the erf is enhanced by the fact that it is situated on the “Go George” public transport route, in East Street.

As indicated on the proposed site plan, attached hereto as **Annexure “D”**, the proposed town housing dwelling units gain access from East Street via a single, 6.0 metres wide, private internal access road (cul de sac). There is good visibility in both directions into East Street from the proposed access point and a stacking distance of 12 meter is provided at the entrance gate.

5.10 Provision of parking

The parking requirements applicable to different land uses are set out in a table in Section 42 of the George Integrated Zoning Scheme By-Law, 2023. In terms of the By-law 1.25 parking bays per unit are required for units with 2 habitable rooms or less and 1.75 parking bays per unit for units with 3 habitable rooms or more whilst 0.25 bays per unit needs to be provided for visitors. At 2.0 parking bays per unit in respect of the 19 units with 3 habitable rooms, the proposed development will, therefore, require 38 parking bays.

As indicated on the proposed site plan attached hereto as **Annexure “D”**, 32 paved open parking bays will be provided within the proposed development, which is 6 parking bays less than the total required number of parking bays. As indicated on the proposed site plan, attached hereto as **Annexure “D”**, tandem parking bays are provided. In terms of Section 46(1)(d) of the George Integrated Zoning Scheme By-law, 2023, a tandem parking bay is regarded as two bays in General Residential Zone III. The provision of tandem parking bays as proposed in this application can therefore be accepted.

The provision of on-site parking therefore, does not conform with the requirement for on-site parking as set out in the George Integrated Zoning Scheme By-Law, 2023. Application is, therefore, also made for a permanent departure from the parking requirement. The provision of parking is discussed in more detail in point 6.7 of this motivation report.

5.11 Provision of services

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

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

6. DESIRABILITY OF THE APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF PARKING REQUIREMENT) IN RESPECT OF ERF 67 PACALTSDORP

6.1 Introduction

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

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

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

6.2 Existing planning in the area

The application erf is situated to the north-east of the proposed Pacaltsdorp CBD. The erf is also situated on the “Go George” public transportation route in East Street and east of the public open space which stretches from East Street northwards to the municipal complex in Mission Street. The surrounding area is currently characterized by very low residential densities. The application erf is indicated for “Medium Density Residential” development in the Pacaltsdorp / Hans Moes

Kraal Local Spatial Development Framework, being situated south of the proposed Pacaltsdorp CBD.

The proposed relaxation of the parking requirement is in line with the stipulation in the George Integrated Zoning Scheme By-Law, 2023, for areas within walking distance of the public transportation service. The permanent departure, as proposed in this application, will, therefore, not establish an undesirable precedent and can be accommodated within the existing planning of the area concerned.

6.3 Impact on schools, open spaces and other community facilities

The proposed permanent departure will not result in an increase in the number of inhabitants of the proposed town housing beyond that which is normally associated with such a development. As such, the permanent departure as applied for, will not have a direct impact on schools, open spaces and other community facilities in the area. This aspect is, therefore, not relevant to this application.

6.4 Impact on sunlight, view and privacy

The proposed relaxation of the parking requirement will reduce the number of open parking bays and as such, can have no negative impact on sunlight, view or privacy in respect of the adjacent erven.

6.5 Impact on streetscape

The photo in point 5.2.1 of this motivation report indicates the current East Street elevation of the application erf.

The existing dwelling house will be converted into 2 town house units. The side elevation of the proposed town housing units will front towards the street, and the proposed buildings will be located approximately 25.0 metres from the street boundary. The proposed parking bays will be situated behind the security wall on the street boundary and will not be visible from the street.

The proposed permanent departure will, therefore, have no impact on the streetscape of the application property.

6.6 Impact on property values

As indicated in the previous points, the proposed open parking bays in respect of which the permanent departure is required, will not have a negative impact on any of the surrounding properties. The development of the erf as described in this application report represents a substantial capital investment in the erf by the owner.

The value of surrounding properties can, therefore, not be negatively impacted upon by the permanent departure as proposed in this application.

6.7 Impact on provision of parking

The parking requirements applicable to different land uses are set out in a table entitled “Minimum off-street parking requirements” in Section 42 of the George Integrated Zoning Scheme By-Law, 2023. In respect of town housing dwelling units, it is required that 1.75 bays per dwelling unit with 3 or more habitable rooms, plus 0.25 bays per unit for visitors (2 parking bays per unit) and 1.25 bays per dwelling unit with 2 habitable rooms or less, plus 0.25 bays per dwelling unit for visitors (1.5 parking bays per unit) must be provided in respect of “normal” areas. As the proposed town housing development will consist of 19 dwelling units, each consisting, inter alia, of 2 bedrooms and a lounge (3 “habitable rooms”), 38 parking bays must, therefore, be provided in respect of the proposal.

As indicated on the proposed site layout plan attached hereto as **Annexure “D”**, 32 parking bays will be provided on the erf, which equates to 1.7 parking bays per unit. The provision of parking does, therefore, not conform with the requirement for “normal” areas, as set out in the George Integrated Zoning Scheme By-Law, 2023.

Application is therefore made for a permanent departure from the parking requirement applicable to “town housing” in Section 42(2) of the George Integrated Zoning Scheme 2023, from 2 parking

bays per unit, to 1.7 parking bays per unit, to allow the parking bays as indicated on the proposed site plan.

In this regard the following aspects should be considered:

- In the table “Minimum off-street parking requirements” in Section 42 of the George Integrated Zoning Scheme By-Law, 2023, different parking requirements, which vary according to the area where the application erf is situated, are proposed. The table refers to “*Normal Areas, PT1 Areas and PT2 Areas*”, with “*PT*” referring to “*Public Transport*”. The philosophy behind the differentiation in parking requirement in the table is that the larger the availability of public *transport*, the lower the parking requirement. It is indicated that the “*PT1 Areas and PT2 Areas*” must be indicated on the zoning map accompanying the By-Law. The plan indicating the areas is not available yet. The differentiated parking requirements can, therefore, not be implemented without a specific application for relaxation of the parking requirement. It has, however, been indicated by officials responsible for the determination of the parking requirements that it is generally accepted that the “*PT1*” parking requirements apply along bus routes. In terms of the “*PT1*” parking requirements, 1.25 parking bays per dwelling unit with **3** or more habitable rooms may be provided, plus 0.25 bays per unit for visitors. A total of 1.5 parking bays per unit is therefore, required. As 19 town house units will be developed on the application erf, 28.5 parking bays will be required in terms of the PT1 requirement. As indicated on the proposed site plan, attached hereto as **Annexure “D”**, 32 parking bays will be provided, which is more than required in a “PT1” area.
- The application erf is situated in East Street. The application erf is thus situated on one of the main routes of the “Go George” public transportation service. It is therefore clear that the locality of the application erf conforms with the requirement to be considered being situated within a “PT1” area and that the parking ratio of 1.5 parking bays per unit can be applied in respect of the proposed development.
- The purpose of a public transportation service is to curb the use of private vehicles, which will result in optimal use of the public transportation service. By lowering the parking requirement, the public is encouraged to use public transport. The relaxation of the parking

requirement, therefore, has a direct impact on the success of the public transportation service. Due to the locality of the application erf, any owner / tenant can conveniently use the public transportation service to access the required facilities.

- The fact that the application erf is located on the route of the “Go George” public transportation service along East Street, will enhance the accessibility to areas which are not within walking distance of the application erf, such as the CBD and Garden Route Mall development area. This fact also creates the opportunity to relax the parking requirement on the application erf.
- Due to the location of the application erf on the mentioned transportation route, the erf is also easily accessible to general labourers in the complex.

In view of the above, it is argued that there is no reason why the application for the permanent departure cannot be approved.

6.8 Impact on traffic circulation

As indicated on the proposed site plan, attached hereto as **Annexure “D”**, the application erf is to be enclosed on the East Street side by means of a security wall with a security gate giving access to the erf. Sufficient stacking space is provided on the street side of the gate and there is good visibility in both directions into East Street from the access point, and on-site parking is provided.

The permanent departure as applied for in this application can have no negative impact on the traffic circulation in East Street.

6.9 Provision of services

Provision of Municipal services have been discussed in point 5.11 of this motivation report. Existing municipal services are available to the application property. Should any upgrade or extension of services be required because of this application, this will be at cost of the developer and to the satisfaction of the municipality. The proposal will thus not result in infrastructure costs

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

6.10 Firefighting

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

7. CONCLUSION

Application is made in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Erf 67 Pacaltsdorp from Single Residential Zone I to Subdivisional Area.

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

Application is further made to deviate from the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework Plan (CBD), by the omission of the undeveloped proposed road portion on the northern boundary of Erf 67 Pacaltsdorp.

Finally, application is made in terms of Section 15(2)(b) of the land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the parking requirement applicable to Town housing, from 2.0 parking bays per unit to 1.7 parking bays per unit.

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

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

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

ANNEXURE "A" – PROPOSED SUBDIVISION PLAN

7351

4225

RE/66

5m

1.5 metre building line

Portion A
(±3 758m²)

3 metre building line

1.5 metre building line

5m

5m

Remainder (±1 64m²)

5m

5m

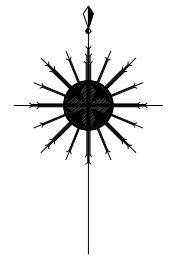
EAST STREET

100

68

**APPLICATION FOR REZONING AND SUBDIVISION OF
ERF 67 PACALTSDBOP**

1. Application is made in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of Erf 67 Pacaltsdorp from Single Residential Zone I to a Subdivisional Area consisting of 1 General Residential Zone III erf and 1 Transport Zone II erf.
2. Application is made in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 for the subdivision of Subdivisional Area in 1 General Residential Zone I erven (Portion A) and 1 Transport Zone I erf (Remainder)



REVISION	DATE	DESCRIPTION	BY
1	2025-08-01	Initial drawing	JV

DESCRIPTION: Subdivision plan

Subdivision plan

Erf 67 Pacaltsdorp



SCALE: NTS

PLANNED BY: JV	PLAN NO. 67/1
DRAWN BY: JV	REV NO. Erf 180 Pacaltsdorp
DATE August 2025	NAME Subdivision plan

ALL MEASUREMENTS APPROXIMATE
ALLE AFMETINGS BY BENADERING

KOPIEREG VOORBEHOU / COPY RIGHT RESERVED

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	LR & K Fortuin Familietrust IT213/2024(C)		
Address	4 George Street		
	Blanco	Postal code	6529
E-mail	lio@hilbert.co.za		
Tel	N/a	Fax	N/a
		Cell	0722221034

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

Property Description	Erf 67 Pacaltsdorp
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[Erf / Erven / Portion(s) and Farm number(s), allotment area.]							
Physical Address	East Street, Pacaltsdorp						
GPS Coordinates				Town/City	George		
Current Zoning	Single Residential Zone I	Extent	3 922m²	Are there existing buildings?	Y	N	
Current Land Use	Residential						
Title Deed number & date	T24277/2024						
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).				
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).				
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?				
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?				
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use?	Y	N		
Are there any pending court case / order relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?	Y	N		
PART D: PRE-APPLICATION CONSULTATION							
Has there been any pre-application consultation?	Y	N	If Yes, please complete the information below and attach the minutes.				

Official's name	Ilané Huyser & Robert Janse van Rensburg	Reference number	3502982	Date of consultation	4 December 2024
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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:

- An application in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Erf 67 Pacaltsdorp from Single Residential Zone I to Subdivisional Area to allow for a development comprising of 1 General Residential Zone III erf (Town Housing) and 1 Transport Zone II erf (public street).**
- An application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into a Portion A (±3 758m²) General Residential Zone III and a Remainder (±164m²) Transport Zone II.**
- An application to deviate from the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework Plan (CBD), 2015 by the omission of the undeveloped proposed road portion on the northern boundary of Erf 67 Pacaltsdorp.**
- An application in terms of Section 15(2)(b) of the land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the parking requirement applicable to Town housing, stipulated in the table entitled "Minimum off-street parking requirements" in Section 42(2) of the George Integrated Zoning Scheme, 2023 from 2.0 parking bays per unit to 1.7 parking bays per unit.**

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

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

Is the following compulsory information attached?

Y	N	Completed application form	Y	N	Pre-application Checklist (where applicable)
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Y	N	Power of Attorney / Owner's consent if applicant is not owner		Y	N	Bondholder's consent	
Y	N	Motivation report / letter		Y	N	Proof of payment of fees	
Y	N	Full copy of the Title Deed		Y	N	S.G. noting sheet extract / Erf diagram / General Plan	
Y	N	Locality Plan		Y	N	Site layout plan	
Minimum and additional requirements:							
Y	N	N/A	Conveyancer's Certificate	Y	N	N/A	Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A	Phasing Plan
Y	N	N/A	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
Y	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)
PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION							
Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)		Y	N/A	Specific Environmental Management Act(s) (SEMA)	
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)		Y	N/A	(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),	
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)					

Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)				National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations				
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)		Y	N/A	Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A				
Y	N	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:

18 August 2025

Full name:

Johannes George Vrolijk

Professional capacity:

Professional Town Planner

SACPLAN Reg. Nr:

A/1386/2010

ANNEXURE “C” - PRE-APPLICATION CONSULTATION FORM

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

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

PART A: PARTICULARS

Reference number: **Collab no. 3502982**

Purpose of consultation: **To obtain municipal comments with regards an application for the rezoning of Erf 67 Pacaltsdorp.**

Brief proposal: **Application will be made for the rezoning of Erf 67 Pacaltsdorp from Single Residential Zone I to General Residential Zone III to allow for the erf to be developed with 19 townhouses.**

Property(ies) description: **Erf 67 Pacaltsdorp**

Date: **28 November 2024**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilane Huyser	George Municipality	0448019477	ihuyser@george.gov.za
Official	Robert Janse van Rensburg	George Municipality	0448019477	rhjansevanrensbrug@george.gov.za
Pre-applicant	Jan Vrolijk	Jan Vrolijk Town Planners	044 873 3011 082 464 7871	janvrolijk@jvtownplanner.co.za

Documentation provided for discussion:

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

Locality plan

Proposed development plan

Title Deed

SG Diagram

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

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

YES	NO
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Development proposal

It is the intention to develop the erf with 17 new townhouses and to convert the existing dwelling house into 2 townhouses as indicated on the attached development plan.

The proposed development will comply with all the development parameters applicable to a Residential Zone III zoning.

Proposed application

An application will have to be submitted in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of Erf 11 Pacaltsdorp from Single Residential Zone I to General Residential Zone III (19 townhouses).

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

(Workflow)



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

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

TOTAL APPLICATION FEE* (VAT excluded):	To be confirmed
---	-----------------

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

SECTION B:

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			George Spatial Development Framework, 2023 and Pacaltsdorp / Hansmoeskraal LSDF, 2015	To be determined
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X	Conveyancer Certificate to confirm
Any other Municipal by-law that may be relevant to application? (If yes, specify)			X	
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? George Integrated Zoning Scheme By-law, 2023 What is the current zoning of the property? Single Residential Zone I What is the proposed zoning of the property? General Residential Zone III Does the proposal fall within the provisions/parameters of the zoning scheme? Yes Are additional applications required to deviate from the zoning scheme? (if yes, specify) TBD				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?			X	

Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?			X	
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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

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

SECTION D:

SERVICE REQUIREMENTS

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			X	Directorate: Electro-technical Services
Water supply:			X	Directorate: Civil Engineering Services
Sewerage and waste water:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil

				Engineering Services
Road network:			X	Directorate: Civil Engineering Services
Telecommunication services:			X	
Other services required? Please specify.			X	
Development charges:			X	

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

COMPULSORY INFORMATION REQUIRED:

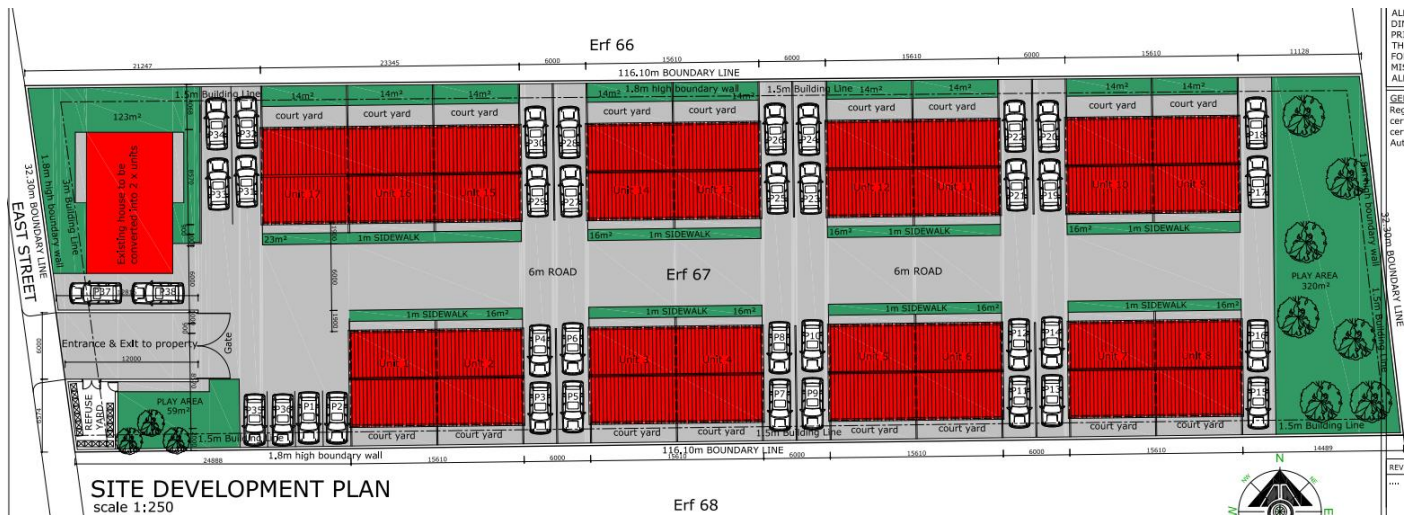
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent (Conveyancer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

MINIMUM AND ADDITIONAL REQUIREMENTS:

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

PART E: DISCUSSION

The pre application meeting dated 4 December 2024 refers. The proposed plan represented at the meeting is illustrated below:



Town Planning

- in terms of LSDF the property is located in a medium residential density area.
- The LSDF stated that *“Further away from the high density Pacaltsdorp CBD the most appropriate locality for higher density living is close or adjacent to the public transport routes or main distributors. The higher density living adjacent to these public transport routes would be in the form of “town housing” or developments between 35 and 60 dwelling units per hectare. The rest of the residential areas would be densified with infill on available pockets and redevelopment of areas. The density would be limited to “group housing” or developments up to 35 dwelling units per hectare”.*
- Need to address compliance with MSDF, LSDF, SPLUMA, Zoning Scheme etc.
- The property is located in the Heritage Precinct and design must reflect the character set out in the Heritage Precinct Guidelines.
- The dwelling in front has heritage significance, therefore Heritage Western Cape permit/comments are required.
- Parking requirements to be shown and illustrated on plan. It seems that some parking bays are not feasible in terms of current site layout provided.
- Need to take cognizance of the development parameters as per the zoning scheme.
- To note that functional open space to be indicated on plan.
- TIA and service reports may be required from CES.

CES

- To confirm with CES.

ETS

- Electrical services report required. DC's applicable.

PART F: SUMMARY / WAY FORWARD

Refer to comments in section E. Based on the comments it is recommended that the layout be reconsidered.

OFFICIAL: **Robert Janse van Rensburg**

Town Planner

PRE-APPLICANT: **Johannes George Vrolijk**

(FULL NAME)

SIGNED: _____



SIGNED: _____



DATE: _____ **9 December 2024** _____

DATE: **28 November 2024**

OFFICIAL: **Ilané Huyser**

(Senior Town Planner)

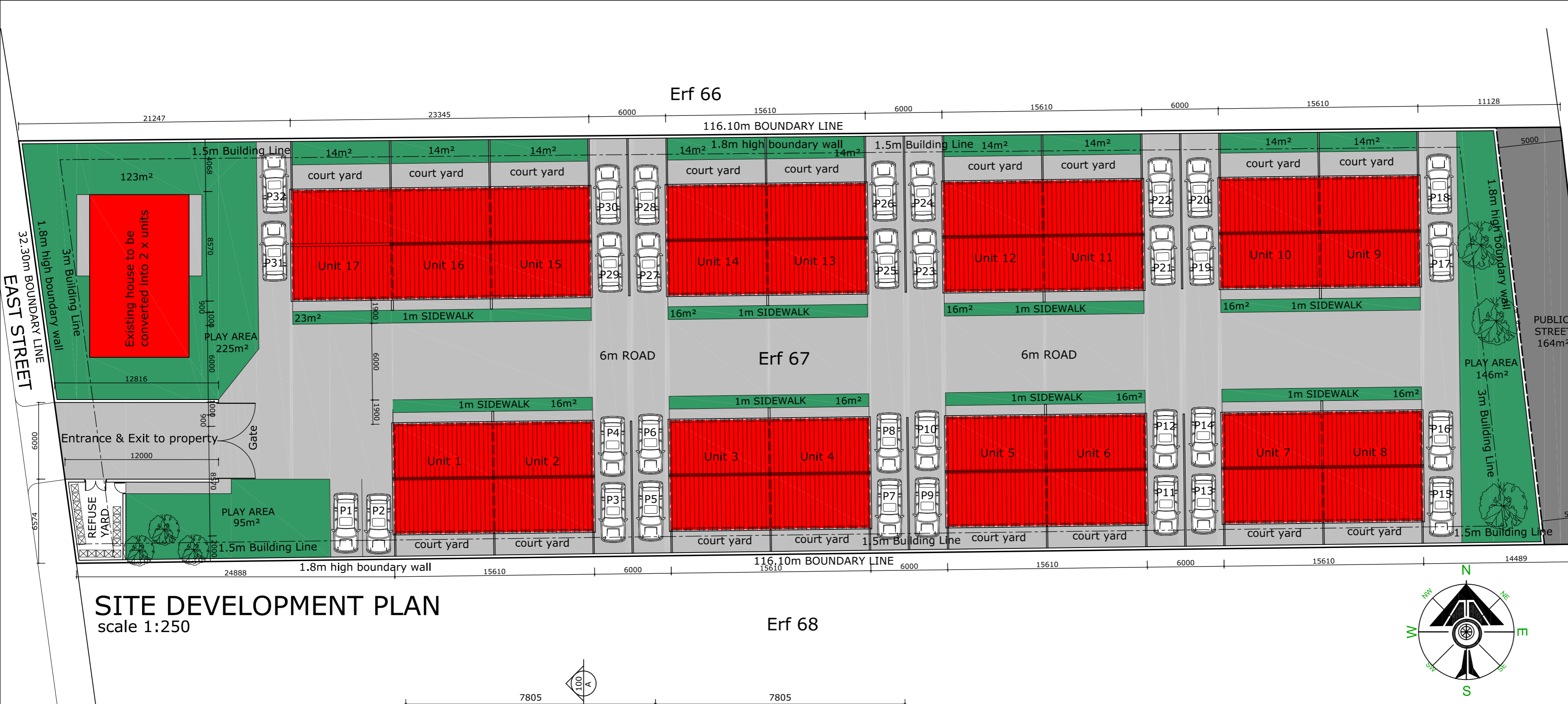


SIGNED: _____

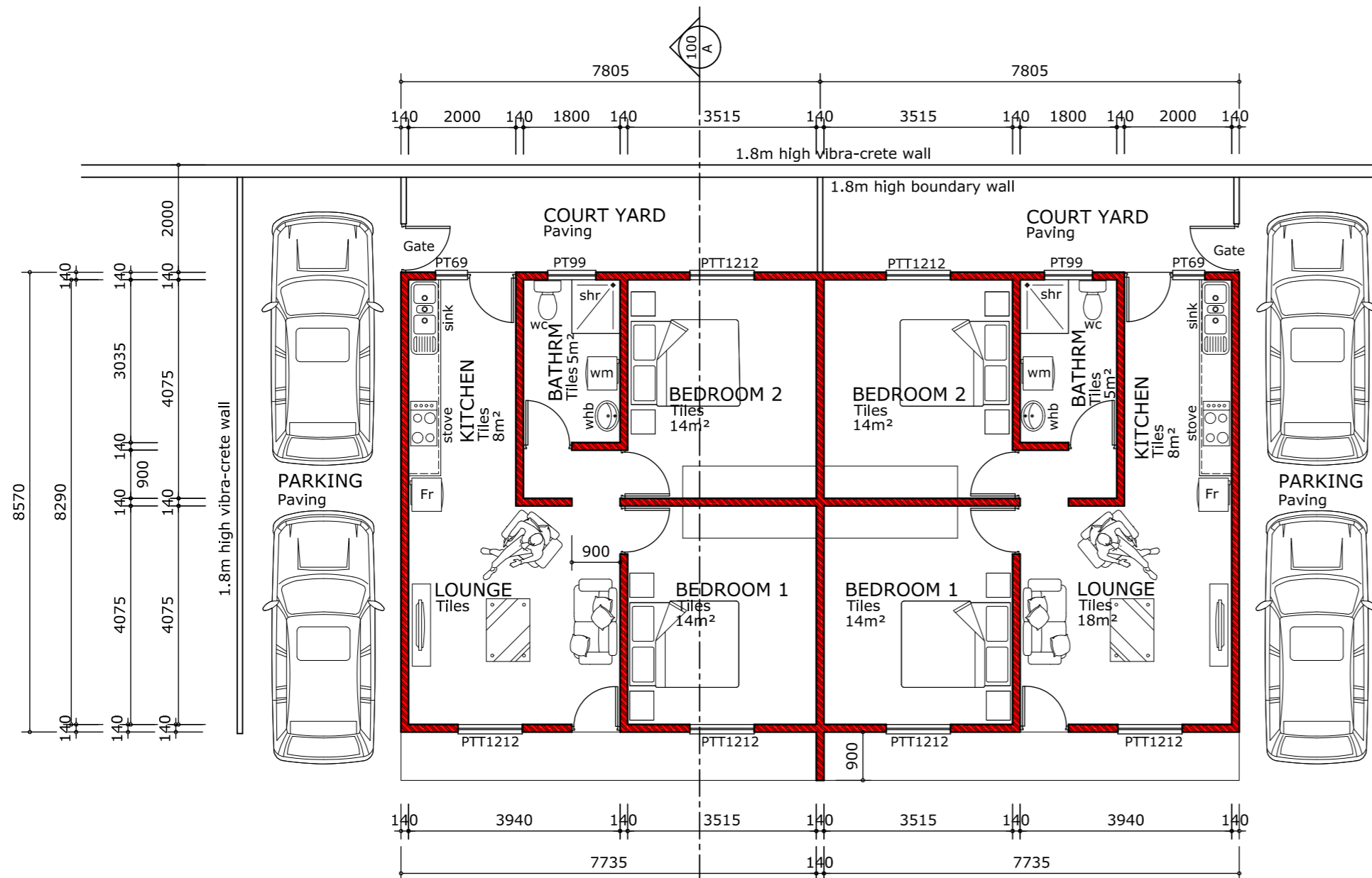
DATE: _____ **09.12.2024** _____

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

ANNEXURE “D” - PROPOSED SITE PLAN AND BUILDING PLAN

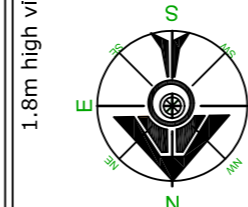


SITE DEVELOPMENT PLAN
scale 1:250



FLOOR PLAN
scale 1:100

1.8m high vibra-crete wall



- DRAINAGE INSTALLATION**
- Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
 - Drainage installation to comply with SANS 10400 Part P.
 - Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
 - Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).

Areas:

Area of erf:	3950m ²
Area of Unit:	66m ²
Area of public street:	164m ²

PARKING:

1.5 parking per unit. (19 units)

Parking required @ PT1 = 29 parking bays

Parking provided = 32 parking bays

PROPOSED UNITS

GREEN AREA (Soft landscaping) 737m ²	
PAVING AREA (Hard landscaping)	
PUBLIC STREET (164m ²)	

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.

REVISIONS

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

JH 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: **LIONEL FORTUIN**

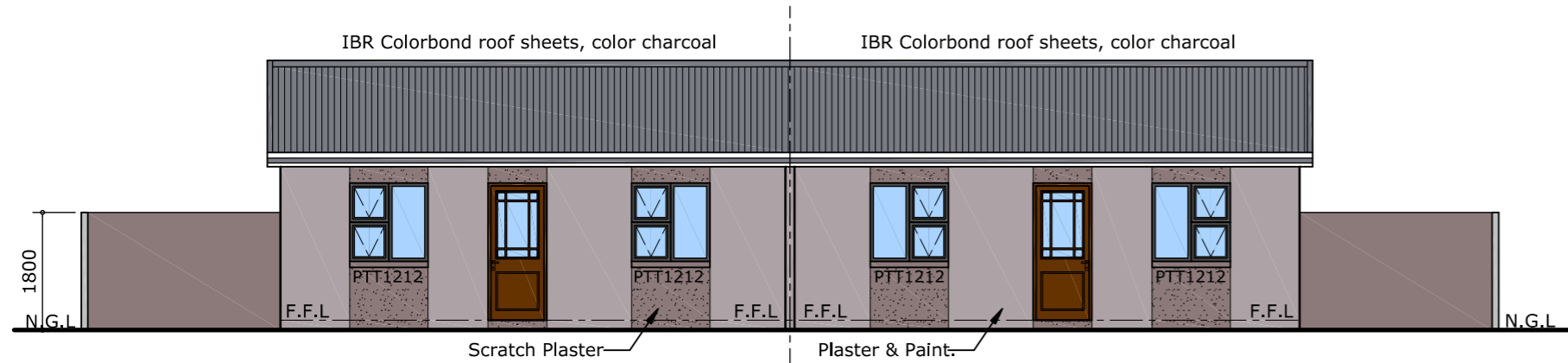
PROJECT:
**PROPOSED UNITS ON ERF 67,
EAST STREET, PACALTSDORP.**

DRAWING:
FLOOR PLAN & SITE PLAN.

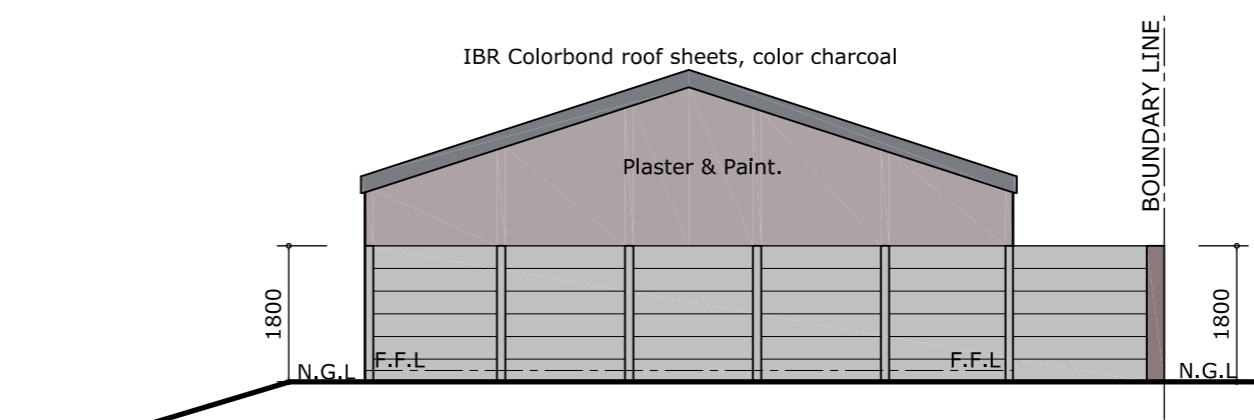
SCALE: 1:100/1:200	DATE: 18 AUG. 2025
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DRAWN: DJM	CHECKED: JCVH
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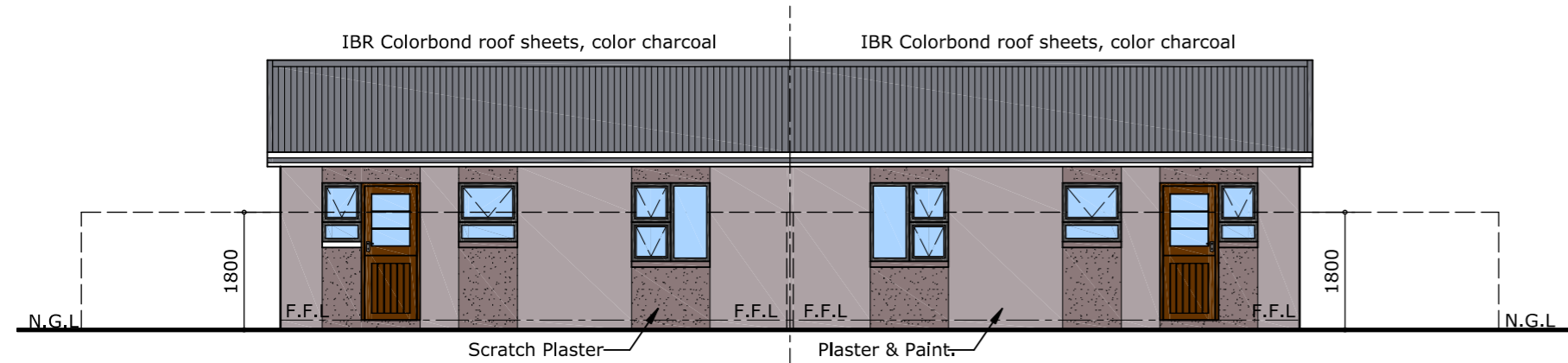
DRAWING NO. DJM 47-2023	SHEETS 1 OF 2
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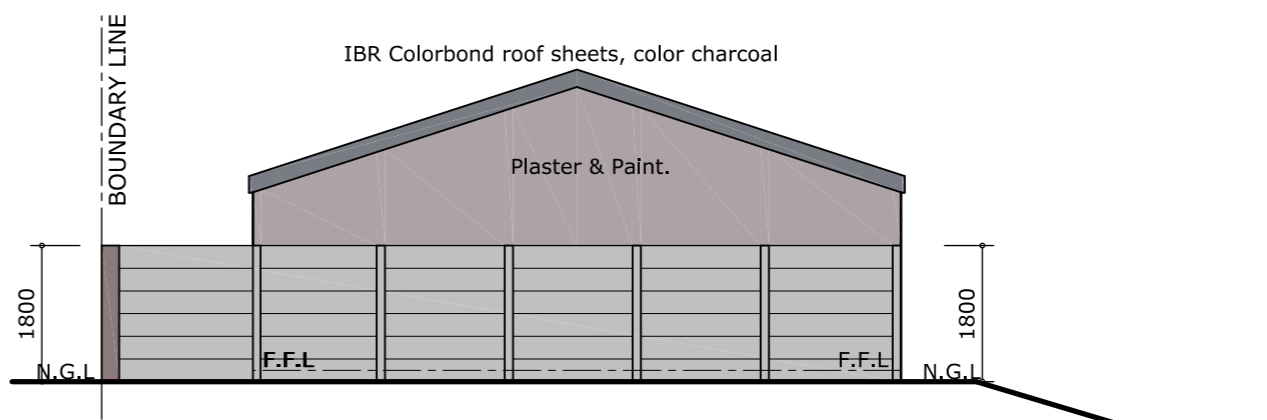
FRONT ELEVATION
scale 1:100



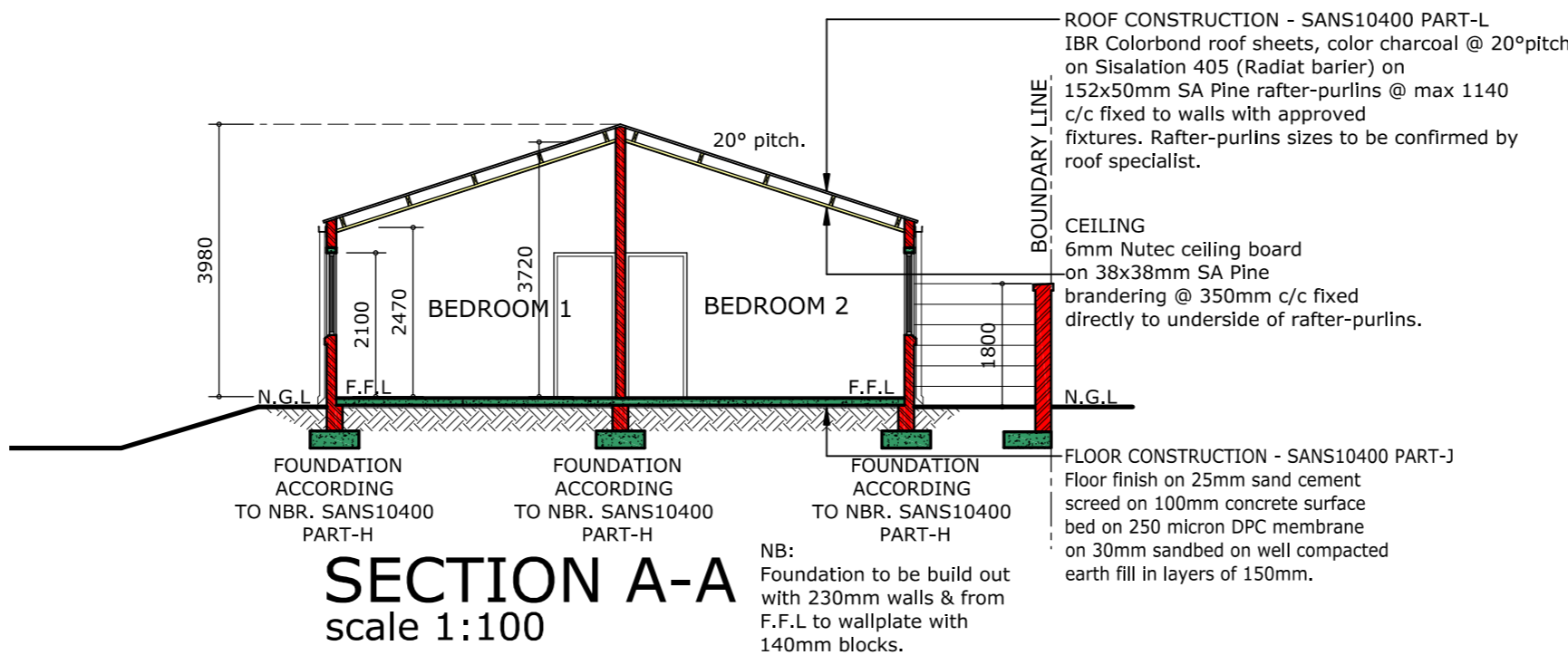
SIDE ELEVATION
scale 1:100



BACK ELEVATION
scale 1:100



SIDE ELEVATION
scale 1:100



SECTION A-A
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 RESPONSIBILTY 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.

REVISIONS

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



ARCHITECTURE
ND ARCHITECTURE - SACAP reg: PrSArchT

In association with



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

CLIENT:
LIONEL FORTUIN

PROJECT:
PROPOSED UNITS ON ERF 67,
EAST STREET, PACALTSDORP.

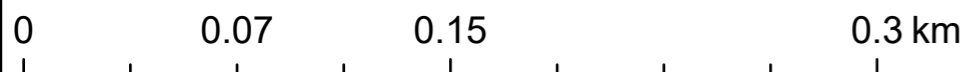
DRAWING:
ELEVATIONS & SECTION

SCALE: 1:100/1:200
DATE: 18 AUG. 2025

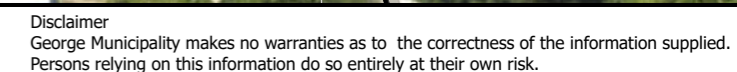
DRAWN: DJM
CHECKED: JCVH

DRAWING NO. DJM 47-2023
SHEETS 2 OF 2

ANNEXURE "E" - LOCALITY PLAN



Scale: 1:2,658

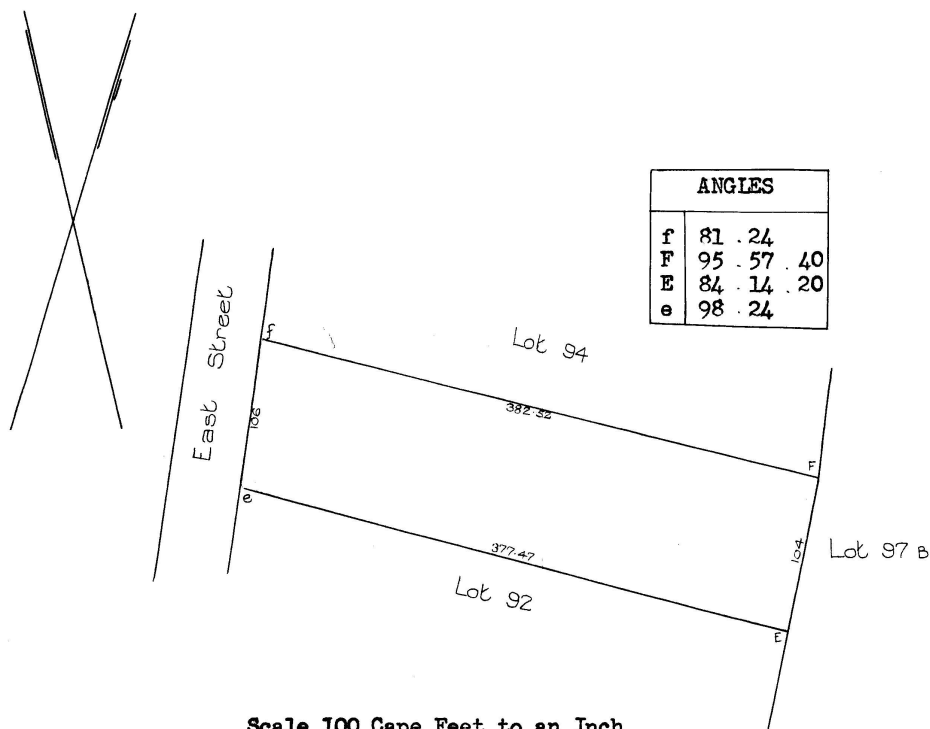


George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.

ANNEXURE “F” – SURVEYOR GENERAL DIAGRAM

P A C A L T S D O R P

The Numerical Data of this Diagram are sufficiently consistent
(Sgd.) L. Marquard
S.C. Dem. No. 2419/1876 Examiner of Diagrams



* NOW ERF NO. 67 PACALTS DORP

The above Diagram, bordered yellow, represents 274 square Rods
114 square Feet of land, * being Lot No.93 of the Missionary
Institution of Pacaltsdorp, situate in the Division of George.

Bounded	North	by	Lot 94
	South	"	Lot 92
	East	"	Lot 97 B
	West	"	East Street

Framed from actual Survey

(Sgd.) J.A.Thwaites
Government Surveyor

Copied from the diagram relating to
- Geo.F.17 - 25
.....Title Deed No.
dated.....8th August, 1879.....in favour of
Kobus October
.....
.....
.....
.....for SURVEYOR-GENERAL,
CAPE TOWN.
21 AUG 1951

AL-1BB/V4.

NAGESIEN *dx* 5/1/61
GEGEWENS NAGESIEN

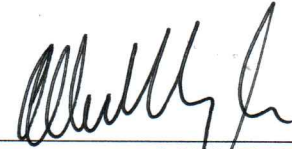
67
M.R.

ANNEXURE "G" - TITLE DEED

250

Brand & van der Bergh Attorneys
126 Cradock Street, George, 6530

Prepared by me



CONVEYANCER
ABRAHAM VLOK VAN DER BERGH (LPC
M84847)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 800 000,00	R. 1196,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T 000024277 / 2024

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

DE WAAL ESTERHUYSE (LPC M78531)

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

- ✓ **STANLEY JAMES FORTUIN**
- ✓ **Identity Number 3909055070089**
- ✓ **and**
- ✓ **VIRGINIA MAUREEN FORTUIN**
- ✓ **Identity Number 4011010067083**
- ✓ **Married in community of property to each other**



which said Power of Attorney was signed at George on 8 March 2024

And the appearer declared that his/her said principal had, on 28 February 2024, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**The Trustees for the time being of LR & K FORTUIN FAMILIETRUST
IT213/2024(C)**

its Successors in Office or assigns, in full and free property

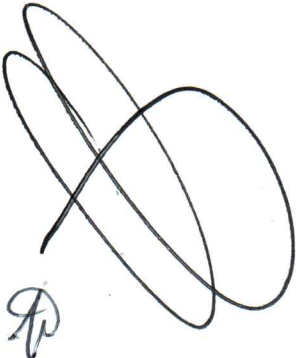
ERF 67 PACALTSDORP, IN THE MUNICIPALITY AND DIVISION OF
GEORGE, PROVINCE WESTERN CAPE

IN EXTENT 3922 (THREE THOUSAND NINE HUNDRED AND TWENTY
TWO) Square metres

First transferred by Deed of Grant dated 8 August 1879 (George Freeholds
Volume 17 Nr 25) with Diagram Nr 2419/1876 relating thereto and held by Deed
of Transfer T95429/2005

A. SUBJECT to the conditions referred to in Deed of Grant dated 8 August 1879
(George Freeholds Volume 17 Nr 25) and to the following conditions contained
therein:

- "1. That this grant shall be subject to all reservations usual in quitrent grants
of Crown Land, except as regards payment of quitrent.
2. That no spirituous or fermented liquors shall be sold on the land hereby
granted, except under the provisions of the sixth section of Act 12 of
1873.
3. That the grant shall further be subject to the conditions mentioned in Act
12 of 1873 as far as applicable and to the regulations referred to in the
seventh, eighth and ninth sections of the said Act."



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

1 **STANLEY JAMES FORTUIN and VIRGINIA MAUREEN FORTUIN, Married
as aforesaid**

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


1 **The Trustees for the time being of LR & K FORTUIN FAMILIETRUST
IT213/2024(C)**

its Successors in Office or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally
1 acknowledging the purchase price to be the sum of R800 000,00 (EIGHT HUNDRED THOUSAND RAND).

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


THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on

26 April 2024



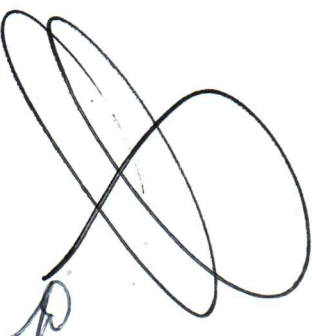
q.q.

In my presence



REGISTRAR OF DEEDS





ANNEXURE “H” – LETTER OF AUTHORITY: NAMES OF TRUSTEES



REPUBLIC OF SOUTH AFRICA

MAGTIGINGSBRIEF LETTERS OF AUTHORITY

Ingevolge Artikel 6(1) van die Wet op Beheer oor Trustgoed, 1988 (Wet 57 van 1988)
In terms of Section 6(1) of the Trust Property Control Act, 1988 (Act 57 of 1988)

No: IT000213/2024(C)

Hiermee word gesertifiseer dat /
This is to certify that

1) **VIRGIANI AURNE FORTUIN - 9210315098083 (ID)**2) **LIONEL REGINALD FORTUIN - 5811265133087 (ID)**3) **KATRINA FORTUIN - 6412200129089 (ID)**

gemagtig word om op te tree as trustee(s) van die /
is/are hereby authorized to act as trustee(s) of the

LR & K FORTUIN FAMILIETRUST

GEGEE onder my hand te _____ op hede die _____ dag van _____
GIVEN under my hand at CAPE TOWN this 30th day of JANUARY year 2024

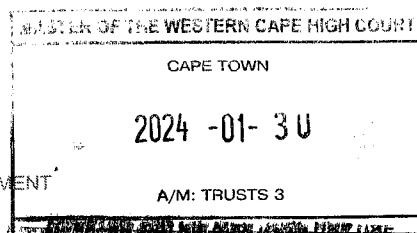
Signature

**ASSISTENT MEESTER
ASSISTANT MASTER**

DEPARTMENT OF JUSTICE AND CONSTITUTIONAL DEVELOPMENT

Captured by: DOJCDILHERMANUS

URN: 8992024TRU000213



Approved by: JUSTICE REBE

ANNEXURE "I" - POWER OF ATTORNEY

POWER OF ATTORNEY

We, the undersigned

Virgiani Aurne Fortuin, Lionel Reginald Fortuin and Katrina Fortuin

in our capacity as trustees of the

LR & K Fortuin Familietrust IT213/2024(C)

the registered owner of

Erf 67 Pacaltsdorp

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

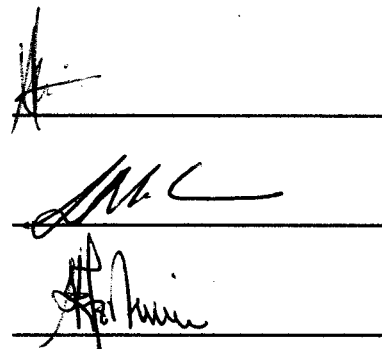
- An application in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Erf 67 Pacaltsdorp from Single Residential Zone I to Subdivisional Area to allow for a development comprising of 1 General Residential Zone III erf (Town Housing) and 1 Transport Zone II erf (public street).
- An application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into a Portion A ($\pm 3\,758\text{m}^2$) General Residential Zone III and a Remainder ($\pm 164\text{m}^2$) Transport Zone II.
- An application to deviate from the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework Plan (CBD), 2015 by the omission of the undeveloped proposed road portion on the northern boundary of Erf 67 Pacaltsdorp.
- An application in terms of Section 15(2)(b) of the land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the parking requirement applicable to Town housing, stipulated in the table entitled "Minimum off-street parking requirements" in Section 42(2) of the George Integrated Zoning Scheme, 2023 from 2.0 parking bays per unit to 1.7 parking bays per unit.

Signed at George on 18 August 2025.

Virgiani Aurne Fortuin

Lionel Reginald Fortuin

Katrina Fortuin



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 67 PACALTSDORP

APPLICATION DETAILS

- An application in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Erf 67 Pacaltsdorp from Single Residential Zone I to Subdivisional Area to allow for a development comprising of 1 General Residential Zone III erf (Town Housing) and 1 Transport Zone II erf (public street).
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- An application to deviate from the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework Plan (CBD), 2015 by the omission of the undeveloped proposed road portion on the northern boundary of Erf 67 Pacaltsdorp.
- An application in terms of Section 15(2)(b) of the land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the parking requirement applicable to Town housing, stipulated in the table entitled "Minimum off-street parking requirements" in Section 42(2) of the George Integrated Zoning Scheme, 2023 from 2.0 parking bays per unit to 1.7 parking bays per unit.

APPLICATION DATE

August 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:

T24277/2024 (current Title Deed)

in respect of:

**ERF 67 PACALTSDORP
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 3 922 (THREE NINE TWO TWO) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T24277/2024

REGISTERED in the name of

LR & K FORTUIN FAMILIETRUST IT213/2024(C)

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

SIGNED at GEORGE on 15 August 2025



CONVEYANCER