



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 206 Blanco

18 November 2025

Sir

APPLICATION FOR REZONING AND PERMANENT DEPARTURES (RELAXATION OF BUILDING LINES AND PARKING REQUIREMENTS): ERF 206 BLANCO

Please find attached an application in terms of

- Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of Erf 206 Blanco from Single Residential Zone I to General Residential Zone IV.
- Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the following building lines on Erf 206 Blanco:
 - the north-eastern side boundary building line from 3,0 metres to 1,5 metres to accommodate the patio on ground floor and balcony on first floor of the proposed flats.
 - the south-eastern rear boundary building line from 3,0 metres to 2,5 metres to accommodate the proposed flats.
 - the north-western street boundary building line from 5,0 meters to 2,140 metres to accommodate the proposed flats.
- Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the parking requirements for Erf 206 Blanco, applicable to a flat

consisting of three or more habitable rooms, from 2 parking bays per flat to 1.5 parking bays per flat (visitor parking included).

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

A handwritten signature in black ink, appearing to read 'Jan Vrolijk', written in a cursive style.

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR REZONING AND PERMANENT DEPARTURES (RELAXATION OF
BUILDING LINES AND PARKING REQUIREMENTS)
ERF 206 BLANCO

18 November 2025



Vorberei vir:

RG and MDP Developments (Pty) Ltd
7 Doneraile Street
Donerailehouse
George
6529

Vorberei deur:

Jan Vrolijk Town Planner/Stadsbeplanner
Millwood gebou, h/v York – en Victoriastraat
Posbus 710, George, 6530
Suid Afrika
Tel: +27 44 873 3011
Sel: +27 82 464 7871
Faks: +86 510 4383
SACPLAN Registrasie Nr A/1386/20

INDEX

1. APPLICATION

2. DEVELOPMENT PROPOSAL

3. PRE-APPLICATION CONSULTATION

4. GENERAL INFORMATION REGARDING THE ERF 206 BLANCO

- 4.1 Locality
- 4.2 Existing land use
- 4.3 Extent
- 4.4 Present Zoning
- 4.5 Surveyor General Diagram
- 4.6 Title Deed
- 4.7 Power of Attorneys
- 4.8 Bondholder's Consent
- 4.9 Conveyancer Certificate

5. DESIRABILITY OF THE APPLICATION FOR THE REZONING OF ERF 206 BLANCO

- 5.1 Introduction
- 5.2 Physical characteristics of the erf
 - 5.2.1 Topography
 - 5.2.2 Surface conditions
 - 5.2.3 Vegetation
 - 5.2.4 Other characteristics
 - 5.2.5 Conclusion
- 5.3 Proposed land uses

- 5.4 Density of the proposed development
- 5.5 Compatibility of the development proposal with existing planning documentation and policies
 - 5.5.1 Introduction
 - 5.5.2 Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)
 - 5.5.3 Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)
 - 5.5.4 National Heritage Resources Act, 1999 (Act 25 of 1999)
 - 5.5.5 Western Cape Provincial Spatial Development Framework (WC-PSDF)
 - 5.5.5.1 Introduction
 - 5.5.5.2 Protection of agricultural land
 - 5.5.5.3 Urban edge
 - 5.5.5.4 Densification
 - 5.5.5.5 Self-sustainability of development
 - 5.5.5.6 Public transport
 - 5.5.5.7 Summary
 - 5.5.6 George Spatial Development Framework, 2023 (GSDF)
 - 5.5.7 Blanco Local Spatial Development Framework, 2015
 - 5.5.8 George Integrated Zoning Scheme By-law, 2023
 - 5.5.9 Title Deed
 - 5.5.10 Urban Design Guidelines for High Density, Social and Affordable Housing, George Municipality, 2023
 - 5.5.10.1 Introduction
 - 5.5.10.2 General guidelines
 - 5.5.10.2.1 Location
 - 5.5.10.2.2 Maintenance and management
 - 5.5.10.3 Built form guidelines

- 5.5.10.3.1 Development blocks
- 5.5.10.3.2 Height and massing
- 5.5.10.3.3 Land use
- 5.5.10.3.4 Building placement and coverage
- 5.5.10.3.5 Interface and street frontage
- 5.5.10.3.6 Security
- 5.5.10.3.7 Development aesthetics

5.5.10.4 Public realm guidelines

- 5.5.10.4.1 Streets and spaces
- 5.5.10.4.2 Parking
- 5.5.10.4.3 Hard and soft landscaping
- 5.5.10.4.4 Lighting and furniture
- 5.5.10.4.5 Stormwater management
- 5.5.10.4.6 Utility areas

5.5.11 Conclusion

- 5.6 Compatibility of the proposal with the character of the area
- 5.7 Compatibility of the proposal with the natural environment
- 5.8 Potential of the erf
- 5.9 Traffic Impact Statement
- 5.10 Access to the erf
- 5.11 Provision of parking
- 5.12 Provision of services

5.12.1 Civil Engineering Services

5.12.2 Electro Technical Services

6. DESIRABILITY OF THE APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF BUILDING LINES)

- 6.1 Introduction
- 6.2 Existing planning in the area
- 6.3 Impact on schools, open spaces and other community facilities
- 6.4 Impact on sunlight, view and privacy
- 6.5 Impact on streetscape
- 6.6 Impact on property values
- 6.7 Impact on the provision of parking
- 6.8 Impact on traffic circulation
- 6.9 Provision of services
- 6.10 Firefighting

7. DESIRABILITY OF THE APPLICATION FOR PARKING RELAXATION

- 7.1 Introduction
- 7.2 Parking relaxation

8. CONCLUSION

ANNEXURES

Annexure "A": Application form

Annexure "B": Proposed site plan and building plans

Annexure "C": Signed pre-application form

Annexure "D": Locality plan

Annexure "E": Surveyor General Diagram

Annexure "F": Title Deed

Annexure "G": Power of Attorney

Annexure "H": Company Registration document for RG and MDP Developments (Pty) Ltd

Annexure "I": Conveyancer Certificate

Annexure "J": Letter from Heritage Practitioner

Annexure "K": Traffic Impact Assessment

Annexure "L": Civil Engineering Services Report

Annexure "M": Electro Technical Report

MOTIVATION REPORT
APPLICATION FOR REZONING AND PERMANENT DEPARTURES (RELAXATION OF BUILDING LINES, AND PARKING REQUIREMENTS)
ERF 206 BLANCO

1. APPLICATION

- Application is made in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of Erf 206 Blanco from Single Residential Zone I to General Residential Zone IV.
- Application is made in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the following building lines on Erf 206 Blanco:
 - the north-eastern side boundary building line from 3,0 metres to 1,5 metres to accommodate the patio on ground floor and balcony on first floor of the proposed flats.
 - the south-eastern rear boundary building line from 3,0 metres to 2,5 metres to accommodate the proposed flats.
 - the north-western street boundary building line from 5,0 meters to 2,140 metres to accommodate the proposed flats.
- Application is made in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 the relaxation of the parking requirements for Erf 206 Blanco, applicable to a flat consisting of three or more habitable rooms, from 2 parking bays per flat to 1.5 parking bays per flat (visitor parking included).

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

2. DEVELOPMENT PROPOSAL

Erf 206 Blanco George is vacant and is covered with grass and weeds. No significant trees are present on the Erf and only a few shrubs are present on the south-western boundary. It is the intention to rezone Erf 206 Blanco to General Residential Zone IV for the development of 24 flats.

Erf 206 Blanco has a long narrow shape and therefore the proposed flats will be located along the north-eastern boundary of Erf 206 Blanco, however the flats will be built in 6 blocks with 4 flats each to ensure that the building is not one long monotonous structure. The buildings will have two-storeys and be developed with a total of 24 flats, with 12 flats on the ground floors and 12 flats on the first floors.

The flats will consist of an open-plan kitchen and living area with two bedrooms and two bathrooms. Each flat will thus consist of more than three habitable rooms. Each flat will have a floor area of approximately 97m² which includes a patio/balcony.

The parking requirements applicable to different land uses are set out in a table in Section 42 of the George Integrated Zoning Scheme By-Law, 2023. In terms of a “Normal Area” as per the By-law 1.75 parking bays per flat consisting of three or more habitable rooms needs to be provided for the residents of the flat plus 0.25 bays per dwelling unit for visitors. In terms of a “PT1 Area” as per the By-law 1.25 parking bays per flat consisting of three or more habitable rooms needs to be provided for the residents of the flat plus 0.25 bays per dwelling unit for visitors. In terms of the latter requirement 36 parking bays should be provided within the boundaries of the erf for the 24 flats. In terms of the development proposal 36 parking bays will be provided. The fact that the required number of parking bays for the development is to be provided in accordance with a “PT1 Area”, necessitates that an application for relaxation of the parking requirements is necessary.

In terms of the proposal the site will have a boundary wall and entrance gate along Montagu Street. The entrance to the development will be 6 metres wide and will have a stacking distance of 12 metres in front of the access control gate. A refuse area of approximately 25 m² will be

developed adjacent to the entrance gate of the proposed flats along Montagu Street whilst a service yard of approximately 30m² will be developed to the rear of erf.

In terms of the George Integrated Zoning Scheme By-law, 2023 functional open space should be provided with the development of flats. A minimum of 10% of the erf area is required. In terms of the development proposal the required functional open space will be provided in the format of a private patio or balcony. The ground floor flats will additionally each have their own yard whilst a children's play area will also be provided.. The required 10% of the erf area will thus be met. The functional open space is further discussed in detail in paragraph 5.2.3 of this report.

The purpose of the application is to obtain the necessary approvals to allow for the rezoning of Erf 206 Blanco, to allow for 24 flats to be developed on Erf 206 Blanco.

The proposed site development plan is attached hereto as **Annexure "B"**.

3. PRE-APPLICATION CONSULTATION

The pre-application consultation discussion, of the mentioned proposed development by the relevant officials of George Municipality, took place on 10 October 2024. The signed pre-application consultation application form, which is attached hereto as **Annexure "C"**, contains the following comments:

"Town Planning & Spatial Planning

The attached documents were discussed.

- *The objective of the chosen zoning should be indicated / motivated in relation to the proposal.*
- *The application should be motivated in terms of the relevant spatial planning policies (i.e. MSDF 2023, Blanco LSDF 2012, SPLUMA etc.). Address deviations where applicable.*
- *Address the densities proposed by the LSDF for this specific area.*

- *The proposed development may impact on the heritage character of the area. In this regard, comments from Heritage Western Cape will have to be obtained. Please submit a Notice of Intent to Develop to Heritage Western Cape.*
- *It is suggested and highly recommended that inputs from the aesthetics committee be obtained prior to the submission of an application, to enable the comments to influence the design.*
- *Address the High-Density Housing Guidelines in the application.*
- *Geotechnical studies must be conducted by a registered professional engineer prior to any construction on site (i.e. should any development be approved).*
- *Attempt to retain the trees on the site.*
- *A landscaping plan will be applicable.*
- *Stormwater must be addressed in the land use application.*
- *Mitigate potential impacts on the surrounding residential neighbourhood.*
- *It is advised to not develop higher than 2 storeys / 8.5m (whichever is more restrictive) in this area. If increased height is proposed, motivate same (specifically the visual impact).*

ETS:

Electrical services report will be required, and DC's will apply.

CES:

- *Access: Please note that access is restricted to Montagu Street. Due to the proposed development, the Municipality will require a Traffic Impact Assessment (TIA/S). All recommendations from the TIA must be provided/implemented, including the provisions for Non-Motorized Transport (NMT), Universal Access (UA) facilities and the Montagu's AMP.*
- *Parking:*
 - *All parking to be provided on site in terms of the GIZS, 2023 parking requirements.*
 - *Parking to be provided on site. No parking will be allowed within the road reserve and the owner may be held liable for all costs to ensure that the road reserve is not utilised for parking.*

- *Site access should conform to the GIZS (clauses 45 & 46), as well as the Road and Sidewalk By-law.*
- *Water and Sewer: Limited water is available, subject to capacity confirmation in terms of a service capacity study. Please be advised that there is currently limited municipal sewer capacity available to service the development. The developer will be responsible for addressing all applicable sanitation requirements. Should capacity become available (±2 years from now), the owner will be required to connect to the system at their own costs and pay any applicable development charges.*
- *Stormwater: Developer to adhere to the applicable Stormwater By-law.*
- *DC's: Normal DC's, as per the DC policy and Planning By-law will be applicable.*

No negative issues were mentioned. The issues and requirements mentioned in the comments are addressed in this motivation report.

4. GENERAL INFORMATION REGARDING ERF 206 BLANCO

4.1 Locality

Erf 206 Blanco is located in Montagu Street. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure "D"**.

4.2 Existing land use

Erf 206 Blanco is currently vacant. The photo below indicates the vacant Erf 206 Blanco.



4.3 Extent

Erf 206 Blanco is 3169m² in extent.

4.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023 the zoning of Erf 206 Blanco is Single Residential Zone I.

4.5 Surveyor General Diagram

A copy of the Surveyor General Diagram for Erf 206 Blanco is attached hereto as **Annexure "E"**.

4.6 Title Deed

Erf 206 Blanco is registered in the name of RG and MDP Developments (Pty) Ltd (Registration number 2023/166251/07). A copy of the registered Title Deed is attached hereto as **Annexure "F"**.

4.7 Power of Attorney

A Power of Attorney whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Micheal du Plessis and Ryno Gerber, the two directors of RG and MDP Developments (Pty) Ltd (Registration number 2023/166251/07), the registered owners of the Erf 206 Blanco, to prepare the applications referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure "G"**.

A copy of the Company Registration Document for RG and MDP Developments (Pty) Ltd (Registration number 2023/166251/07) certifying that Micheal du Plessis and Ryno Gerber are the only Directors of the Company is attached hereto as **Annexure "H"**.

4.8 Bondholder's Consent

Erf 206 Blanco is not encumbered by a bond.

4.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 206 Blanco is attached hereto as **Annexure "I"**. The Conveyancer Certificate confirms that there are no conditions in the Title Deed of Erf 206 Blanco which restrict the development as proposed in this application.

5. DESIRABILITY OF THE APPLICATION FOR THE REZONING OF ERF 206 BLANCO

5.1 Introduction

The application Erf 206 Blanco is currently zoned Single Residential Zone I. In terms of this zoning, Erf 206 Blanco may be utilized for the purposes of a dwelling house and second dwelling unit. The developers, however, intend to develop the erf with 24 flats as discussed in point 2 of this motivation report. To allow such a development the erf will have to be rezoned to General Residential Zone IV.

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

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

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

5.2 Physical characteristics of the erf

5.2.1 Topography

The application erf is relatively flat with a gentle slope from the north-west to the south-east. The topography is of such nature that it will not have a negative impact on the proposed development and therefore does not restrict the proposed rezoning as applied for in this application.

5.2.2 Surface conditions

Little information concerning the soil conditions in the area is available. According to the Cape Farm Mapper Version 3 supporting tool from the Department of Agriculture Western Cape the following information regarding the Erf 206 Blanco was obtained:

- Geology - Kaaimans Group
- Broad soil classification (ENPAT) - Prisma-cutanic and/or pedocutanic diagnostic horizons dominant, B horizons mainly not red
- Aquifer vulnerability – Moderate
- Aquifer susceptibility – Medium-high
- Aquifer classification – Minor
- Dept of groundwater – 20 metres.

The structures in the immediate vicinity do not appear to have construction anomalies relating to the soil conditions. However, a Geotechnical Study will be undertaken once Erf 206 Blanco has been successfully rezoned for the development of flats. The required Geotechnical Report will be submitted as part of the building plan submission.

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

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

5.2.3 Vegetation

As indicated on the photo below, Erf 206 Blanco is mostly covered in weeds and grass. Erf 206 Blanco does not have any mature trees on the site as can be seen in the photo below.



The total functional open space provided for Erf 206 Blanco will have an area of approximately 740m². This includes the patios of the flats on the ground floor and the balconies of the flats on the upper floor. A children's play area of approximately 90m² is also included in this open space. The open space provided amounts to approximately 23% of the area of the erf and will thus exceed the 10% of the property size as required in terms of the George Integrated Zoning Scheme, 2023.

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

5.2.4 Other characteristics

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

5.2.5 Conclusion

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

5.3 Proposed land uses

The owner intends to develop Erf 206 Blanco with 24 flats as indicated on the draft site and building plans attached hereto as **Annexure “B”** and as discussed in detail in point 2 above.

5.4 Density of the proposed development

The proposed development of 24 flats on the erf relates to a density of approximately 76 dwelling units per hectare. The proposed development is earmarked to cater for the middle-income group. The size of the proposed flats is spacious enough for small families to enter the housing market. To achieve this, the area must be developed to its maximum potential and therefore certain departures of the allowable land use parameters, i.e. building lines and parking requirements are required.

The density, which is proposed, is achieved by virtue of six buildings and each building has a double storey to accommodate 4 flats per building. The coverage of 44% that is proposed for the development is lower than the allowable maximum coverage of 60% applicable to flats as per the George Integrated Zoning Scheme By-law, 2023. The development proposal also complies with the maximum allowable floor factor of 2, with a floor factor of 0,74.

Although a fairly high density is proposed, Erf 206 Blanco is located along a public transport corridor, Montagu Street, where a density of 80 dwelling units per hectare is considered to be consistent with the Municipal Spatial Development Framework (MSDF), 2023. The MSDF, 2023 encourages higher density housing development along public transport corridors and therefore the proposal aligns with the vision of the MSDF.

The proposed high-density development will assist in the future feasibility of the Go-George bus service. The development proposal furthermore balances with the parking requirement for PT1 zones along public transport corridors and is located within walking distance of various bus stops.

It is furthermore possible to provide the required stacking distance of 12 metres, a refuse area and service yard within the boundaries of the erf. The proposed development will also exceed the required functional open space by providing private open space by means of a patio/balcony for each flat as well as a private garden area for the ground floor flats. The higher density as proposed has as such, no limiting effect on the mentioned aspects.

It is as such argued that the higher density as proposed will not have a detrimental effect on the character of the area nor on the scale, appearance and extent as to what is permissible.

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

5.5.1 Introduction

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

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

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

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

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

Spatial justice		
Criteria	Compliance	Planning Implication
Past spatial and other development imbalances must be redressed through improved access to and use of land.	Complies with.	This application will result in a vacant erf situated within the Urban Edge being developed to its full potential in accordance with the development proposals for this area as per the George Spatial Development Framework 2023. The proposed development targets the middle-income group. It will also lead to more efficient use of land.
Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.	Complies with.	George Municipality approved a Spatial Development Plan for George, 2023 which contains development proposals which are aimed at improving the quality of life of all the inhabitants of George, thus creating the opportunity for approval of this application which will result in middle-income housing made available along a public transport route in Blanco.
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of the proposed flats.
Land use management systems must include all areas of a municipality and	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-

especially include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas.		Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of flats as proposed in this application.
Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal areas.	Not applicable.	This provision does not apply to this application, as no informal residential development is involved.
A Municipal Planning Tribunal, considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of this application.	Not applicable.	As far as is known, the Eden Joint Planning Tribunal - George Municipality's discretion when considering applications is not affected by the value of land or property. Decision making is, as far as is known, based on the principles, as stated in Section 7 of the Spatial Planning and Land Use Act, 2013 (Act 16 of 2013).

Spatial sustainability		
Criteria	Compliance	Planning Implication
Promote land development that is within the fiscal, institutional and administrative means of the Republic.	Complies with.	The proposed development will have no impact on the fiscal, institutional or administrative capabilities of the George Municipality. The George Municipality's income base will in fact be broadened through this development proposal. The development proposal that forms the subject of the application is furthermore located within the urban edge of George as well as in an area earmarked for densification in terms of the George Spatial Development Framework, 2023.

<p>Ensure that special consideration is given to the protection of prime and unique agricultural land.</p>	<p>Not applicable.</p>	<p>The provisions of the Act on the Subdivision of Agricultural Land, 1970 (Act 70 of 1970) do not apply to the application.</p>
<p>Uphold consistency of land use measures in accordance with environmental management instruments.</p>	<p>Not applicable.</p>	<p>The proposed development does not trigger any listed activities in terms of environmental legislation.</p>
<p>Promote and stimulate the effective and equitable functioning of land markets.</p>	<p>Complies with.</p>	<p>The application erf is situated in an area indicated for “densification” in the George Spatial Development Framework, 2023. Despite this indication, the residential density proposed in this application is considered appropriate and in keeping with the development density for an erf with this specific locality characteristics. The proposed development will thus not have a negative impact on surrounding property values and will contribute to the upgrading of the area, which could result in increased property values in the vicinity.</p>
<p>Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.</p>	<p>Complies with.</p>	<p>All infrastructure required for the development will be provided by the developer at his cost in accordance with municipal requirements.</p>
<p>Promote land development in locations that are sustainable and limit urban sprawl.</p>	<p>Complies with.</p>	<p>The property is in terms of the George Spatial Development Framework, 2023 located within the urban edge of the George Municipal area and is in terms of the framework targeted for urban development. The proposal will thus not result in urban sprawl.</p>
<p>Result in communities that are viable.</p>	<p>Complies with.</p>	<p>The development of Erf 206 Blanco with flats, as proposed in this application, will contribute towards a vibrant and viable secondary node (Blanco), 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</p>

		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. 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 By-law, 2023 which prescribes procedures and time frames developers must comply with when submitting land use applications, and which officials must consider when considering applications. This application has been prepared in accordance with the stipulations of the George Municipality: Land Use Planning By-law, 2023 and the application will therefore be managed and considered in accordance with the 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 mixed use development, which include higher density residential development, in terms of the Blanco Local Spatial Development Framework, 2015.

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

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

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

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

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

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

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

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

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

Erf 206 Blanco is 3169m² in extent and in terms of Sections 34 and 38 of the National Heritage Resources Act, 1999, none of the listed activities are triggered. The property was previously developed with a historic dwelling house, since as early as 1936. However, the dwelling house

was severely impacted by a fire in early 2020, resulting in significant damage to the historic house which was subsequently demolished. For this reason, the development as proposed is not anticipated to require a Heritage Impact Assessment. A statement from a Heritage Practitioner to this effect is attached as **Annexure “J”**.

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 206 Blanco is zoned Single Residential Zone I and is not used for agricultural purposes. This objective of the WC-PSDF is therefore not relevant to this application.

5.5.5.3 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 206 Blanco falls within the identified urban edge. As such, the proposed development will not result in "urban sprawl". The proposal therefore meets the requirement of this guideline set out in the WC-PSDF.

5.5.5.4 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. George is under pressure to provide more affordable housing opportunities within walking distance of amenities, therefore the proposed development of higher

density residential development along a public transport route will assist to limit 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 to develop vacant land that is located within the urban edge of a town and that is targeted for residential development in terms of an approved spatial development framework has been identified to achieve the increased density and counteract urban sprawl. This specific proposal involves the development of a vacant erf located within the urban edge of George and targeted for residential densification in terms of the George Spatial Development Framework, 2023 and the Blanco Local Spatial Development Framework, 2015. This development proposal, which will be developed at an average density of approximately 76 units per hectare, will contribute to the fact that the density prescribed by the framework will eventually be achieved and that urban sprawl will be limited.

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

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

5.5.5.5 Self-sustainability of development

A further guideline which is laid down is that any development should be self-sufficient. It states that *“the development needs of the present generations should be met without the ability of future generations to meet their own needs, being compromised.”* The development as proposed by this application will be self-sufficient and will not place any burden on the future residents of George. The development will in fact make a positive contribution to the improvement of the residents of George’s quality of life since it will contribute to the property rates structure of the George Municipality and will also create temporary and permanent job opportunities.

The development will be erected at a cost of approximately 34 million. As such, the development of the erf with 24 flats will have a positive effect on the economy of George and contribute to the fact that not only the George Municipality, but also various suppliers of materials and services, can generate additional income from the development, income that can be used towards the improvement of the quality of life of the respective service providers as well as the resident of George in general.

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

5.5.5.6 Public Transport

The WC-PSDF states that "non-motorised" and public transport should be promoted. Erf 206 Blanco is located along Montagu Street, major public transport corridor in Blanco with various bus stops within walking distance of the proposed development site. The property is thus located within a public transport service PT 1 area as per the George Integrated Zoning Scheme By-law, 2023 in terms of which certain incentives regarding the provision of parking spaces are available to a development. The development proposal therefore also complies with the guideline contained in the WC-PSDF in this respect.

5.5.5.7 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 206 Blanco is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and the framework therefore applies to this application. The properties are situated in the “Densification Zone” proposed for Blanco, as a secondary Node 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 subject property is situated along Montagu Street, a public transportation route through Blanco. The property, therefore, falls under the “80u/ha (or more to be motivated) for 150m” category. In terms of the development proposal a density of approximately 76 dwelling units per hectare is proposed, thus only slightly lower than the density proposals as per the GSDF. Therefore, the proposed density of the development of 24 flats complies with the GSDF, 2023. The objectives as prescribed in the development framework are therefore achieved with this application.

Except for the indication that the application property 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 Blanco Local Spatial Development Framework, 2015

The Blanco LSDF, 2015 divided the study area into precincts and gave each precinct specific development guidelines. Erf 206 Blanco is located in Precinct D which states the following:

- *“Land use mix of low and medium residential only.*
- *Maximum density of 30 units / ha or 40% coverage in the case of flats.*
- *Encourage tourist related uses such as guest houses, B & B establishments, accommodation facilities, restaurants and curio shops, etc.*
- *Retail / commercial activities to be limited to tourist retail business such as restaurants and curio shops as well as retail addressing local convenience.*
- *Encourage consolidation of erven and redevelopment thereof instead of small and ad hoc redevelopments.*
- *Retain single residential dwellings with historical value along Montagu Street.*
- *Consider relaxation of land use restriction if the design contributes to the enhancement of the traditional historic streetscape along Montagu Street.*
- *Densification at rear of properties only.*
- *Apply incentives for the enhancing of streetscape.*
- *Restrict height of redevelopments to a maximum of two storeys.*
- *Apply landscaping policy / guidelines along Montagu Street.*
- *Second dwelling units on erven of 600 m² and larger.*
- *Encourage the optimum utilization of land surrounding existing public transport pick up points.*

The proposal for Erf 206 Blanco is in line with the Blanco LSDF, 2025 specifically with regards to the height restrictions and public transport. The proposed density in the LSDF is outdated, however the proposed density complies with the density as proposed in the GSDF, 2023. The

coverage restriction of 40% is not encouraging higher density developments, however the proposed coverage is only 44%.

The proposal on Erf 206 Blanco is compatible with the Blanco LSDF, 2015 and will provide necessary residential units along a major public transportation route.

The proposal is clearly in keeping with the goals and objectives of the Blanco Local Spatial Development Framework, 2015 and there is as such no reason why the application cannot be supported from this point of view.

5.5.8 George Integrated Zoning Scheme By-Law, 2023

Erf 206 Blanco has an area of 3169m² and was previously developed with one dwelling house which got destroyed in a fire and was subsequently demolished. The erf has been vacant for the last year or two. This property is ideally located for high density residential development. The proposal is consistent with the shape of the site and requires a few departures to ensure the sustainable development of flats on the erf.

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

Development parameter	Description	Adherence
Height	15 metres	7,147 metres - complies
Coverage	60%	44% - complies
FAR	2	0,74 – complies
Street building line	5 metres.	Building line departures applied for
Side and rear building lines	3 metres 4,5m above 8,5m in height	Building line departures applied for

Parking	Normal areas – 1.75 bays per flat consisting of three or more habitable rooms plus 0.25 bays per flat for visitors PT - 1.25 bay per flat consisting of three or more habitable rooms plus 0.25 bays per flat for visitors	Applied for PT1 to be made applicable to development – 24 flats – 36 parking bays – comply with PT1
Open space	316,9m ² required (10% of erf size)	±740m ² (23%) provided - complies
Refuse/service yard	Required	Provided
Site development plan	Required	Will be submitted after approval of application

The desirability of the building line and parking requirement departures are discussed in points 6 and 7 of this motivation report.

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 206 Blanco was scrutinized, and it was found that the title deed contains no conditions prohibiting the rezoning and departures as proposed.

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

5.5.10 Urban Design Guidelines for High Density, Social and Affordable Housing, George Municipality, 2023

5.5.10.1 Introduction

The Urban Design Guidelines has identified 15 essential design guidelines which is furthermore divided into three categories namely: General Guidelines, Built-From Guidelines and Public Realm Guidelines. These guidelines will ensure sustainable high-density development and be discussed in the following paragraphs.

5.5.10.2 General guidelines

5.5.10.2.1 Location

According to the guidelines high density housing development should be located:

- within restructuring, densification and intensification zones identified in strategic Municipal documents.
- within appropriate locations which promote access to daily needs.
- in close proximity to public transport and employment opportunities.

The proposed higher-density development which is proposed by virtue of this application is located in Montagu Street, a major public transportation route in Blanco. This area of Montagu Street is classified as an intensification area where mixed use developments are promoted. A new business development (shopping centre) is under construction a mere 180 meters from the proposed block of flats. Various shops, restaurants and a pharmacy are furthermore located within easy walking distance to provide in the daily needs of the residents. Erf 206 Blanco is also located right opposite the Blanco Primary School, making the location ideal for young families. Sufficient daily needs are available within walking distance and therefore the proposed development of flats complies with the “*location*” guideline.

5.5.10.2.2 Maintenance and management

According to the guidelines high density housing development should be managed and maintained by Development Manager / Body Corporate:

- to ensure that the maintenance plan is implemented; and
- to ensure that funding for a maintenance budget which is aligned to the maintenance plan is secured from the start of the development.

As the flats are to be alienated in terms of the Sectional Title Scheme Management Act (2011), a body corporate will have to be established to manage the proposed development. This Act has

strict rules which includes rules in respect of a maintenance plan for the development and the budget associated with such a maintenance plan.

It is anticipated that the establishment of a body corporate will also be a condition of approval in terms of the George Integrated Zoning Scheme By-law, 2023.

5.5.10.3 Built form guidelines

5.5.10.3.1 Development blocks

According to the guidelines high density housing development blocks should:

- promote a grid street network to maximise connectivity, accessibility, flexibility and efficiency.
- not be overly wide or very narrow. Block widths should be approximately 50 metres wide to accommodate building typologies ranging from multi-story row houses, residential and mixed-use apartments as well as public facilities.
- have widths of approximately 100 metres long to encourage pedestrian accessibility and easy movement through the development. Blocks longer than 120m decrease pedestrian permeability and shorter than 60m increase service runs and inefficiencies.
- be flexible to accommodate changing site requirements and changes in the markets in differing economic climates.
- avoid oversized development blocks which promote monotonous environments dominated by the car.

These guidelines are aimed at social housing and not entirely applicable to the proposed development of flats. However, a parking relaxation is requested to encourage usage of the Go-George bus service.

5.5.10.3.2 Height and massing

According to the guidelines high density housing development should:

- ensure context appropriate building heights and massing.
- enhance and protect views by appropriately located buildings and appropriate massing.
- be a minimum of 2 storeys.
- have a balanced distribution of density across the site.
- taller buildings should be located at points of gateway.
- define public space and structure routes with taller buildings.
- vary heights of buildings to mitigate monotony.
- maximise natural light through appropriate building heights.

The proposed development of flats on Erf 206 Blanco will have a height of 2 storeys and thus complies with the minimum requirement.

The proposed development is a private development, and the height and massing are designed to fit the shape of the erf. The development will furthermore be sensitive to the existing historic character of Montagu Street, Blanco.

5.5.10.3.3 Land use

According to the guidelines high density housing development should

- align land use and activities with the Municipal Zoning By-law.
- encourage mix use, especially in primary and secondary nodal areas.
- promote safety and activity with ground floor commercial.
- create extroverted development blocks relating to streets and open spaces.
- cluster complementary uses.

This land use guideline is not applicable to private developments.

5.5.10.3.4 Building placement and coverage

According to the guidelines high density housing development should

- promote a courtyard / perimeter block typology.

- define public realm by locating buildings to the street edge of the property.
- locate parking to the rear of the plot.
- maximize coverage by minimising at-grade parking requirements where possible.
- layer privacy.
- orientate buildings north to maximise natural light opportunities.
- promote accessibility and integration by ensuring a single building is not over 70 metres long.

The land use guideline is not applicable to private developments, however the position of the block of flats is consistent with the shape of the erf and facing north-east for natural light.

5.5.10.3.5 Interface and street frontage

According to the guidelines high density housing development should

- locate building facades to front onto the public realm.
- create visual connections between inside and outside.
- locate buildings entrances along the street front.
- provide ground floor unit access with direct access.
- demarcate public and private realm.
- provide protection from the elements to pedestrians.
- incorporate balconies to provide passive surveillance.
- articulate facades of long, large buildings.

The proposed development does acknowledge the guidelines by virtue of the fact that the entrance of the development fronts on a public realm and street, namely Montagu Street. Balconies or patios are furthermore provided for each flat.

5.5.10.3.6 Security

According to the guidelines high density housing development should

- not be a gated development or complex.

- address security at an internal superblock or building level.
- link security cameras to CCTV.
- create multiple entrance points to increase connectivity.
- minimise perimeter fences.

The security guidelines are directed at social housing and are not applicable to private development for flats as proposed by virtue of this application. Security is a very important aspect of a successful development proposal and therefore a perimeter wall and fence with a security gate is proposed.

5.5.10.3.7 Development aesthetics

According to the guidelines high density housing development should

- use a consistent, muted colour scheme with a minimum of 2 colours and textures.
- vary and articulate the building façade.
- comply with council adopted policies and by-laws in respect of aesthetics.
- avoid visual dominance of solar panels.
- minimise impact of security features.

The development aesthetics does comply with the guidelines, and the proposed flats will have a varied and articulated building façade. The flats will be developed as 6 structures, each containing 4 flats to reduce the visual impact of one long continues structure.

The site development plan which will have to be submitted for the proposed development after approval of the application will furthermore also be presented to the George Municipality's Aesthetic Committee for comments and approval.

5.5.10.4 Public realm guidelines

5.5.10.4.1 Streets and spaces

According to the guidelines high density housing development should

- provide a series of functional open spaces.
- locate open spaces at accessible places where they are overlooked.
- cluster activities with a public nature with spaces and along structuring routes.
- provide an integrated movement network.
- design streets and spaces to be multi-functional.
- create visually unified developments using landscape elements.
- provide sidewalks with a minimum width of 2m.
- provide pedestrian lighting on all streets and spaces.
- create recreational areas on roofs on high density sites.

Most of the mentioned guidelines are directed at social housing developments and are not applicable to private development for flats as proposed by virtue of this application. The existing sidewalk along Montagu Street will not be affected by the proposed development.

5.5.10.4.2 Parking

According to the guidelines high density housing development should

- minimise the impact of parking and vehicles.
- accommodate parking within multi-functional, landscaped parking courts.
- balance parking with development needs.
- motivate the need for reducing parking ratios.
- locate parking to the back of properties away from streets and spaces.
- integrate landscaping with parking areas and streets.

The proposed development complies with the parking requirements as a reduced parking requirement is motivated to ensure that the use of public transport is encouraged. A landscaping plan will form part of the site development plan, and the parking area will at that stage be evaluated against the landscaping plan. The parking area will as such have no impact on the visual appearance of the building as seen from Montagu Street.

5.5.10.4.3 Hard and soft landscaping

According to the guidelines high density housing development should

- use robust and functional materials in the landscaping design.
- use hard landscaping as traffic calming measures.
- plant indigenous / water wise trees.
- improve place-making aesthetics with landscaping.

The guidelines for hard and soft landscaping are only applicable to social housing.

5.5.10.4.4 Lighting and furniture

According to the guidelines high density housing development should

- implement robust street furniture, built into the public realm.
- locate street furniture in consistent, well-defined zones.
- ensure sufficient, people scaled lighting in public spaces and places.
- integrate lighting into public realm design.
- illuminate key buildings and entrances.
- reduce energy consumption.
- provide a well-coordinated way-finding system with a family of signage.

The guidelines are aimed at social housing developments and are not applicable to private development for flats as proposed by virtue of this application.

However, the proposed development of flats will comply with the lighting requirements and provide sufficient lighting in the communal areas.

5.5.10.4.5 Stormwater management

According to the guidelines high density housing development should

- integrated SUDs into the street section.

- harvest rainwater and grey water.
- make use of well-maintained permeable paving if appropriate.

It is anticipated that one of the conditions of approval will require a stormwater management plan to be submitted as part of the site development plan submission. The stormwater management plan will comply with the Municipal By-law on stormwater management.

5.5.10.4.6 Utility areas

According to the guidelines high density housing development should

- provide smaller more frequent areas for refuse and hanging washing.
- create visual screening to mitigate visual impact of utility areas.
- locate utility areas in safe, accessible locations close to building.
- provide access control to utility areas.

The proposed development will comply with the utility area guidelines as the refuse yard and service yard are screened and incorporated within the design of the proposed development. More than one refuse yard and utility area are not required for a single block of flats.

5.5.11 Conclusion

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

5.6 Compatibility of the proposal with the character of the area

Erf 206 Blanco is located on the north-western side of Montagu Street. Montagu Street has a mixed land use character with land uses varying from dwelling houses / group housing / primary school and business buildings. The proposed development will be in keeping with this character and can be seen as complementary and supportive of it. No unwanted precedent will therefore be created.

5.7 Compatibility of the proposal with the natural environment

Erf 206 Blanco is situated within the Urban Edge of George and as indicated in point 5.2.3 above. Erf 206 Blanco was underutilized by one dwelling house and has a high development potential. There is very little “*natural*” environment in this area, as most properties have been developed with residential, community and business use.

The proposed flats will provide private open space, by means of a patio and garden area for the ground floor flats and a balcony for the first-floor flats. The proposed flats will thus not have a negative impact on the natural environment and can be considered compatible with the existing natural environment.

5.8 Potential of the erf

Erf 206 Blanco is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and the framework therefore applies to this application. The erf is situated in the “Densification Zone” proposed for George CBD 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*”.

Erf 206 Blanco is situated in Montagu Street, an important public transportation route through Blanco, which connects to the CBD of George. Blanco is also classified as a secondary node in

the George Spatial Development Framework, 2023. The subject erf falls under the “80u/ha (or more to be motivated) for 150m” category. In terms of the development proposal a density of approximately 76 dwelling units per hectare is proposed, thus in line with the density proposals as per the George Spatial Development Framework, 2023.

5.9 Traffic Impact Statement

In terms of the comments from CES (Civil and Engineering Services) as per the signed pre-application document a Traffic Impact Assessment (TIA) must be submitted as part of the application. The developer subsequently appointed Urban Engineering Consulting Civil and Structural Engineers to undertake the required TIA.

A Traffic Impact Investigation dated September 2025 was undertaken by Urban Engineering Consulting Civil and Structural Engineers. The complete study is attached hereto as **Annexure “K”**.

Based on the findings of this report, the proposed Montagu Street development is supported from a traffic and transportation point of view, subject to the following recommendations:

- *“The proposed internal road width of approximately 4,5 m on the southern border of the property should be increased to at least 5,0 m as indicated in Figure 3;*
- *One bay parking bay should be removed, and several bays should be moved further from the eastern border to allow for a minimum of 7,5 m maneuvering space as indicated. The removed bay can be added adjacent to the single bay on the eastern border of the property;*
- *All bays adjacent to walls should have minimum widths of 2,9 m as indicated. No structural protrusions such as bay windows from buildings should encroach onto parking bays.”*

The site plan attached as **Annexure “B”** took all the recommendations of the TIA into account and the plan was amended accordingly. There is thus no reason from a traffic point of view why this application cannot be supported.

5.10 Access to the erf

Erf 206 Blanco are located on the north-eastern side of Montagu Street and gain direct access from Montagu Street. The existing access to Erf 206 Blanco will remain unchanged.

In terms of the development proposal for flats, a stacking distance of 12.0 metres is proposed in front of the entrance gate to the development, and the access will be 6 metres wide. No vehicle will thus have to wait in Montagu Street to obtain access to the development.

5.11 Provision of parking

The development proposal of Erf 206 Blanco is for flats consisting of three or more habitable rooms.

The parking requirements applicable to different land uses are set out in a table in Section 42 of the George Integrated Zoning Scheme By-Law, 2023. In terms of a “*Normal Area*” as per the By-law 1.75 parking bays per flat consisting of three or more habitable rooms needs to be provided for the residents of the flat plus 0.25 bays per dwelling unit for visitors. In terms of a “*PT1 Area*” as per the By-law 1.25 parking bays per flat consisting of three or more habitable rooms needs to be provided for the residents of the flat plus 0.25 bays per dwelling unit for visitors. In terms of the latter requirement 36 parking bays should be provided within the boundaries of the erf for the 24 flats. The proposed development will provide 36 parking bays. The fact that the required number of parking bays for the development is to be provided in accordance with a “*PT1 Area*”, necessitates that an application for relaxation of the parking requirements is necessary. The application for relaxation of the parking requirements is discussed in point 7 of this motivation report

5.12 Provision of services

5.12.1 Civil Engineering Services

The developer appointed Urban Engineering Consultants (Consulting Civil and Structural Engineers) to prepare a Civil Engineering Report for the proposed development. The Civil Engineering Report is attached hereto as **Annexure “L”**.

Based on the findings of this report, the proposed Montagu Street development is supported from a Civil Engineering Services point of view, subject to the following recommendations being implemented:

- *“It is the developer’s intention to develop Erf 206 into 24 residential apartment units, comprising six double-storey buildings with four units each.*
- *The site has direct access to potable municipal water. The existing municipal sewer line in Montagu Street is positioned above the site’s low point, preventing gravity connection. It is recommended that both sewer and stormwater services connect via Napier Street (Erf 173) using a gravity system.”*

The recommendations will be implemented together with the requirements of the Civil and Technical Services Department of the Municipality. There is thus no reason from a civil services point of view why the application cannot be supported.

5.12.2 Electro Technical Services

As far as the electro technical services are concerned, the owner has appointed BDE Consulting Engineers to prepare the Electro Technical Services Report as required by “ETS” (Electro-technical Services Department). A copy of the Electro Technical Services Report is attached hereto as **Annexure “M”**.

Based on the findings of this report, the following conclusion is reached by BDE Consulting Engineers:

“According to the load measurements and calculations done it seems there is sufficient spare capacity available at MS Maitland and the identified feeder to connect the development planned at Erf 206.”

From the above conclusion it is clear that sufficient spare capacity is available to service the proposed development. There is thus no reason from an electrical services point of view why the application cannot be supported.

6. DESIRABILITY OF THE APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF BUILDING LINES)

6.1 Introduction

In terms of the development parameter (d) applicable to “flats” as per the George Integrated Zoning Scheme, 2023 the building lines for flats are as follows:

“(d) *Building lines*

- (i) *The street building line is at least 5 metres.*
- (ii) *Side and rear building lines are at least 3 metres for the height up to 8.5 metres and 4.5 metres for any section above 8.5 metres in height.”*

In terms of the development proposal for flats on Erf 206 Blanco, the following building line relaxations are applied for:

- the north-eastern side boundary building line from 3,0 metres to 1,5 metres to accommodate the patio on ground floor and balcony on first floor for the proposed flats.
- the south-eastern rear boundary building line from 3,0 metres to 2,5 metres to accommodate the proposed flats.
- the north-western street boundary building line from 5,0 meters to 2,140 metres to accommodate the proposed flats.

The building lines that are applied for is indicated on the site plan and building plans which are attached hereto as **Annexure “B”**.

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

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

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

Most of the buildings along Montagu Street are a mixture of dwelling houses, some general residential housing in the form of group housing and business buildings. A new shopping centre is also under construction a mere 180 metres from Erf 206 Blanco.

Flats have stricter building lines as opposed to business premises due to privacy, natural light and view; however the relaxation of the building lines will not negatively impact on the surrounding properties due to the location of the proposed flats in relation to existing development. The proposed flats are divided into 6 blocks and only have 2 storeys, which is consistent with dwelling houses. The main structures along the north-eastern boundary comply with the building line and it is only the patio on ground floor and balcony on first floor that require a building line relaxation. For this reason, the impact on the existing dwelling houses will be minimal.

The rear building line departure is only 0,5 metres over the prescribed rear boundary building line of 3 metres. The structure is only 2 storeys which is consistent with a dwelling house and can therefore not have any negative impact on the residential properties bordering this boundary line.

The street boundary building line is required to utilize the narrow property to its maximum potential. Erf 206 Blanco is located lower than the street and the relaxation will not be visible to the naked eye and will not have any impact on vehicular traffic or sight distances.

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

6.3 Impact on schools, open spaces and other community facilities

The flats which are proposed are 2-bedroom flats which are earmarked for first time homeowners and young families. It should however be mentioned that Blanco Primary School is located opposite the road from Erf 206 Blanco and other schools and creches are available in close proximity to the proposed flats and will be easily accessible. It is not anticipated that the number of flats will have a major impact on the availability of schools. Various community facilities are also located within walking distance of the development.

Open space as required in terms of the George Integrated Zoning Scheme By-law, 2023 will be provided within the boundaries of Erf 206 Blanco on which the flats are to be developed. As indicated in several previous points in this motivation report, the proposed development will in fact provide more functional open space than the required 10% of the size of the property which is required in terms of the George Integrated Zoning Scheme By-law, 2023.

From the above it is clear that this application will not have a negative impact on these facilities.

6.4 Impact on sunlight, view and privacy

As can be seen from the aerial photo below four residential properties border onto the north-eastern side boundary of Erf 206 Blanco. These properties are all developed with dwelling houses. It should be noted that only the patio on ground floor and balcony on first floor require the building line relaxation and the main buildings comply with the building line. For this reason it is believed that the impact on the four residential properties will be minimal.

Only two properties border the rear boundary of Erf 206 Blanco. Both these properties, Erf 1136 and Erf 1141 George have been developed with dwelling houses and are situated far from the boundary and for this reason, no negative impact is anticipated.

The street boundary building line relaxation will not have any impact on sunlight, view or privacy.



No other erf is affected by the side and rear building line relaxation applied for the proposed flats development.

6.5 Impact on streetscape

The street building line relaxation will not be visible from the street, as the street is located higher than Erf 206 Blanco. All the dwelling houses along Montagu Street is located fairly close to the street, because historically dwelling houses were developed closer to the street. The proposed block of flats will in fact be in keeping with the current pattern of structures in relation to the street and will therefore have no impact on the streetscape along Montagu Street.

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

6.6 Impact on property values

As indicated in the previous paragraphs, the proposed flats in respect of which the building line relaxations are required will not have a negative impact on any of the surrounding properties. The architectural design will be sound, and the finishes will be aesthetically pleasing. The proposed development will add value to the utilization of the vacant erf and represent a substantial capital investment for the Blanco area.

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

6.7 Impact on the provision of parking

The relaxation of the street, side and rear boundary building lines as proposed in this application will have no impact on the provision of the required number of parking bays for the flats. The parking bays are indicated on the site plan below and attached hereto as **Annexure "B"**.



The provision of the on-site parking for the flats will, therefore, not be negatively impacted upon by the relaxation of the building line as proposed in this application. It is thus argued that there is no reason why the application for the relaxation of the building line cannot be approved from this point of view.

6.8 Impact on traffic circulation

A single-vehicular street access to the proposed flats development on Erf 206 Blanco will be provided from Montagu Street. The entrance gate will be set back 12.0 metres from the erf boundary, to provide sufficient vehicle stacking distance at the entrance. Traffic flow in Montagu Street will as such not be affected as ample stacking distance will be available within the boundaries of the erf. The proposed block of flats will be lower than the street level and can therefore have no impact on the stacking distance and traffic sight lines in Montagu Street.

6.9 Provision of services

Erf 206 Blanco is currently vacant, and a new block of flats will be erected. Therefore, the provision of services to the proposed flats development will be planned and installed with the building line relaxation in mind.

6.10 Firefighting

The firefighting requirements stipulated in the fire-regulations will be complied with for the proposed flats. A formal fire-plan will have to be drafted for the proposed block of flats prior to the issuing of an occupation certificate. The building will therefore be fully compliant with the firefighting regulations.

7. DESIRABILITY OF THE APPLICATION FOR PARKING RELAXATION

7.1 Introduction

In point 2 – development proposal – of this motivation report it was mentioned that the proposed development of the flats will require a departure for the relaxation of the parking requirements.

The desirability of the departure application will be discussed below.

7.2 Parking relaxation

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

The parking requirements applicable to different land uses are set out in a table in Section 42 of the George Integrated Zoning Scheme By-Law, 2023. In terms of a “*Normal Area*” as per the By-law 1.75 parking bays per flat consisting of three or more habitable rooms needs to be provided for the residents of the flat plus 0.25 bays per dwelling unit for visitors. In terms of a “*PT1 Area*” as per the By-law 1.25 parking bays per flat consisting of three or more habitable rooms needs to be provided for the residents of the flat plus 0.25 bays per dwelling unit for visitors. In terms of the latter requirement 36 parking bays should be provided within the boundaries of the erf for the 24 flats. The proposed development will provide 36 parking bays. The fact that the required number of parking bays for the development is to be provided in accordance with a “*PT1 Area*”, necessitates that an application for relaxation of the parking requirements is necessary.

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

- In terms of the By-law on Land Use Planning for George Municipality, 2023, the parking requirements applicable to different land uses are detailed in table format in Section 42 of the mentioned by-law. In terms of the Table - "Minimum Off-street parking requirements" different parking requirements for the same type of land use are proposed depending on the area within which the erf is located. In terms of the by-law three typical parking area are identified, namely "*Normal areas, PT1 Areas and PT2 Areas*" with "*PT*" referring to "*Public Transport*". In terms of the table, it is apparent that, the greater the availability of public transport, the lower the parking requirement. The by-law however state that the "*PT1 Areas and PT2 Areas*" must be indicated on the zoning map that accompanies the by-law. At this stage, the areas have yet not been indicated on the zoning map and the parking

requirements for the various areas cannot be applied without a specific application for relaxation of the parking requirements.

- It appears from discussions with officials who are directly involved in the determination of parking requirements that it is generally accepted that the parking requirement as per "PT1 Areas" applies along bus routes. Erf 206 Blanco is located in Montagu Street, an activity corridor of Blanco, where public transport is encouraged, and an application may be submitted to provide parking in accordance with the "PT1 Area" requirements. In terms of a "PT1 Area" as per the By-law 1.25 parking bays per flat consisting of three or more habitable rooms needs to be provided for the residents of the flat plus 0.25 bays per dwelling unit for visitors. In terms of the latter 36 parking bays are required for the proposed 24 flats. The proposed development will thus comply with the "PT1 Area" parking requirement.
- Erf 206 Blanco is located along Montagu Street, thus within walking distance from various Go-George bus stops. There is therefore no doubt that the erf is located within a "PT1 Area" and that the parking ratios as proposed for the flats can be applied to this development. The proposal is therefore directly in keeping with the parking requirements applicable to a "PT 1 Area".
- The purpose of a public transport service is to limit the use of the private vehicle to allow for the optimal use of the public transport service. By relaxing parking requirements, the public is forced to use the public transport service. The relaxation of parking requirements therefore has a direct impact on the successful operation of the public transport service. In this particular case, the erf is located in such a location that any tenant / owner of a flat can, without any difficulty and problems, make use of the public transport service.
- The fact that the proposed flats are located adjacent to a public transport service route will ensure that the proposed development will also be extremely accessible to land uses that cannot be reached on foot, for example the George Garden Route Mall development area.
- The fact that the development is located on a public transport service route will also make the development extremely accessible to any workers (housekeepers, etc.) who will be working in the flats.

- The proposed flats will be within walking distance of employment opportunities and all amenities to meet the daily needs of the residents of the flats. Creches, after-school care centres, a primary school and churches are within walking distance of the proposed development. The relaxation of the parking requirements is therefore not going to limit the accessibility of any tenant as far as access to other land uses is concerned.

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

8. CONCLUSION

The motivation above indicates that the proposed development is 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": 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

PARTA: 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	RG and MDP Developments (Pty) Ltd (Registration number 2023/166251/07)		
Address	7 Doneraile Street		
	George	Postal code	6529
E-mail	ryno@jgwo.co.za		
Tel	N/a	Fax	N/a
		Cell	0795156261

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 206 Blanco
--	-----------------------

Physical Address	24 Montagu Street				
GPS Coordinates		Town/City	George		
Current Zoning	Single Residential Zone I	Extent	3169m²	Are there existing buildings?	Y N
Current Land Use	Vacant				
Title Deed number & date	T32008/2024				
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	Martin Botha Naudica Swanepoel	Reference number	N/a	Date of consultation	10 October 2024

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

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

BANKING DETAILS

Name:	George Municipality
Bank:	First National Bank (FNB)
Branch no.:	210554
Account no.:	62869623150
Type:	Public Sector Cheque Account
Swift Code:	FIRNZAJJ
VAT Registration Nr:	4630193664
E-MAIL:	msbrits@george.gov.za
*Payment reference:	Erven 2270 and 20240, George

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

Application for rezoning and permanent departures (relaxation of building lines and parking requirements) in respect of Erf 206 Blanco for the development of flats.

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

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

Is the following compulsory information attached?

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

Minimum and additional requirements:

Y	N	N/A	Conveyancer's Certificate	Y	N	N/A	Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A	Phasing Plan
Y	N	N/A	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
Y	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS)	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)

			Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)				
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)

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

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

SECTION I: DECLARATION

I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. The Municipality has not already decided on the application.
3. I'm aware that it is an offense in terms of section 86(1)(d) to supply particulars, information or answers in an application, knowing it to be false, incorrect or misleading or not believing them to be correct.
4. I am properly authorized to make this application on behalf of the owner and (where applicable) copies of such full relevant Powers of Attorney/Consent are attached hereto.
5. I have been appointed to submit this application on behalf of the owner and it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to me as the authorised agent and the owner will regularly consult with the agent in this regard (where applicable).
6. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
7. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/amendment/suspension forms part of this submission.
8. I am aware of the status of the existing bulk services and infrastructure in the subject area and that I am liable for any possible development charges which may be payable as a result of the proposed development.
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 November 2025

Full name:

Johannes George Vrolijk

Professional capacity:

Professional Town Planner

SACPLAN Reg. Nr:

A/1386/2010

ANNEXURE "B": PROPOSED SITE PLAN AND BUILDING PLANS

Site Plan
SCALE 1:100

Municipal Approval Stamp

SEWER NOTES:

SEWERAGE LAY-OUT TO COMPLY WITH SANS 10400 PART P.
GENERAL:
CE: CLEANING EYE, GLAZED EARTHEN WARE PIPE WITH CAST IRON COVER, ENCASED IN 150mm CONCRETE SURROUND.

IE: INSPECTION EYE, STANDARD PIPE WITH GLAZED EARTHEN WARE COVER, SEALED WITH BITUMEN.

WASTE PIPES, SABS APPROVED GALVANISED MILD STEEL WITH Ø AS INDICATED.

SOIL VENT. VALVE, VACUUM RELIEF FUNCTION, NOMINAL SIZE 110mm, IN COMPLIANCE WITH SABS CODE 1532-1991.

NOTE:
ALL WORK TO BE DONE IN ACCORDANCE WITH LOCAL AUTHORITY'S SPECIFICATIONS.

REFILLING TRENCHES, REFILL WITH CLEAN DRY SOIL & RAM DOWN THOROUGHLY, LEVEL WITH EXISTING LEVEL.

CONCRETE TILE IE COVER, 450x450 LOOSE CONCRETE TILES OVER IE'S PASSING BENEATH CONCRETE APRON. TILES MUST BE MARKED DISTINCTLY & MUST BE REMOVABLE FOR INSPECTION PURPOSES.

CONCRETE CASINGS, ALL VITRIFIED CLAY PIPES UNDER WALLS, FOUNDATIONS & PAVING MUST BE ENCASED IN 150mm - 200mm, 6:3:1 CONCRETE.

COUPLINGS, VITRIFIED CLAY PIPES - SABS APPROVED, VITRO-HEPSLEVE POLYPROPYLENE COUPLINGS.

DRAINAGE TEST, A FINAL DRAINAGE TEST WILL BE EXECUTED TO THE APPROVAL OF THE OWNER & ARCH PROFESSIONAL.

All drainage pipes closer than 900mm from building or strip foundations to be encased in 150mm- 200mm concrete. Strip foundations over drains to be reinforced.

All waste fittings fitted with reset traps.
No bends or junctions under building.
All waste pipes to be min 50mm.
All hwb's, sinks, troughs, to be fitted with S or P traps.

110mm dia. U.P.V.C. SEWER PIPE
50mm dia. U.P.V.C. WASTE WATER PIPE

Additional Notes:
1. All sewer joints to be sealed as per manufacturers specifications.
2. Sewer to be tested and certified by a registered plumber.
3. All waste and sewer pipes to be laid to a min 1:60 gradient and to start at min 450mm below ground level at any point.

Note:
1. INSTALL MAIN SERVICES IN 750MM DEEP TRENCH(ES) FOR DISTANCES AS INDICATED. TRENCH BASE TO BE WELL COMPACTED, INSTALL 50MM THICK BED OF SAND, BACK FILL TRENCH IN COMPACTED LAYERS NOT EXCEEDING 150MM IN DEPTH.
2. TELCOM:
INSTALL 50MM DIA. U.P.V.C. SLEEVE INCLUDING DRAW WIRE FOR USE BY TELCOM. INSTALL CAST IRON DRAW BOXES AT EACH END OF SLEEVE AND AT MAX. 100MM INTERVALS ALONG LENGTH OF SLEEVE.
3. ELECTRICAL:
INSTALL 25MM 4 CORE CABLE INSTALLED WITH 2 PAIRS OF PARALLEL 25MM WIRE EACH FOR LIVE & NEUTRAL CONNECTIONS. INSTALL SEPARATE 25MM EARTH WIRE.
4. WATER:
INSTALL 32MM DIA. CLASS 10 H.D.P.E. WATER SUPPLY PIPE. INSTALL ISOLATER VALVE IN CAST IRON BOX IN POSITION TO BE INDICATED ON SITE NEXT TO HOUSE. INSTALL PRESSURE RELIEF VALVE AT EACH MAIN CONNECTION TO HOUSE.
5. GENERAL: BOUNDARY WALL MUST BE COMPLETED FIRST, BEFORE STARTING CONSTRUCTION ON MAIN BUILDING.

Please Note:
All ducts to have a cavity of 250mm x 300mm, for easy accessibility, in which pipes will be concealed.
All trenches, and building works must be done in such a manner so that there will be minimum damage to current vegetation.



**Elevations
SCALE 1:100**

Ground Unit 1 Area Schedule

Kitchen	14.13 m ²
Lounge	13.83 m ²
Passage	4.04 m ²
Bedroom 1	16.75 m ²
Bedroom 2	12.25 m ²
Bathroom 1	3.86 m ²
Bathroom 2	4.40 m ²
Patio	5.68 m ²
Total Area	74.95 m ²

Ground Unit 2 Area Schedule

Kitchen	14.13 m ²
Lounge	13.83 m ²
Passage	4.04 m ²
Bedroom 1	16.75 m ²
Bedroom 2	12.25 m ²
Bathroom 1	3.86 m ²
Bathroom 2	4.40 m ²
Patio	5.68 m ²
Total Area	74.95 m ²

Upper Unit 3 Area Schedule

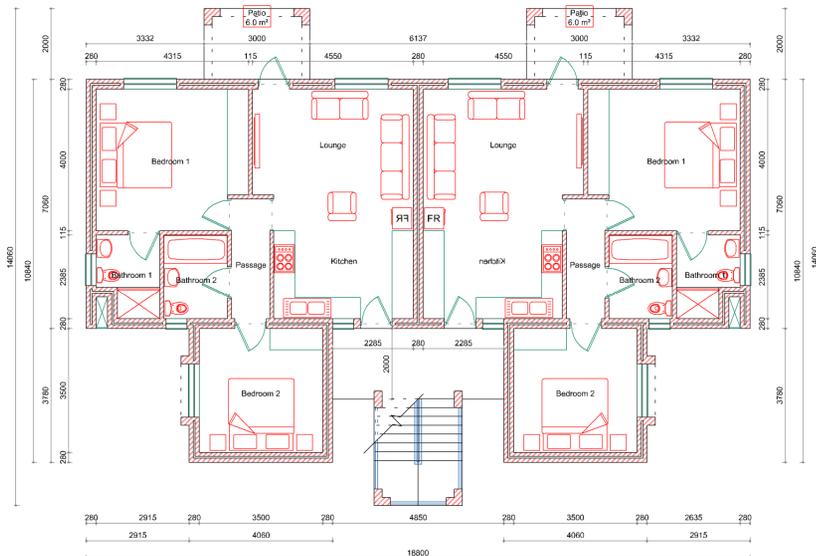
Kitchen	14.13 m ²
Lounge	13.83 m ²
Passage	4.04 m ²
Bedroom 1	16.75 m ²
Bedroom 2	12.25 m ²
Bathroom 1	3.86 m ²
Bathroom 2	4.40 m ²
Patio	5.68 m ²
Total Area	74.95 m ²

Upper Unit 4 Area Schedule

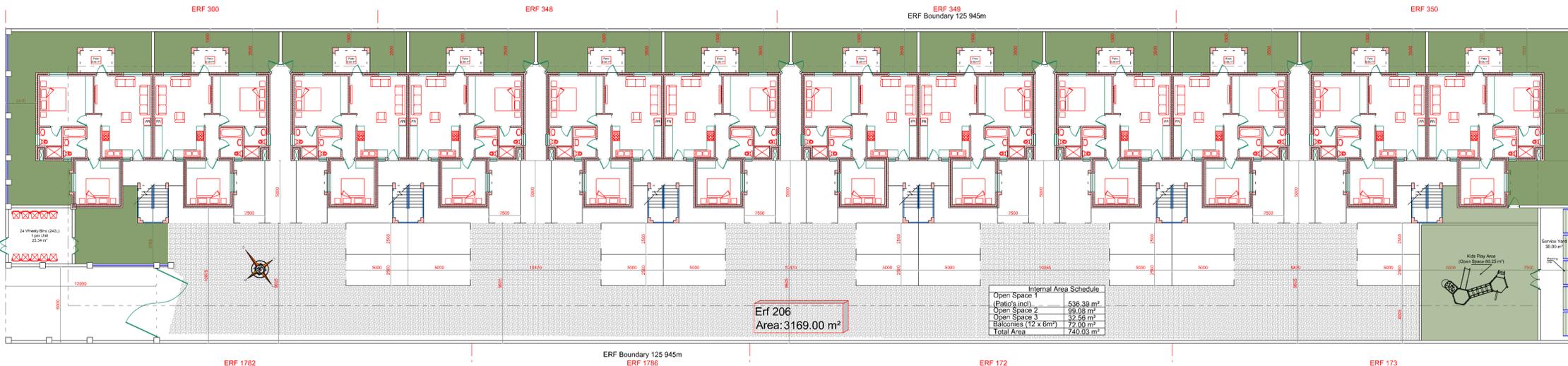
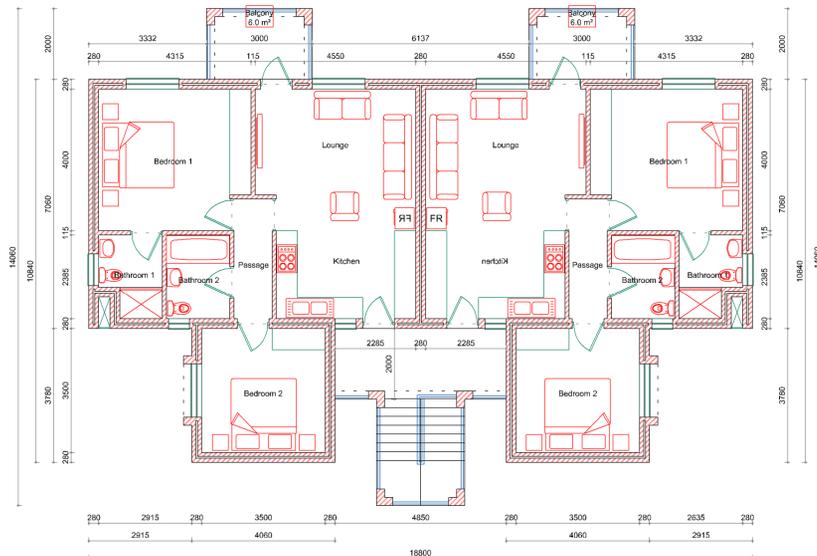
Kitchen	14.13 m ²
Lounge	13.83 m ²
Passage	4.04 m ²
Bedroom 1	16.75 m ²
Bedroom 2	12.25 m ²
Bathroom 1	3.86 m ²
Bathroom 2	4.40 m ²
Balcony	5.68 m ²
Total Area	74.95 m ²



**Ground Storey Dimension & Information Plan
SCALE 1:100**



**Ground Storey Dimension & Information Plan
SCALE 1:100**



Internal Area Schedule

Open Space 1 (Patio's incl)	536.39 m ²
Open Space 2	89.08 m ²
Open Space 3	32.56 m ²
Open Space 4	72.00 m ²
Balconies (12 x 6m)	72.00 m ²
Total Area	740.03 m ²

BLUEPRINT DRAUGHTING
PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON
TIAN SCHOON
082 303 0652 | TIAN@BLUEPRINTWC.COM

PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON
TIAN KONRAD SCHOON
PAD 24750648
09-42 AM (ATK&S) on 19 Jun 2025
Member NR: 32414

Project Description:
New Flats on Erf 206
Blanco
for RG & MDP Developments PROP LTD

Drawing Nr: H24 - 31
RGMDP - 01 - 01
15/09/2025

Drawing :
SDP

NOTES:
1. All information on the plan must be checked and any discrepancies must be brought to the arch professional's attention, before any building work commences.
2. All levels and dimensions must be checked on site.
3. Drawings must not be scaled.

HOA Approval Stamp if Applicable :

Area Covered:

Unit 1 - 12 Ground Storey Area (194.48m X 6) :	1166.88 m ²
Unit 13 - 24 First Storey Area (194.48m X 6) :	1166.88 m ²
Total Floor Area :	2333.76 m ²
Open Space 10% Required :	316.90 m ²
Open Space 23.35% Provided :	740.03 m ²
Total Floor Area :	1385.6 m ²
Total Foot Print Area :	685.44 m ²
Total Stand Area:	4025.00 m ²
F.A.R: 2333.76 / 3169.00 :	0.7364
Site coverage percentage 1166.88 / 3169.00 :	36.82 %
Parkings Required - 1.5 P/Unit :	36 Parkings
Parkings Provided :	36 Parkings
Occupancy:	H3
Zoning:	GRZ1

Applicable Party Approval:
Owner/authorized Signature: _____ Date: _____
T Schoon Signature: _____ Date: _____

COPYRIGHT NOTICE
Copyright © 2022 Blue Print Draughting cc. Copyright subsists in this drawing. The person or entity whose name appears in the title block of this drawing, is hereby granted a non-exclusive license to use, display, print and / or reproduce this drawing to the extent necessary to carry out and complete the project described in the title block of this drawing.
This license confers no ownership rights in the copyright vesting in this drawing and the copyright subsisting therein will, at all times, remain the property of Blue Print Draughting cc.
Any unauthorized reproduction, publication, transmission, adaptation and/or inclusion of this drawing in a cinematograph film or television broadcast is an act of copyright infringement which will render the doer of the act liable for civil law copyright infringement and may in certain circumstances render the doer liable to criminal prosecution. Requests and enquiries concerning this drawing and the rights subsisting therein should be addressed to the copyright owner.

ACTS OF PARLIAMENT
All Contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.

ANNEXURE "C": SIGNED PRE-APPLICATION



Planning and Development
E-mail: town.planning.application@george.gov.za
Tel: +27 (0)44 801 9477

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: **3449936**

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

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

Property(ies) description: **Erf 206 Blanco**

Date: **10 Oktober 2024**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Martin Botha	George Mun.	044 801 9191	pmbbotha@george.gov.za
	Naudica Swanepoel	George Mun.	044 801 9138	nswanepoel@george.gov.za
Pre-applicant	Jan Vrolijk	JVTP	044 873 3011	janvrolijk@jvtownplanner.co.za

Documentation provided for discussion:

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

- **Titelakte**
- **Liggingsplan**
- **L G Diagram**
- **Voorgestelde ontwikkelingsplan – Opsie 1**
- **Voorgestelde ontwikkelingsplan – Opsie 2**

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

YES	NO
-----	----

the Department of

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

ONTWIKKELINGSVOORSTEL

Die eenaars van Erf 206 Blanco het my versoek om die volgende ontwikkelingsvoorstel voor te lê vir bespreking tydens die volgende vooraf aansoek vergadering.

Dit is die voorneme om die erf met 24 woonstelle wat oor twee vloere versprei sal word te ontwikkel. Twee moontlike alternatiewe uitlegte word op hierdie stadium ondersoek. Die twee alternatiewe opsies is hierby aangeheg. Beide opsies maak vir 24 woonstelle voorsiening met die toegang tot Montagustraat wat van mekaar verskil. Opsie 1 maak vir 1 in en uitgang voorsiening aan die suidekant van die erf terwyl Opsie 2 vir 'n aparte in en uitgang aan weerskante van die woonstelle voorsiening maak. 'n Aanduiding word verlang ten opsigte van watter opsie die munisipaliteit uit 'n toegangsoopunt verkies.

Die woonstelle sal uit drie leefvertreke (habital rooms) bestaan. In terme van die ontwikkelingsvoorstel word 1.5 parkeerplekke per woonstel (1.25 parkeerplekke per woonstel en 0.25 parkeerplekke vir besoekers) voorgestel. In terme van bedie die ontwikkelingsvoorstel sal dit moontlik wees om die vereiste 36 parkeerplekke op die erf te voorsien.

Aansoek sal dus

- in terme van Artikel 15(2)(a) van die Verordening op Grondgebruikbeplanning vir George Munisipaliteit, 2023 gedoen moet word vir die herosnering van die Restant van Erf 206 Blanco vanaf Enkel Residensiële Sone I na Algemene Residensiële Sone IV (24 woonstelle).
- in terme van Artikel 15(2)(b) van die Verordening op Grondgebruikbeplanning vir George Munisipaliteit, 2023 gedoen moet word vir die verslapping van die pakeervereistes van toepassing op 'n woonstel vanaf 2.0 parkeerplekke per woonstel na 1.5 parkeerplekke per woonstel (besoekers parkering ingesluit).

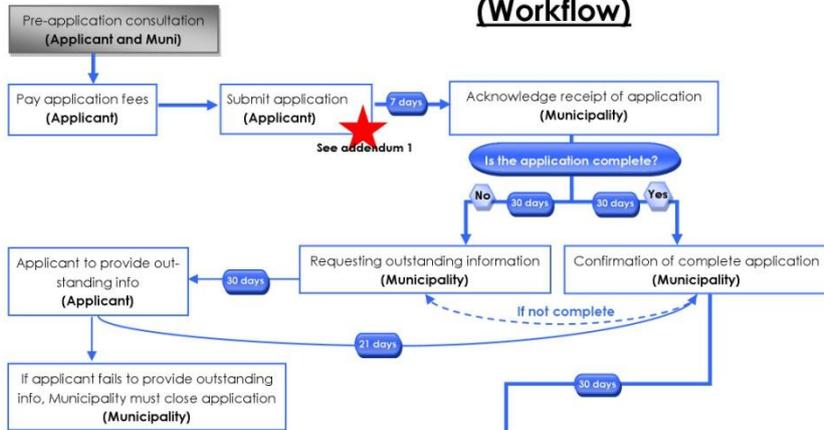
PART B: APPLICATION PROCESS

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

Draft By-Law on Municipal Land Use Planning

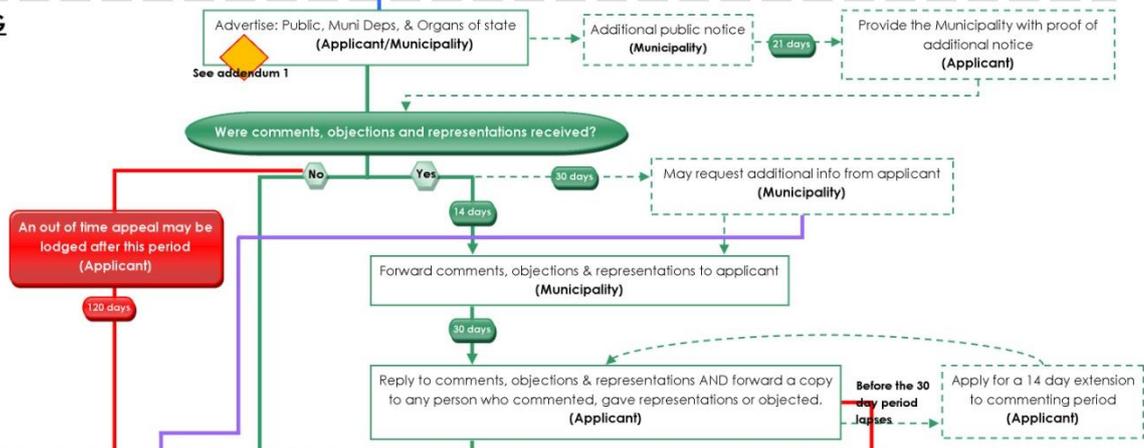
(Workflow)

SUBMISSION



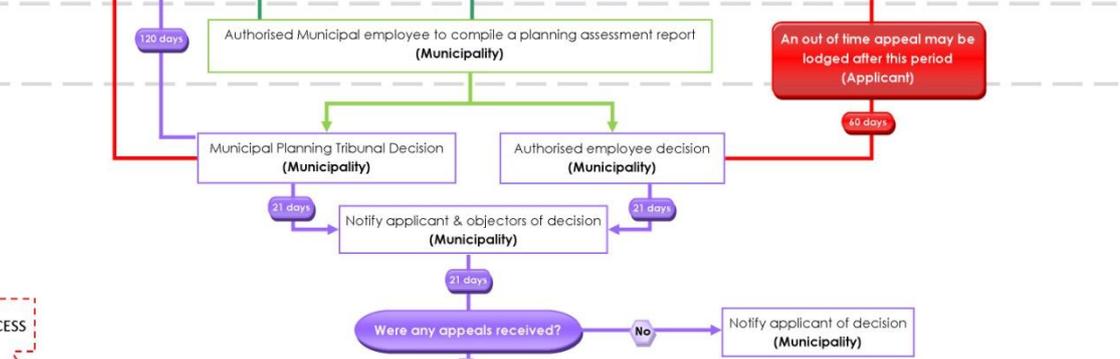
- Types of applications that can be submitted in terms of Section 15 (2)**
- (a) Rezoning of land
 - (b) Permanent departure
 - (c) Temporary departure
 - (d) Subdivision of land
 - (e) Consolidation of land
 - (f) Amendment, suspension or removal of restrictive conditions
 - (g) Permission required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

ADVERTISING



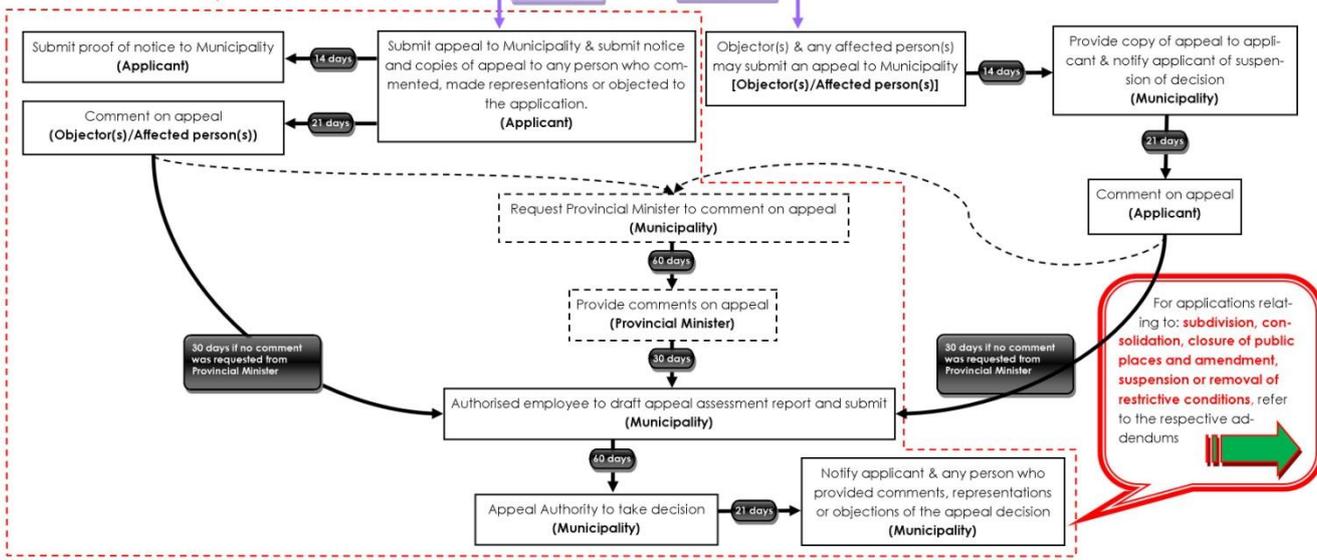
ASSESSMENT

DECISION



APPEAL PROCESS

APPEAL



PART C: QUESTIONNAIRES

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

Tick if relevant		What land use planning applications are required?	Application fees payable
x	2(a)	a rezoning of land;	R10 710.00
x	2(b)	a permanent departure from the development parameters of the zoning scheme;	R7 930.00
	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g)	a permission required in terms of the zoning scheme;	R
	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a home owner's association;	R
	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R

Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			TBC following submission of application

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

SECTION B:

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X		George Ruimtelike Ontwikkelingsraamwerk 2023 en die Blanco Plaaslike Struktuurplan, 2015	Sal bepaal word
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X	Aktebesorger sertifikaat word benodig
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? Die George Geïntegreerde Soneringskema Verordening, 2023 What is the current zoning of the property? Enkel Residensiële Sone I What is the proposed zoning of the property? Algemene Residensiële Sone IV Does the proposal fall within the provisions/parameters of the zoning scheme? Ja Are additional applications required to deviate from the zoning scheme? (if yes, specify) Ja – parkering				

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

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

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

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

**SECTION D:
SERVICE REQUIREMENTS**

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			x	Directorate: Electro-technical Services
Water supply:			x	Directorate: Civil Engineering Services
Sewerage and waste water:			x	Directorate: Civil Engineering Services
Stormwater:			x	Directorate: Civil Engineering Services
Road network:			x	Directorate: Civil Engineering Services
Telecommunication services:			x	
Other services required? Please specify.			x	
Development charges:			x	

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

COMPULSORY INFORMATION REQUIRED:					
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent
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) /	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)

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

PART E: DISCUSSION

Town and Spatial Planning:

The attached documents were discussed.

- The objective of the chosen zoning should be indicated / motivated in relation to the proposal.
- The application should be motivated in terms of the relevant spatial planning policies (i.e. MSDF 2023, Blanco LSDF 2012, SPLUMA etc.). Address deviations where applicable.
- Address the densities proposed by the LSDF for this specific area.
- The proposed development may impact on the heritage character of the area. In this regard, comments from Heritage Western Cape will have to be obtained. Please submit a Notice of Intent to Develop to Heritage Western Cape.
- It is suggested and highly recommended that inputs from the aesthetics committee be obtained prior to the submission of an application, to enable the comments to influence the design.
- Address the High-Density Housing Guidelines in the application.
- Geotechnical studies must be conducted by a registered professional engineer prior to any construction on site (i.e. should any development be approved).
- Attempt to retain the trees on the site.
- A landscaping plan will be applicable.
- Stormwater must be addressed in the land use application.
- Mitigate potential impacts on the surrounding residential neighbourhood.
- It is advised to not develop higher than 2 storeys / 8.5m (whichever is more restrictive) in this area. If increased height is proposed, motivate same (specifically the visual impact).

CES:

- **Access:** Please note that access is restricted to Montague Street. Due to the proposed development, the Municipality will require a Traffic Impact Assessment (TIA/S). All recommendations from the TIA must be provided/implemented, including the provisions for Non-Motorized Transport (NMT), Universal Access (UA) facilities and the Montague's AMP.
- **Parking:**
 - All parking to be provided on site in terms of the GIZS, 2023 parking requirements.
 - Parking to be provided on site. No parking will be allowed within the road reserve and the owner may be held liable for all costs to ensure that the road reserve is not utilised for parking.
 - Site access should conform to the GIZS (clauses 45 & 46), as well as the Road and Sidewalk By-law.
- **Water and Sewer:** Limited water is available, subject to capacity confirmation in terms of a service capacity study. Please be advised that there is currently limited municipal sewer capacity available to service the development. The developer will be responsible for addressing all applicable sanitation requirements. Should capacity become available (± 2 years from now), the owner will be required to connect to the system at their own costs and pay any applicable development charges.
- **Stormwater:** Developer to adhere to the applicable Stormwater By-law.
- **DC's:** Normal DC's, as per the DC policy and Planning By-law will be applicable.

ETS:

- Electrical services report will be required, and DC's will apply.

PART F: SUMMARY / WAY FORWARD

See Part E above.

OFFICIAL: MARTIN BOTHA

SIGNED: 

DATE: 22 October 2024

PRE-APPLICANT: JOHANNES GEORGE VROLIJK

SIGNED: 

DATE: 10 Oktober 2024

OFFICIAL: NAUDICA SWANEPOEL

SIGNED: 

DATE: 22 October 2024

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

ANNEXURE "D": LOCALITY PLAN

Erf 206 Blanco - Locality plan



0 0.04 0.08 0.16 km

Date: 9/20/2024 2:47 PM

Scale: 1:1,468



Disclaimer
George Municipality makes no warranties as to the correctness of the information supplied.
Persons relying on this information do so entirely at their own risk.

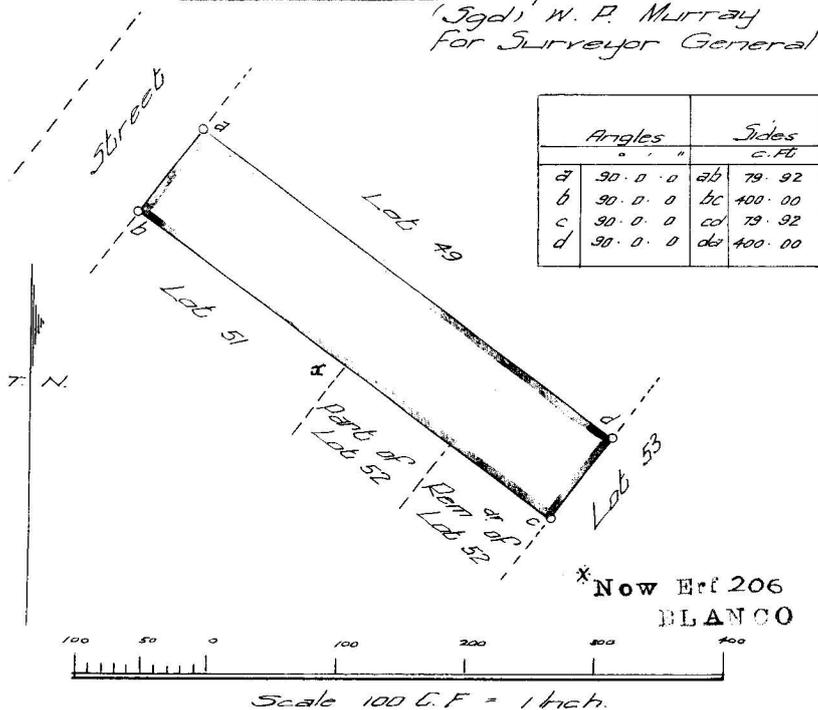
George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.

ANNEXURE "E": SURVEYOR GENERAL DIAGRAM

OFFICE COPY.

THE FOLLOWING BEACONS/
BOUNDARIES ESTABLISHED
Beacon b and
boundary bx

S. G. Ig. N° 617, 1913.
Deduction N° 941
April. 11. 1913.
(Sgd) W. P. Murray
For Surveyor General



The above diagram lettered a. b. c. d. represents 222 Square Rods of land situate in the Village of Blanco, (known as Whites Blanco) Division of George, being Lot 50 portion of Lots 47, 48, 49, and 50 transferred to Nicholas Cornelius Stephanus Terblans 2nd Sept^r 1899.

Bounded NE by Lot 49
NW " Street
SE " Lot 53
SW " Lot 51, Parts of Lot 52 and Remnd^r of Lot 52

Surveyed and beaconsed by me according to regulations.

(Sgd) F. J. Phillips
Government Land Surveyor.
Feb. 1913.

Copied from the diagram relating to
Transfer Title Deed No. 2841.
dated 23rd April 1913. in favour of
Johannes Petrus Terblans
N. G. Harcourt
for SURVEYOR-GENERAL
CAPE TOWN
18.3.1949.

NTG BL-7DD
V.23
206
W. A.

ANNEXURE "F": TITLE DEED

153

VisagieVos Inc.
181 Vasco Boulevard, Goodwood, 7460

Prepared by me



Conveyancer
DAVID ERASMUS ROUX (LPCM 83456)

Fees		
	Amount	Office fee.
Purchase price/Value	3 400 000,00	2149,00
Mortgage capital Amount	R.....	R.....
Reason for exemption	Exempt i.t.o	
	Cat.....	section.....Act.....

T 000032008 / 2024

DEED OF TRANSFER

Know all men whom it may concern:

PETRUS JOHANNES GILLJE

(LPC No. 81207)

That

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

**THE EXECUTOR IN THE
ESTATE LATE ALETTA FRANCINA ELLIS
NUMBER 2023/2023**

dated the 13th November 2023 and signed at George



And the said Appearer declared that the transferor/s had on **6 November 2023** truly and legally sold by Private Treaty, and that he/she, in his/her capacity aforesaid, did by these presents, cede and transfer to and on behalf of

RG AND MDP DEVELOPMENTS PROPRIETARY LIMITED
REGISTRATION NUMBER 2023/166251/07

its Successors in Title, Administrators or Assigns,

in full and free property

**ERF 206 BLANCO, IN THE MUNICIPALITY AND DIVISION OF GEORGE,
PROVINCE OF THE WESTERN CAPE;**

**IN EXTENT: 3 169 (THREE THOUSAND ONE HUNDRED AND SIXTY NINE)
SQUARE METRES**

FIRST TRANSFERRED by Deed of Transfer No. T2841/1913 with Diagram No. 617/1913 annexed thereto and held by Deed of Transfer No. T7680/1972.

SUBJECT to the conditions referred to in Deed of Transfer dated 20 March 1957 No. 3524.

A handwritten signature or mark, possibly a stylized 'S' or 'D', located at the bottom right of the page.

Wherefore the Appearer, renouncing all the rights and title

**ESTATE LATE ALETTA FRANCINA ELLIS
NUMBER 2023/2023**

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

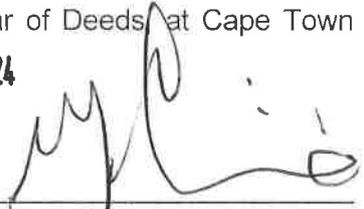
**RG AND MDP DEVELOPMENTS PROPRIETARY LIMITED
REGISTRATION NUMBER 2023/166251/07**

its Successors in Title, Administrators or Assigns, now is/are and henceforth shall be entitled thereto, conformably to local custom; the State, however, reserving its rights; and finally acknowledging the whole of the purchase price amounting to **R3 400 000,00 (Three Million Four Hundred Thousand Rand)** to have been duly paid or secured.

In witness whereof I, the said Registrar, together with the Appearer, have subscribed to these presents, and have caused my Seal of Office to be affixed thereto.

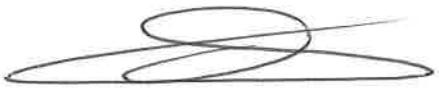
Thus done and executed at the Office of the Registrar of Deeds, at Cape Town on

27 MAY 2024



a. a. Signature of Appearer

in my presence,



Registrar of Deeds



ANNEXURE "G": POWER OF ATTORNEY

POWER OF ATTORNEY

We, the undersigned

Ryno Gerber and Michael du Plessis

the Directors of

RG and MDP Developments (Pty) Ltd (Registration number 2023/166251/07)

the registered owners of

Erf 206 Blanco

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

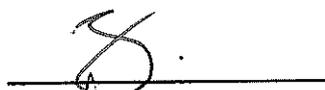
An application in terms of

- *Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of Erf 206 Blanco from Single Residential Zone I to General Residential Zone IV.*
- *Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the following building lines on Erf 206 Blanco:*
 - *the north-eastern side boundary building line from 3,0 metres to 1,5 metres to accommodate the patio on ground floor and balcony on first floor of the proposed flats.*
 - *the south-eastern rear boundary building line from 3,0 metres to 2,5 metres to accommodate the proposed flats.*
 - *the north-western street boundary building line from 5,0 meters to 2,140 metres to accommodate the proposed flats.*
- *Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the parking requirements for Erf 206 Blanco, applicable to a flat consisting of*

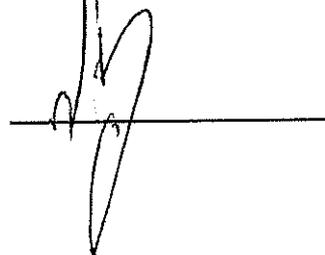
three or more habitable rooms, from 2 parking bays per flat to 1.5 parking bays per flat (visitor parking included).

Signed at George on 23 October 2025

Ryno Gerber

A handwritten signature in black ink, appearing to be 'R. Gerber', written over a horizontal line.

Michael du Plessis

A handwritten signature in black ink, appearing to be 'Michael du Plessis', written over a horizontal line.

ANNEXURE "H": COMPANY REGISTRATION DOCUMENT FOR RG AND MDP DEVELOPMENTS (PTY) LTD

INCOME TAX
Notice of Registration

RG AND MDP DEVELOPMENTS
7 DONARAILE STREET
DONARAILE HOUSE
GEORGE CENTRAL
WESTERN CAPE
6529

Enquiries should be addressed to SARS

Contact Detail

SARS 0800 00 7277
Alberton Website: www.sars.gov.za
1528

Details

Taxpayer Reference No: 9956442181

Always quote this reference
number when contacting SARS

Date: 2023-10-20



Dear Taxpayer

NOTICE OF REGISTRATION

The South African Revenue Service (SARS) confirms registration of the following taxpayer:

Registered name: RG AND MDP DEVELOPMENTS
Taxpayer registration number: 2023/166251/07
Taxpayer reference number: 9956442181

Your tax obligation

Every Company/Close Corporation which conducts business or has an office in South Africa must, within one month thereof appoint a representative as the Public Officer of the Company. The relevant particulars of the representative must be furnished to a SARS branch.

Every company is regarded as a provisional taxpayer. The Company/Close Corporation is required to make provisional tax payments as from the 2025 tax period.

Date of liability for provisional tax : 202403

Provisional payments must be made twice a year on or before the following dates: August and February

Your attention is drawn to the provisions of section 89*bis* of the Income Tax Act and paragraph 27 of the Fourth Schedule to the Income Tax Act, in terms of which interest at the prescribed rate and a penalty of ten percent will be charged on any amount not paid on or before the date on which payment for the relevant period is due.

Kindly notify SARS of any change to your registered particulars within 21 business days of such change.

Should you have any queries please call the SARS Contact Centre on 0800 00 7277. Remember to have your taxpayer reference number at hand when you call to enable us to assist you promptly.

**COMPANIES AND INTELLECTUAL PROPERTY COMMISSION
REPUBLIC OF SOUTH AFRICA**

FORM COR 14.3 - REGISTRATION CERTIFICATE

Issue date: 20/10/2023
Print date: 20/10/2023
Customer code: NICJOV
Tracking number: 9396624601

Concerning

RG AND MDP DEVELOPMENTS (Pty) Ltd 2023/166251/07

The above company has been registered in terms of section 14 of the Companies Act, 2008.

In accordance with the Notice of Incorporation, the registration of the company takes effect on 20/10/2023.

In conjunction with this certificate, the Commission has not issued another notice contemplated in section 12 (3).



Commissioner: CIPC

About this Notice

This Notice is issued in terms of section 14 of the Companies Act, 2008, and Regulation 14 of the Companies Regulations, 2011. If the Commission has altered the name of the company, in terms of section 14 (2) (b), the company may file an amended Notice of Incorporation to change the name.

If the Commission has issued a Notice of a Potentially Contested Name in conjunction with the Certificate, the company must serve that Notice on each person identified in the Notice, and any such person has the right to challenge the use of the name, by the company.

The Companies and Intellectual Property Commission of South Africa

P.O. Box 429, Pretoria, 0001, Republic of South Africa

Docex 256, Pretoria

Contact centre 086 100 2472

www.cipc.co.za



Certificate issued by the Companies and Intellectual Property Commission on
Friday, October 20, 2023 12:31
Registration Certificate



Registration number 2023 / 166251 / 07
Enterprise name RG AND MDP DEVELOPMENTS (PTY) LTD
Enterprise shortened name NOT APPLICABLE
Enterprise translated name NOT APPLICABLE
Registration date 20/10/2023
Business start date 20/10/2023
Enterprise type PRIVATE COMPANY
Enterprise status IN BUSINESS
Financial year end FEBRUARY
Type of MOI STANDARD (COR15.1A)
Main business/main object BUSINESS ACTIVITIES NOT RESTRICTED.

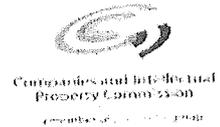
Postal address 7 DONARAILE STREET
DONARAILE HOUSE
GEORGE CENTRAL
WESTERN CAPE
6529

Address of registered office 7 DONARAILE STREET
DONARAILE HOUSE
GEORGE CENTRAL
WESTERN CAPE
6529

The Companies and Intellectual Property Commission of South Africa
P O Box 429, Pretoria, 0001, Republic of South Africa
Docex 255, Pretoria
Contact centre 086 100 2472
www.cipc.co.za



Certificate issued by the Companies and Intellectual Property Commission on
 Friday, October 20, 2023
 Registration Certificate



Registration number 2023/166251/07
 Enterprise name RG AND MDP DEVELOPMENTS (PTY) LTD

Auditors

Directors

Surname and first names	Status	ID number or date of birth	Director type	Appointment date	Addresses
DU PLESSIS, MICHAEL	ACTIVE	7502115032086	DIRECTOR	20/10/2023	Postal PO BOX 2389, GEORGE, GEORGE, WESTERN CAPE, 6530 Residential 209 MODDERRIVIER, GEELHOUTBOOM ROAD, GEORGE, WESTERN CAPE, 6530
GERBER, RYNO	ACTIVE	9608175143082	DIRECTOR	20/10/2023	Postal 9 KAAIMANS STREET, GROOT BRAKRIVIER, GROOT BRAKRIVIER, WESTERN CAPE, 6525 Residential 9 KAAIMANS STREET, GROOT BRAKRIVIER, GROOT BRAKRIVIER, WESTERN CAPE, 6525

The Companies and Intellectual Property Commission of South Africa
 P O Box 429, Pretoria, 0001, Republic of South Africa
 Docex 256, Pretoria
 Contact centre 086 100 2472
 www.cipc.co.za



Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Friday, October 20, 2023 at 12:55



Companies and Intellectual
Property Commission
a member of the sbs group

Notice of Incorporation

COR 14.1

Registration Number: K2023166251
Enterprise Name: RG AND MDP DEVELOPMENTS



Tracking Number: 9396624601



Customer Code: NICJOV

INCORPORATOR DETAILS

Full Name: GERBER RYNO
Identity / Registration No: 8608175143082
Postal Address: 9 KAAIMANS STREET, GROOT BRAKRIVIER, GROOT BRAKRIVIER, WESTERN CAPE, 6529

1. The incorporators have incorporated a juristic person to be registered as a:

Private Company

2. The incorporation of the company is to take effect on:

20 October 2023

3. The company's first financial year will end on:

February

4. The company's registered office address is:

Postal Address
7 DONARAILE STREET, DONARAILE
HOUSE, GEORGE CENTRAL,
WESTERN CAPE, 6529

Physical Address
7 DONARAILE STREET, DONARAILE
HOUSE, GEORGE CENTRAL,
WESTERN CAPE, 6529

5. Number of initial director(s) of the company as listed in Annexure A

2

6. The company name is:

RG AND MDP DEVELOPMENTS

7. The company's Memorandum of Incorporation, attached in form CoR 14.1
has no provisions of the type contemplated in section 15(2)(b) or (c).

I declare that the information in this application is true. If I am not the Applicant, I declare
that the Applicant has authorised me to make this application.

Signature

Date

Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Friday, October 20, 2023 at 12:55



Companies and Intellectual
Property Commission
111 Water Street, Cape Town
7800

Notice of Incorporation

COR 14.1

Registration Number: K2023166251
Enterprise Name: RG AND MDP DEVELOPMENTS



Tracking Number: 9396624601



Customer Code: NICJOV

INCORPORATOR DETAILS

Full Name: DU PLESSIS MICHAEL
Identity / Registration No: 7502115032086
Postal Address: PO BOX 2389, GEORGE, GEORGE, WESTERN CAPE, 6530

1. The incorporators have incorporated a juristic person to be registered as a:

Private Company

2. The incorporation of the company is to take effect on:

20 October 2023

3. The company's first financial year will end on:

February

4. The company's registered office address is:

Postal Address
7 DONARAILE STREET, DONARAILE
HOUSE, GEORGE CENTRAL,
WESTERN CAPE, 6529

Physical Address
7 DONARAILE STREET, DONARAILE
HOUSE, GEORGE CENTRAL,
WESTERN CAPE, 6529

5. Number of initial director(s) of the company as listed in Annexure A

2

6. The company name is:

RG AND MDP DEVELOPMENTS

7. The company's Memorandum of Incorporation, attached in form CoR 14.1
has no provisions of the type contemplated in section 15(2)(b) or (c).

I declare that the information in this application is true. If I am not the Applicant, I declare
that the Applicant has authorised me to make this application.

Signature

Date

20/10/2023

Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Friday, October 20, 2023 at 12:55



Notice of Incorporation

Companies and Intellectual
Property Commission
a member of the dti group

COR 14.1A

Registration Number: K2023166251
Enterprise Name: RG AND MDP DEVELOPMENTS



Tracking Number: 9396624601



Customer Code: NICJOV

INITIAL DIRECTOR DETAILS

Full Name	Occupation	ID Number / Date of Birth & Country	Appoint. Date	Cellphone Number	Address
DU PLESSIS, MICHAEL		7502115032086 South Africa	20/10/2023	0720896619	Postal: PO BOX 2389, GEORGE, GEORGE, WESTERN CAPE, 6530 Residential: 209 MODDERRIVIER, GELHOUTBOOM ROAD, GEORGE, WESTERN CAPE, 6530
GERBER, RYNO		8508175143062 South Africa	20/10/2023	0824864125	Postal: 9 KAAIMANS STREET, GROOT BRAKRIVIER, GROOT BRAKRIVIER, WESTERN CAPE, 6525 Residential: 9 KAAIMANS STREET, GROOT BRAKRIVIER, GROOT BRAKRIVIER, WESTERN CAPE, 6525

*The incorporators confirm that each person named above has consented to being
appointed in terms of section 66(7)(b) as a director of the company, whose Memorandum
of Incorporation is attached.*

This form is prescribed by the Minister of Trade and Industry in terms of section 223 of the Companies Act,
2008 (Act No. 71 of 2008).





COR14.3: Registration Certificate

Registration Number: 2023 / 166251 / 07
Enterprise Name: RG AND MDP DEVELOPMENTS

ENTERPRISE INFORMATION

Registration Number 2023 / 166251 / 07
Enterprise Name RG AND MDP DEVELOPMENTS
Registration Date 20/10/2023
Business Start Date 20/10/2023
Enterprise Type Private Company
Enterprise Status In Business
Financial Year End February
TAX Number 9956442181
Addresses

POSTAL ADDRESS

7 DONARAILE STREET
DONARAILE HOUSE
GEORGE CENTRAL
WESTERN CAPE
6529

ADDRESS OF REGISTERED OFFICE

7 DONARAILE STREET
DONARAILE HOUSE
GEORGE CENTRAL
WESTERN CAPE
6529

ACTIVE MEMBERS / DIRECTORS

Surname and First Names	Type	ID Number / Date of Birth	Appointment Date	Addresses
DU PLESSIS, MICHAEL	Director	7502115032086	20/10/2023	Postal: PO BOX 2389, GEORGE, GEORGE, WESTERN CAPE, 6530 Residential: 209 MODDERRIVIER, GELHOUTBOOM ROAD, GEORGE, WESTERN CAPE, 6530
GERBER, RYNO	Director	8608175143082	20/10/2023	Postal: 9 KAAIMANS STREET, GROOT BRAKRIVIER, GROOT BRAKRIVIER, WESTERN CAPE, 6525 Residential: 9 KAAIMANS STREET, GROOT BRAKRIVIER, GROOT BRAKRIVIER, WESTERN CAPE, 6525



Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Friday, October 20, 2023 at 12:55



Memorandum of Incorporation

COR 15.1A

Registration Number: K2023166251
Enterprise Name: RG AND MDP DEVELOPMENTS

REGISTRATION OF COMPANIES
AND
INTELLECTUAL PROPERTY



Tracking Number: 9396624601



Customer Code: NICJOV

MEMORANDUM OF INCORPORATION
OF
RG AND MDP DEVELOPMENTS

which is a private company, has at least 2 directors(s), 2 incorporators and 0 alternate director(s), is authorised to issue no more than 1 000.00 share(s) of a single class of shares as described in Article 2, and is referred to in the rest of this Memorandum of Incorporation as "the Company".

In this Memorandum of Incorporation -

- a) a reference to a section by number refers to the corresponding section of the Companies Act 2008;
- b) words that are defined in the Companies Act, 2008 bear the same meaning in this Memorandum as in that Act.

Adoption of Memorandum of Incorporation

This Memorandum of Incorporation was adopted by the incorporators of the Company, in accordance with section 13 (1), as evidenced by the following signatures made by each of them, or on their behalf

Full Name of Incorporator	ID or Passport Number	Cellphone Number	Email Address	Address
DU PLESSIS, MICHAEL	7502115032086	07:0898619	FTS1@TELKOMSA.NET	Postal: PO BOX 2369, GEORGE, GEORGE, WESTERN CAPE, 6530
				Residential: 209 MODDERPIER, GEELOUTBOOM ROAD, GEORGE, WESTERN CAPE, 6530
GERBER RYNO	8608175143082	0824884125	FTS@BLANTIC.NET	Postal: 9 KAAIMANS STREET, GROOT BRAKRIVIER, GROOT BRAKRIVIER, WESTERN CAPE, 6525
				Residential: 9 KAAIMANS STREET, GROOT BRAKRIVIER, GROOT BRAKRIVIER, WESTERN CAPE, 6525





Memorandum of Incorporation

COR 15.1A

Registration Number: K2023166251
Enterprise Name: RG AND MDP DEVELOPMENTS



Tracking Number: 9396624601



Customer Code: NICJOV

Article 1 - Incorporation and Nature of the Company

1.1 Incorporation

- (1) The Company is incorporated as a private company, as defined in the Companies Act, 2008
- (2) The Company is incorporated in accordance with, and governed by -
 - (a) the provisions of the Companies Act, 2008 without any limitations, extension, variation or substitution; and
 - (b) the provisions of this Memorandum of Incorporation.

1.2 Powers of the Company

- (1) The Company is not subject to any provision contemplated in section 15 (2) (b) or (c).
- (2) The purposes and powers of the Company are not subject to any restriction, limitation or qualification, as contemplated in section 19 (1) (b) (ii).

1.3 Memorandum of Incorporation and Company Rules

- (1) This Memorandum of Incorporation of the Company may be altered or amended only in the manner set out in section 16, 17 or 152 (6) (b).
- (2) The authority of the Company's Board of Directors to make rules for the Company, as contemplated in section 15 (3) to (5), is not limited or restricted in any manner by this Memorandum of Incorporation.
- (3) The Board must publish any rules made in terms of section 15 (3) to (5) by delivering a copy of those rules to each shareholder by ordinary mail
- (4) The Company must publish a notice of any alteration of the Memorandum of Incorporation or the Rules, made in terms of section 17 (1), by delivering a copy of the notices to each shareholder by ordinary mail.

1.4 Optional provisions of Companies Act, 2008 do not apply

- (1) The Company does not elect, in terms of section 34 (2), to comply voluntarily with the provisions of Chapter 3 of the Companies Act, 2008.
- (2) The Company does not elect, in terms of section 118 (1) (c) (ii), to submit voluntarily to the provisions of Parts B and C of Chapter 5 of the Companies Act, 2008, and to the Takeover Regulations provided for in that Act.

Articles 2 - Securities of the Company

2.1 Securities

- (1) The Company is authorised to issue no more than the number of shares of a single class of shares with no nominal or par value as shown on the cover sheet, and each such issued share entitles the holder to -
 - (a) vote on any matter to be decided by a vote of shareholders of the company;
 - (b) participate in any distribution of profit to the shareholders; and
 - (c) participate in the distribution of the residual value of the company upon its dissolution.
- (2) The Company must not make an offer to the public of any of its securities and an issued share must not be transferred to any person other than-
 - (a) the company, or a related person;
 - (b) a shareholder of the company, or a person related to a shareholder of the company;
 - (c) a personal representative of the shareholder or the shareholder's estate;
 - (d) a beneficiary of the shareholder's estate; or
 - (e) another person approved by the company before the transfer is affected.
- (3) The pre-emptive right of the Company's shareholders to be offered and to subscribe for additional shares, as set





Memorandum of Incorporation

COR 15.1A

Registration Number: K2023166251
Enterprise Name: RG AND MDP DEVELOPMENTS



Tracking Number: 9396624601



Customer Code: NICJOV

- (a) out in section 39, is not limited, negated or restricted in any manner contemplated in section 39 (3), or subject to any conditions contemplated in that section.
- (4) This memorandum of incorporation does not limit or restrict the authority of the Company's Board of Directors to
- (a) authorise the company to issue secured or unsecured debt instruments, as set out in section 43 (2); or
 - (b) grant special privileges associated with any debt instruments to be issued by the company, as set out in section 43 (3);
 - (c) authorise the Company to provide financial assistance to any person in relation to the subscription of any option or securities of the Company or a related or inter-related company, as set out in section 44;
 - (d) approve the issuing of any authorised shares of the Company as capitalisation shares, as set out in section 47 (1); or
 - (e) resolve to permit shareholders to elect to receive a cash payment in lieu of the capitalisation share, as set out in section 47 (1).

2.2 Registration of beneficial interests

The authority of the Company's Board of Directors to allow the Company's issued securities to be held by and registered in the name of one person for the beneficial interest of another person, as set out in section 56 (1), is not limited or restricted by this Memorandum of Incorporation.

Article 3 - Shareholders and Meetings

3.1 Shareholders' right to information

Every person who has a beneficial interest in any of the Company's securities has the rights to access information set out in section 26 (1).

3.2 Shareholders' authority to act

- (1) If, at any time, there is only one shareholder of the company, the authority of that shareholder to act without notice or compliance with any other internal formalities, as set out in Section 57 (2), is not limited or restricted by this Memorandum of Incorporation.
- (2) If, at anytime, every shareholder of the Company is also a director of the Company, as contemplated in section 57 (4), the authority of the shareholders to act without notice or compliance with any other internal formalities, as set out in that section is not limited or restricted by this Memorandum of Incorporation.

3.3 Shareholder representation by proxies

- (1) This Memorandum of incorporation does not limit, restrict or vary the right of a shareholder of the Company -
 - (a) to appoint 2 or more persons concurrently as proxies, as set out in section 58 (3) (a); or
 - (b) to delegate the proxy's powers to another person, as set out in section 58 (3) (b).
- (2) The requirement that a shareholder must deliver to the Company a copy of the instrument appointing a proxy before that proxy may exercise the shareholder's rights at a shareholders meeting, as set out in section 58 (3) (c) is not varied by this Memorandum of Incorporation.
- (3) The authority of a shareholder's proxy to decide without direction from the shareholder whether to exercise, or abstain from exercising, any voting right of the shareholder, as set out in section 58 (7) is not limited or restricted by this Memorandum of Incorporation.

3.4 Record date for exercise of shareholder rights

If, at any time, the Company's Board of Directors fails to determine a record date, as contemplated in section 59, the record date for the relevant matter is as determined in accordance with section 59 (3).





Memorandum of Incorporation

COR 15.1A

Registration Number: K2023166251
Enterprise Name: RG AND MDP DEVELOPMENTS



Tracking Number: 9396624601



Customer Code: NICJOV

3.5 Shareholders meetings

- (1) The Company is not required to hold any shareholders meetings other than those specifically required by the Companies Act, 2008.
- (2) The right of the shareholders to requisition a meeting, as set out in section 61 (3), may be exercised by the holders of at least 10% of the voting rights entitled to be exercised in relation to the matter to be considered at the meeting.
- (3) The authority of the Company's Board of Directors to determine the location of any shareholders meeting, and the authority of the Company to hold any such meeting in the Republic or in any foreign country, as set out in section 61 (9) is not limited or restricted by this Memorandum of Incorporation.
- (4) The minimum number of days for the Company to deliver a notice of a shareholders meeting to the shareholders, is as provided for in section 62 (1).
- (5) The authority of the Company to conduct a meeting entirely by electronic communication, or to provide for participation in a meeting by electronic communication, as set out in section 63 is not limited or restricted by this Memorandum of Incorporation.
- (6) The quorum requirement for a shareholders meeting to begin, or for a matter to be considered is as set out in section 64 (1) without variation.
- (7) The time periods allowed in section 64 (4) and (5) apply to the Company without variation.
- (8) The authority of a meeting to continue to consider a matter, as set out in section 64 (9) is not limited or restricted by this Memorandum of Incorporation.
- (9) The maximum period allowable for an adjournment of a shareholders meeting is as set out in section 64 (13), without variation.

3.6 Shareholders resolutions

- (1) For an ordinary resolution to be adopted at a shareholders meeting, it must be supported by the holders of more than 50% of the voting rights exercised on the resolution, as provided in section 65 (7).
- (2) For a special resolution to be adopted at a shareholders meeting, it must be supported by the holders of at least 75% of the voting rights exercised on the resolution, as provided in section 65 (9).
- (3) A special resolution adopted at a shareholders meeting is not required for a matter to be determined by the Company, except those matters set out in section 65 (11), or elsewhere in the Act.

Article 4 - Directors and Officers

4.1 Composition of the Board of Directors

- (1) The Board of Directors of the Company comprises at least the number of directors, and alternate directors shown on the cover sheet, each of whom is to be elected by the holders of the company's securities as contemplated in section 68.
- (2) The manner of electing directors of the Company is as set out in section 68 (2), and each elected director of the Company serves for an indefinite term, as contemplated in section 68 (1).

4.2 Authority of the Board of Directors

- (1) The authority of the Company's Board of Directors to manage and direct the business and affairs of the Company, as set out in section 66 (1) is not limited or restricted by this Memorandum of Incorporation.
- (2) If, at anytime, the Company has only one director, as contemplated in section 57 (3), the authority of that director to act without notice or compliance with any other internal formalities, as set out in that section is not limited or restricted by this Memorandum of Incorporation.
- (3) The Company's Board of Directors must not register the transfer of any shares unless the conditions for the





Memorandum of Incorporation

COR 15.1A

Registration Number: K2023166251
Enterprise Name: RG AND MDP DEVELOPMENTS



Tracking Number: 9396624601



Customer Code: NICJOV

transfer contemplated in article 2.1 (2) have been met.

4.3 Directors' Meetings

- (1) The right of the Company's directors to requisition a meeting of the Board, as set out in section 73 (1), may be exercised by at least 25% of the directors, if the board has 12 or more members, or by 2 (two) directors, in any case.
- (2) This memorandum of incorporation does not limit or restrict the authority of the Company's Board of Directors to
 - (a) conduct a meeting entirely by electronic communication, or to provide for participation in a meeting by electronic communication, as set out in section 73 (3); or
 - (b) determine the manner and form of providing notice of its meetings, as set out in section 73 (4); or
 - (c) proceed with a meeting despite a failure or defect in giving notice of the meeting, as set out in section 73 (5), or
 - (d) consider a matter other than at a meeting, as set out in section 74.

4.4 Directors compensation and financial assistance

This Memorandum of Incorporation does not limit the authority of the Company to -

- (a) pay remuneration of the Company's directors, in accordance with a special resolution approved by the Company's shareholders within the previous two years, as set out in section 66 (9) and (10);
- (b) advance expenses to a director, or indemnify a director, in respect of the defence of legal proceedings, as set out in section 78 (4);
- (c) indemnify a director in respect of liability, as set out in section 78 (5); or
- (d) purchase insurance to protect the Company, or a director, as set out in section 78 (7).



ANNEXURE "I": CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

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

ERF 206 BLANCO

APPLICATION DETAILS

- An application in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of Erf 206 Blanco from Single Residential Zone I to General Residential Zone IV.
- An application in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the following building lines on Erf 206 Blanco:
 - the north-eastern side boundary building line from 3,0 metres to 1,5 metres to accommodate the patio on ground floor and balcony on first floor of the proposed flats.
 - the south-eastern rear boundary building line from 3,0 metres to 2,5 metres to accommodate the proposed flats.
 - the north-western street boundary building line from 5,0 meters to 2,140 metres to accommodate the proposed flats.
- An application in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 the relaxation of the parking requirements for Erf 206 Blanco, applicable to a flat consisting of three or more habitable rooms, from 2 parking bays per flat to 1.5 parking bays per flat (visitor parking included).

APPLICATION DATE

October 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:

T32008/2024 (current Title Deed)

in respect of:

**ERF 206 BLANCO
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 3 169 (THREE ONE SIX NINE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T32008/2024

REGISTERED in the name of

**RG AND MDP DEVELOPMENTS (PTY) LTD (REGISTRATION NUMBER
2023/166251/07)**

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.

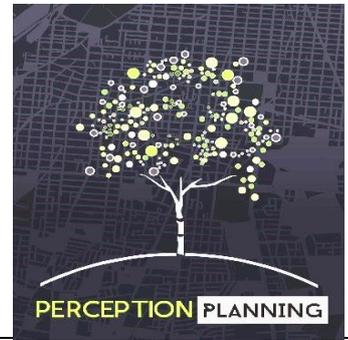
SIGNED at GEORGE on 17 October 2025



CONVEYANCER

ANNEXURE "J": LETTER FROM HERITAGE PRACTITIONER

Southern Cape Office:
7 Imelda Court, 103 Meade Street,
George, 6530, Western Cape



Fax: 086 510 8357
Cell: 082 568 4719/ 078 078 4659
E-mail: perceptionplanning@gmail.com
www.behance.net/perceptionplanningSA
CC Reg. No. 2003/102950/23

Our ref: GEO/B - 206/NHRA/2025

Your Ref:

4th September 2025

JGW Ontwikkelaars
7 Doneraile Street
Doneraile House
George, 6529
Attention: Ryno Gerber,

APPLICABILITY OF SECTIONS 34 AND 38 OF THE NATIONAL HERITAGE RESOURCES ACT (NO. 25 OF 1999): PROPOSED REDEVELOPMENT OF ERF 206 (MONTAGU STREET, BLANCO), GEORGE DISTRICT AND MUNICIPALITY

- Our communications in relation to the above proposal refer.
- From information made available the proposal entails the redevelopment of Erf 206, Blanco (3,167m² in extent) to make provision for 24 apartments to be accommodated within new two storeyed buildings as outlined with a preliminary site development plan attached to the Pre-Application Consultation dated 22nd October 2024.
- The property contained a single storeyed dwelling (evident on early 1936 aerial imagery), which was impacted through a fire between May 2020 and June 2020, resulting in significantly damage to the historic building and gradual collapse until the ruined structure was demolished between February 2023 and March 2024¹. It is unclear whether a permit for said demolition was obtained in terms of Section 34 of the National Heritage Resources Act, 1999. The property was transferred to the current landowner on 27th May 2024, thus after said demolition took place. The property does not contain any other structures older than 60 years.
- Whilst the concern regarding potential impact of the proposal on the heritage character area, as expressed in official feedback to the above Pre-Application Consultation, is noted, the proposal would not trigger development activity(ies) listed in terms of Sections 34 or 38 of the NHRA, as outlined in the table below:

Sec.	Development activity	Applicable (Yes/No)
34 (1)	No person may alter or demolish any structure or part of a structure which is older than 60 years without a permit issued by the relevant provincial heritage resources authority (i.e. HWC).	No
38 (1)(a)	Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length.	No
38 (1)(b)	Construction of a bridge or similar structure exceeding 50 m in length.	No
38 (1)(c)	Any development or other activity which will change the character of a site:	No
	(i) exceeding 5,000m ² in extent;	No
	(ii) involving three or more existing erven or subdivisions thereof;	No
	(iii) involving three or more erven or divisions thereof which have been consolidated within the past five years;	No
	(iv) the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority.	No
38 (1)(d)	Rezoning of a site exceeding 10,000m ² in extent.	No
38 (1)(e)	Any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority.	No

- It is trusted that you find the above in order. However, please do not hesitate to contact the writer, should any additional information be required.

Yours faithfully,
PERCEPTION Planning

STEFAN DE KOCK
Hons: TRP(SA) EIA Mgmt(IRL) Pr. Pln PHP

¹ GoogleEarth© historic aerial imagery

ANNEXURE "K": TRAFFIC IMPACT ASSESSMENT

TRAFFIC IMPACT STATEMENT

**PROPOSED DEVELOPMENT OF ERF 206,
BLANCO, GEORGE**

Report Number 25-080_TIS



Date: September 2025

Revision 0

COVER LETTER

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

This Traffic Assessment was undertaken by:

<u>Name:</u>	Douw Louwrens
<u>Telephone number:</u>	044 204 6834
<u>Address:</u>	18 Varing Avenue, Dormehlsdrift George 6529
<u>ECSA Registration:</u>	Candidate Engineer (B.Eng)
<u>ECSA Registration Number:</u>	201350143
<u>Academic Qualifications:</u>	B. Eng (SU 2011)

QUALITY ASSURANCE DATA

Report Title:	TRAFFIC IMPACT STATEMENT – PROPOSED DEVELOPMENT OF ERF 206, BLANCO, GEORGE
Client:	Ryno Gerber
Report Number:	25-080_TIS
Revision Number	Revision 0

Revision History

Date	Rev	Written By	Issued to		Distribution	Format
			Name	Institution		
5 September 2025	0	D Louwrens	Ryno Gerber Annetjie Knell	JGW Ontwikkelaars (Pty) Ltd	E-mail	.pdf

Prepared by:



Douw Louwrens

B.Eng (Civil)

on behalf of Urban Engineering Consultants (Pty) Ltd

TABLE OF CONTENTS

1	BACKGROUND.....	1
2	DEVELOPMENT PROPOSAL	1
3	STUDY AREA.....	1
4	EXISTING TRANSPORT INFRASTRUCTURE	1
5	ACCESS.....	2
6	EXISTING TRAFFIC.....	3
7	TRIP GENERATION AND DISTRIBUTION	3
8	TRAFFIC IMPACT.....	4
9	GOMETRY, INTERNAL ROADS AND PARKING	5
10	PUBLIC AND NON-MOTORISED TRANSPORT	6
11	CONCLUSIONS	6
12	RECOMMENDATIONS	7

LIST OF ANNEXURES

ANNEXURE A – PHOTOGRAPHIC RECORD

ANNEXURE B – DRAWINGS

LIST OF FIGURES

Diagram 1:	Proposed access arrangement for Erf 206.....	2
Diagram 2:	Existing peak hour traffic volumes	3
Diagram 3:	Peak hour trip distribution of proposed development	4
Diagram 4:	Total peak hour traffic volumes and levels of service.....	5

LIST OF TABLES

Table 1:	Traffic count details.....	3
Table 2:	Trip generation potential of proposed development	4
Table 3:	Levels of service with development completed.....	5

LIST OF ABBREVIATIONS

TIS	Traffic Impact Statement
WCG	Western Cape Government
LOS	Level of Service

1 BACKGROUND

Urban Engineering Consultants (Pty) Ltd was appointed by JGW Ontwikkelaars (Pty) Ltd to assess the traffic impact of a proposed housing development on Erf 206 in Blanco, George.

2 DEVELOPMENT PROPOSAL

Erf 206 is situated in Blanco, George, approximately 380 meters south of the George Street / Montagu Street intersection, also known as the Blanco triangle. The development entails a total of 24 apartments in six double storey apartment buildings comprising of four units each. The location is shown in the attached **Figure 1**.

Two site layouts are under consideration, with the primary difference being the access configuration. The first option proposes a full access on the western border of the site. The second option proposes separate entry and exit points on the western corners of the property. The latter configuration is not deemed favourable in terms of the relevant access spacing requirements and not further investigated. The proposed layout plan is attached as **Figure 2** (*New Development on Erf 206 Blanco for RG & MDP Developments PROP LTD, SDP, Blueprint Draughting, dated: 19 May 2025*).

3 STUDY AREA

The primary study area was determined as the access roads and high-order roads in the vicinity of the development. The following elements were included in the study area:

- Montagu Street (R404, Main Road 347)
- Pieter Theron Street
- Napier Street
- Intersections between these roads

4 EXISTING TRANSPORT INFRASTRUCTURE

Information on the existing transport infrastructure in the vicinity of the site was obtained through a site visits conducted on Tuesday and Wednesday 2 and 3 September 2025. The roads discussed below are shown in the Locality Plan (**Figure 1**), Annexure B. Please also refer to the photo pages attached as Annexure A.

Montagu Street (R404, Main Road 347) runs from the N12 in a southern direction through Blanco, past George Airport towards Herolds Bay. Kantey and Templer published the *George Roads Master Plan* in 2006 (2nd Draft). According to this document, Montagu Street was classified as a Class 3 District Distributor. In 2017, Aurecon Consulting Engineers revisited the George Road classification. Some of the road classifications within the local George Municipal area changed, but Montagu Street remained unchanged as a Class 3 Minor Arterial. Based on the future land use and modelling done by TECHSO, Montagu Street will remain a Class 3 Minor Arterial.

Montagu Street, through the suburb of Blanco, is a single carriageway with an urban cross-section including barrier kerbs and channels in the vicinity of the proposed development. It has a posted speed limit of 60km/h in the vicinity of the proposed development. Several properties obtain direct access off Montagu Street.

Pieter Theron Street is a Class 5 Local Street. The road provides access to several single residential properties. The road is a single-carriageway two-way road with urban cross-section including barrier kerbs and channels.

Napier Street is also a Class 5 Local Street. To the south-east, the road provides access to several single residential properties. To the north-west the road provides access to a primary school and church. The road is a single-carriageway two-way road with urban cross-section including barrier kerbs and channels with on-street parking in places.

Public transport: The Go George bus service operates along Montagu Street. Formal embayments and shelters are situated along the road at regular intervals.

5 ACCESS

Erf 206 currently gains access off Montagu Street on the western corner of the property. The access to Erf 206 can be described as a domestic equivalent driveway according to the 2020 WCG Access Management Guidelines document. With the development of the property to include 24 apartments, the access will be equivalent to a low-volume driveway. Low-volume driveways should normally not be permitted on Class 3 roads, unless in exceptional circumstances and with agreement of the road authority.

According to the Arterial Management Plan for Montagu Street, this access to Erf 206 should ideally be closed and access should be gained via either Pieter Theron or Napier Street. The document states that in the absence of such alternatives being possible, access from Montagu Street should remain.

Erf 206 is landlocked by adjacent residential properties on all sides except the western side, and access is restricted to Montagu Street only. The existing access position is therefore proposed to be retained, approximately 53 meters from Pieter Theron Street and 71 meters from Napier Street. The position is deemed optimal as it is located as close as possible to the center of the Montagu Street section between Pieter Theron Street and Napier Street as indicated in **Diagram 1**.

Diagram 1: Proposed access arrangement for Erf 206



Shoulder Sight Distances from the access is more than sufficient in both directions along Montagu Street. Please refer to Annexure A.

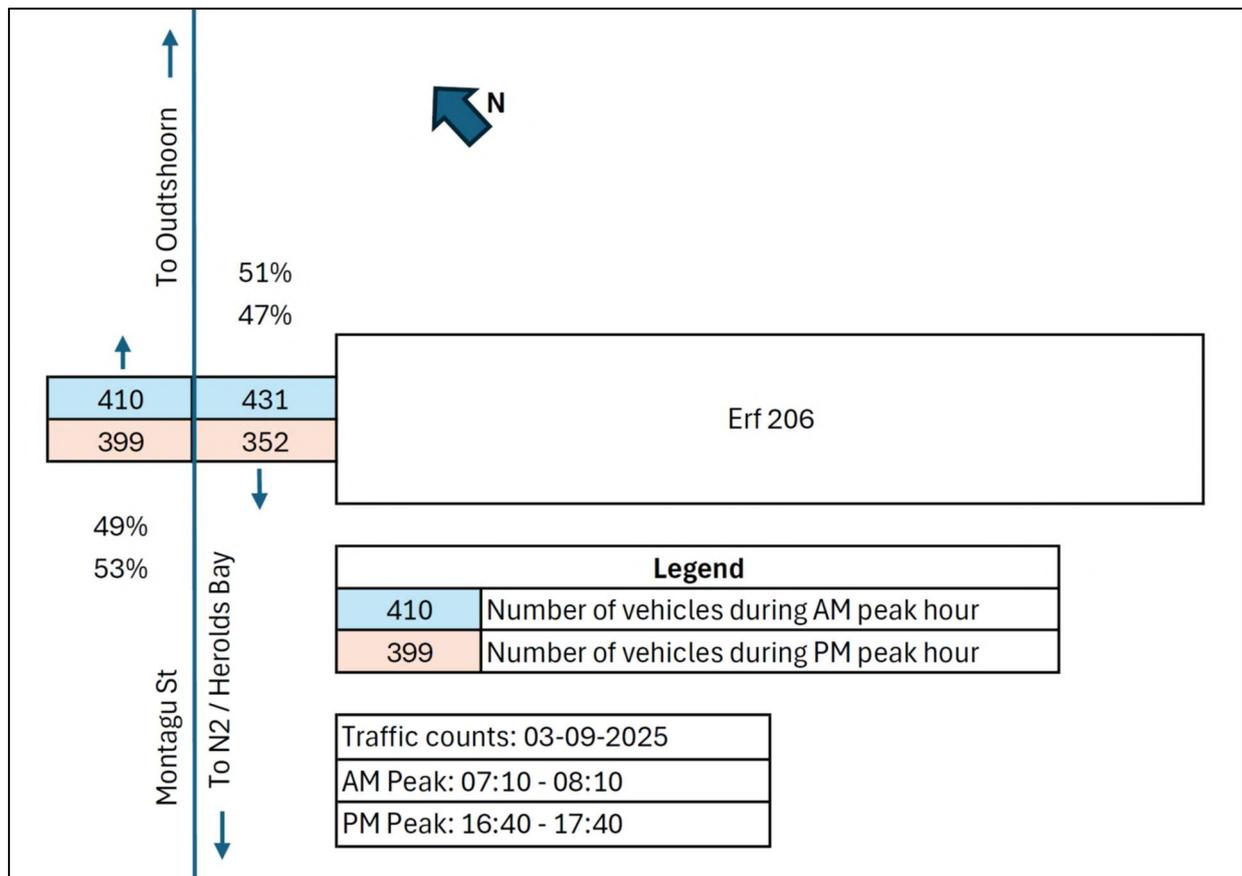
6 EXISTING TRAFFIC

Link traffic counts were carried out on Montagu Street on Wednesday 3 September 2025 from 06:45 to 08:15 and 16:00 to 18:00. The counts were done at the position of the Erf 206 access. Details of the traffic counts are given in **Table 1** and **Diagram 2**.

Table 1: Traffic count details

Road	Morning peak hour	Afternoon peak hour	% Minibus taxis	% Buses	% Heavy vehicles
Montagu Street	07:10 – 08:10	16:40 – 17:40	0,5%	2,3%	2,8%

Diagram 2: Existing peak hour traffic volumes



Based on the site visits and observed traffic volumes, all intersections in the study area operate at acceptable levels of service during peak periods.

7 TRIP GENERATION AND DISTRIBUTION

Trip generation rates were obtained from the COTO TMH17 Trip Data Manual. The document indicates a rate of 0,65 trips per unit for the AM peak hour with a 25:75 in:out split and 0,65 trips per unit for the PM peak hour with a 70:30 in:out split for apartments. The trip generation potential of the proposed development is summarised in **Table 2**.

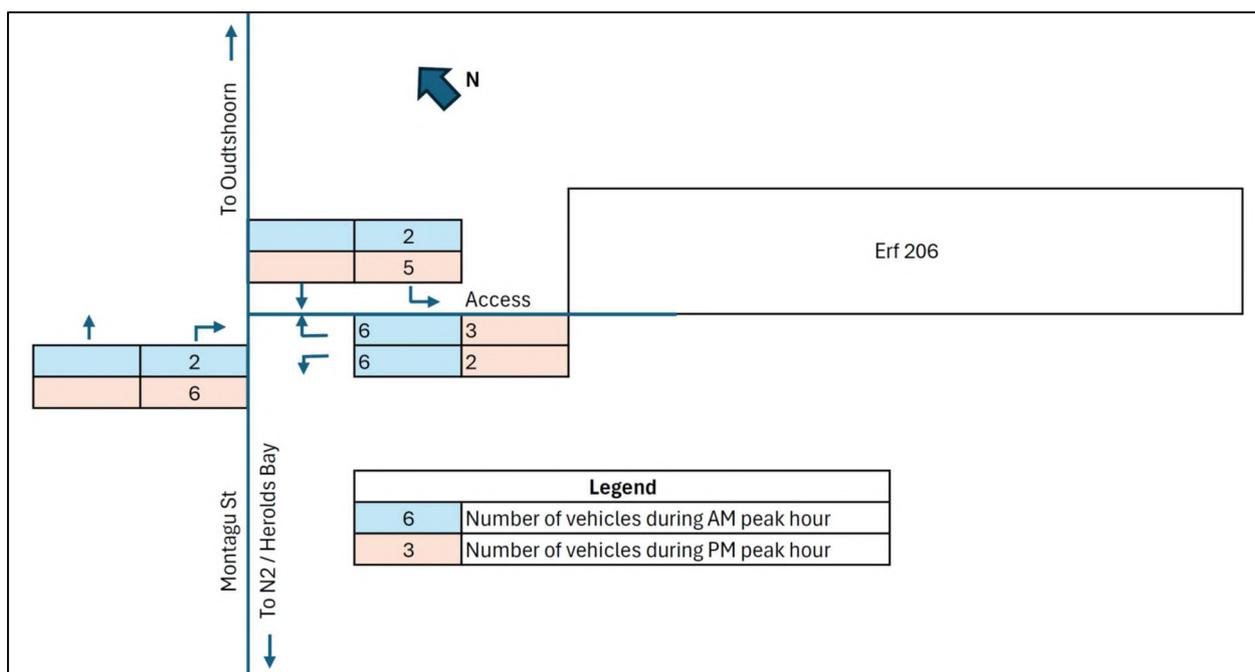
Table 2: Trip generation potential of proposed development

Land Use	Units	Peak hour	Rate	Total	%In	%Out	In	Out
Apartments	24	AM	0.65	16	25%	75%	4	12
		PM	0.65	16	70%	30%	11	5

The development will have the potential to generate 16 trips during the morning peak hour (4 in: 12 out) and 16 trips during the evening peak hour (11 in: 5 out).

The trips were distributed according to the existing directional splits along Montagu Street. **Diagram 3** indicates the peak hour trip distribution of the proposed development.

Diagram 3: Peak hour trip distribution of proposed development



8 TRAFFIC IMPACT

Trips generated by the proposed development were added to existing traffic volumes and the intersection formed by the development’s access and Montagu St analysed with SIDRA software. Stop control will be placed on the development’s access leg with free flow on Montagu Street.

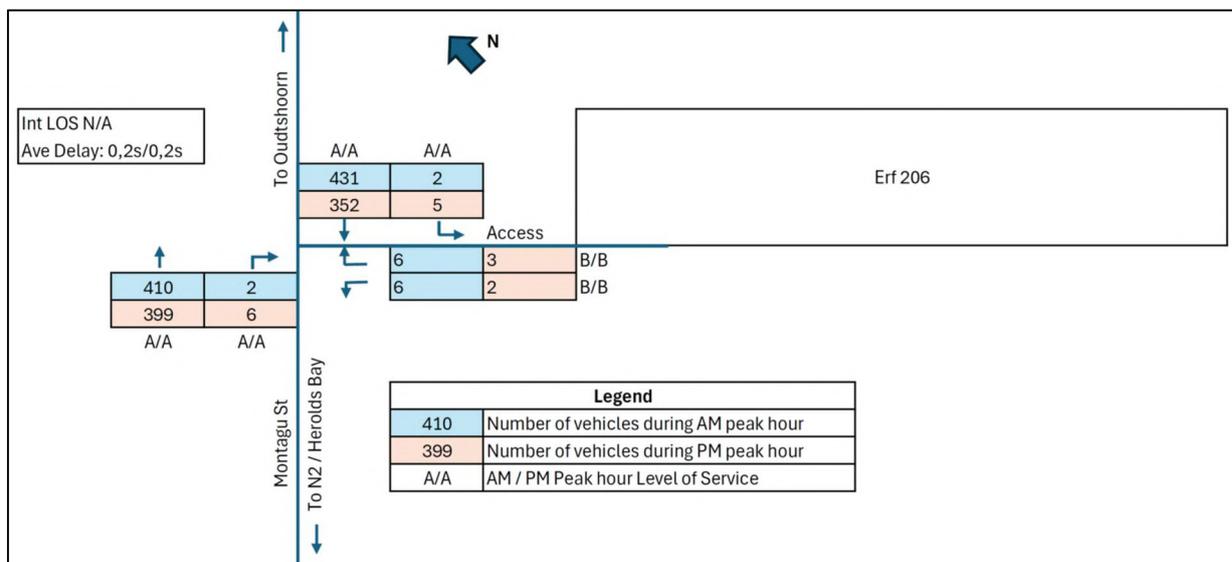
SIDRA calculates movement and intersection delays and assigns a service level based on the duration of the delay. LOS A denotes an excellent service level with very little delay, whereas LOS F represents very long delays and a breakdown in service. LOS D is generally taken as the lowest acceptable standard.

The results of the SIDRA analysis are summarised in **Table 3**. Total traffic volumes and service levels are shown in **Diagram 4**. All movements at the intersection will operate at good service levels during the morning and afternoon peak hours.

Table 3: Levels of service with development completed

Intersection	Control measure	AM Peak		PM Peak	
		Average intersection delay	Worst movement LOS	Average intersection delay	Worst movement LOS
Montagu St / Erf 206 Access	Side street stop	0,2s	B	0,2s	B

Diagram 4: Total peak hour traffic volumes and levels of service



The development will contribute to only 1,8% of the total morning peak hour traffic volumes on Montagu Street, and 2,1% of the total afternoon peak hour traffic volumes. Average delays at intersections in the study area will increase slightly because of the development, but it is expected that service levels will remain unchanged with the existing road network and intersection configurations in place.

It can be concluded that the development will have a low impact on the surrounding road network, and no infrastructure improvements will be required.

9 GEOMETRY, INTERNAL ROADS AND PARKING

The SDP indicates swing-gates at the access as control measure. Measurements taken from the SDP indicates that the gates will be located approximately 19 m from the edge of Montagu St. This should allow stacking for approximately 3 vehicles, which is deemed more than adequate. The access road will have a width of 6,0 m, which is adequate.

Measurements taken from the SDP indicate a proposed internal road width of approximately 4,5 meters on the southern border of the property. This internal aisle will provide access to all parking bays and should allow for two-way traffic movement. It is proposed that this width be increased to at least 5,0 m. Please refer to the attached **Figure 3**.

The 2023 George Integrated Zoning Scheme By-Law document indicates a minimum off-street parking requirement of 1,25 bays per unit for 2-bedroom apartments plus 0,25 bays per unit for visitors. The development therefore requires a total of 24 x (1,25 + 0,25) = 36 bays. The SDP indicates that a total of 36 bays will be provided, which is sufficient. Measurements from the SDP

indicate that all parking bays will have minimum dimensions of 2,5 m x 5,0 m with at least 7,5 m maneuvering space, except for several bays close to the eastern border of the property.

Several amendments are proposed to the layout of the parking bays close to the eastern border of the property as well as the bays adjacent to structures. Please refer to **Figure 3** attached. One bay should be removed, and several bays should be moved further away from the eastern border to allow for a minimum of 7,5 m maneuvering space. The removed bay can be added adjacent to the single bay on the eastern border of the property as indicated. All bays adjacent to walls should have minimum widths of 2,9 m as indicated. No structural protrusions such as bay windows from buildings should encroach onto parking bays.

A refuse room is proposed on the western boundary of the property, adjacent to the access and Montagu Street, to allow for convenient access by a refuse removal vehicle.

10 PUBLIC AND NON-MOTORISED TRANSPORT

The Go George bus service operates along Montagu Street in the study area. Formal bus embayments and shelters are situated along Montagu Street at regular intervals. Bus stop 609 Napier is situated opposite Erf 206 alongside Montagu Street for northbound routes. Bus stop 327 Maitland is situated approximately 100 meters north of Erf 206 on the eastern side of Montagu Street for southbound routes. Bus routes 18 (Blanco - Parkdene), 18A (Thembaletu Circle - Blanco), 2 (Blanco – CBD) and 3A (Blanco community) operate along this section of Montagu Street. The development is well serviced in terms of public transport services and no public transport improvements are proposed.

A surfaced sidewalk on the southeastern side and walkway on the northwestern side is present along the majority of Montagu Street. A formal pedestrian crossing is situated approximately 50 meters southwest of the proposed development's access. This crossing links the sidewalk and walkway as well as bus stops on the different sides of Montagu Street. No non-motorised transport improvements are proposed.

11 CONCLUSIONS

It can be concluded that the traffic impact of the proposed housing development on Erf 206 Blanco will be low. Other conclusions are summarised below.

- Erf 206 is situated in Blanco, George, approximately 380 meters south of the George Street / Montagu Street intersection also known as the Blanco triangle;
- The development entails a total of 24 apartments in six double storey apartment buildings comprising of four units each;
- Erf 206 is landlocked by adjacent residential properties on all sides except the western side, and access is restricted to Montagu Street only;
- The existing access position is proposed to be retained, approximately 53 meters from Pieter Theron Street and 71 meters from Napier Street. Shoulder Sight Distances from the access is more than sufficient in both directions along Montagu Street;
- The development will have the potential to generate 16 trips during the morning peak hour (4 in: 12 out) and 16 trips during the evening peak hour (11 in: 5 out);
- All movements at the intersection of the development's access and Montagu St will operate at good service levels during the morning and afternoon peak hours;

- The development will contribute to only 1,8% of the total morning peak hour traffic volumes on the adjacent section of Montagu Street, and 2,1% of the total afternoon peak hour traffic volumes.
- Average delays at intersections in the study area will increase slightly as a result of the development, but it is expected that service levels will remain unchanged with the existing road network and intersection configurations in place;
- Adequate stacking space will be provided in front of the access control measure to the development;
- The development will require a total of 36 bays which will be provided;
- The development is well serviced in terms of public transport services and no improvements are proposed;
- The development is well serviced in terms non-motorised transport infrastructure and no improvements are proposed;
- A refuse room is proposed on the western boundary of the property, adjacent to the access and Montagu Street, to allow for convenient access by a refuse removal vehicle.

12 RECOMMENDATIONS

The recommendations made in the TIS are summarised below.

- The proposed internal road width of approximately 4,5 m on the southern border of the property should be increased to at least 5,0 m as indicated in **Figure 3**;
- One bay parking bay should be removed, and several bays should be moved further from the eastern border to allow for a minimum of 7,5 m maneuvering space as indicated. The removed bay can be added adjacent to the single bay on the eastern border of the property;
- All bays adjacent to walls should have minimum widths of 2,9 m as indicated. No structural protrusions such as bay windows from buildings should encroach onto parking bays.

ANNEXURE A: PHOTOGRAPHIC RECORD OF EXISTING TRANSPORT FACILITIES

1. Montagu Street (R404 / Main Road 347)

Photo 1A: Looking southwest along Montagu St from Erf 206 Access



Photo 1B: Looking northeast along Montagu St from Erf 206 Access



Photo 1C: Looking northeast along Montagu St towards Maitland St and bus stop Maitland 327



Photo 1D: Looking southwest along Montagu St towards Napier St intersection



ANNEXURE B: DRAWINGS

- Figure 1: Locality Plan
- Figure 2: Site Development Plan
- Figure 3: Parking Layout Proposals



Site Plan
SCALE 1:100

Municipal Approval Stamp

SEWER NOTES:

SEWERAGE LAY-OUT TO COMPLY WITH SANS 10400 PART P. GENERAL:

CE. CLEANING EYE. GLAZED EARTHEN WARE PIPE WITH CAST IRON COVER. ENCASED IN 150mm. CONCRETE SURROUND.

IE. INSPECTION EYE. STANDARD PIPE WITH GLAZED EARTHEN WARE COVER, SEALED WITH BITUMEN.

WASTE PIPES. SABS APPROVED GALVANISED MILD STEEL WITH Ø AS INDICATED.

SOIL VENT. VALVE. VACUUM RELIEF FUNCTION. NOMINAL SIZE 110mm. IN COMPLIANCE WITH SABS CODE 1532-1991.

NOTE:
ALL WORK TO BE DONE IN ACCORDANCE WITH LOCAL AUTHORITY'S SPECIFICATIONS.

REFILLING TRENCHES. REFILL WITH CLEAN DRY SOIL & RAM DOWN THOROUGHLY. LEVEL WITH EXISTING LEVEL.

CONCRETE TILE IE COVER. 450x450 LOOSE CONCRETE TILES OVER IE'S PASSING BENEATH CONCRETE APPROX. TILES MUST BE MARKED DISTINCTLY & MUST BE REMOVABLE FOR INSPECTION PURPOSES.

CONCRETE CASINGS. ALL VITRIFIED CLAY PIPES UNDER WALLS, FOUNDATIONS & PAVING MUST BE ENCASED IN 150mm - 200mm. 6:3:1 CONCRETE.

COUPLINGS. VITRIFIED CLAY PIPES - SABS APPROVED. VITRO-HEPSELEVE POLYPROPYLENE COUPLINGS.

DRAINAGE TEST. A FINAL DRAINAGE TEST WILL BE EXECUTED TO THE APPROVAL OF THE OWNER & ARCH PROFESSIONAL.

All drainage pipes closer than 900mm from building or strip foundations to be encased in 150mm-200mm concrete. Strip foundations over drains to be reinforced.

All waste fittings fitted with reset traps.

No bends or junctions under building.

All waste pipes to be min 50mm.

All hwb's, sinks, troughs, to be fitted with S or P traps.

Legend:
110mm dia. U.P.V.C. SEWER PIPE
50mm dia. U.P.V.C. WASTE WATER PIPE

Additional Notes:
1. All sewer joints to be sealed as per manufacturers specifications.
2. Sewer to be tested and certified by a registered plumber.
3. All waste and sewer pipes to be laid to a min 1:60 gradient and to start at min 450mm below ground level at any point.

Note:
1. INSTALL MAIN SERVICES IN 750MM DEEP TRENCH(ES) FOR DISTANCES AS INDICATED. TRENCH BASE TO BE WELL COMPACTED. INSTALL 50MM THICK BED OF SAND. BACK FILL TRENCH IN COMPACTED LAYERS NOT EXCEEDING 150MM IN DEPTH.
2. TELCOM:
INSTALL 50MM DIA. U.P.V.C. SLEEVE INCLUDING DRAW WIRE FOR USE BY TELCOM. INSTALL CAST IRON DRAW BOXES AT EACH END OF SLEEVE AND AT MAX. 100M INTERVALS ALONG LENGTH OF SLEEVE.
3. ELECTRICAL:
INSTALL 25MM 4 CORE CABLE INSTALLED WITH 2 PAIRS OF PARALLEL 25MM WIRE EACH FOR LIVE & NEUTRAL CONNECTIONS. INSTALL SEPARATE 25MM EARTH WIRE.
4. WATER:
INSTALL 32MM DIA. CLASS 10 H.D.P.E. WATER SUPPLY PIPE. INSTALL ISOLATER VALVE IN CAST IRON BOX IN POSITION TO BE INDICATED ON SITE NEXT TO HOUSE. INSTALL PRESSURE RELIEF VALVE AT EACH MAIN CONNECTION TO HOUSE.
5. GENERAL: BOUNDARY WALL MUST BE COMPLETED FIRST, BEFORE STARTING CONSTRUCTION ON MAIN BUILDING.

Please Note:
All Ducts to have a cavity of 250mm x 300mm, for easy accessibility, in which pipes will be concealed.
All trenches, and building works must be done in such a manner so that there will be minimum damage to current vegetation.



**Elevations
SCALE 1:100**

Ground Unit 1 Area Schedule

Kitchen	14.13 m²
Lounge	13.83 m²
Passage	4.04 m²
Bedroom 1	16.75 m²
Bedroom 2	12.25 m²
Bathroom 1	3.86 m²
Bathroom 2	4.40 m²
Patio	5.68 m²
Total Area	74.95 m²

Ground Unit 2 Area Schedule

Kitchen	14.13 m²
Lounge	13.83 m²
Passage	4.04 m²
Bedroom 1	16.75 m²
Bedroom 2	12.25 m²
Bathroom 1	3.86 m²
Bathroom 2	4.40 m²
Patio	5.68 m²
Total Area	74.95 m²

Upper Unit 3 Area Schedule

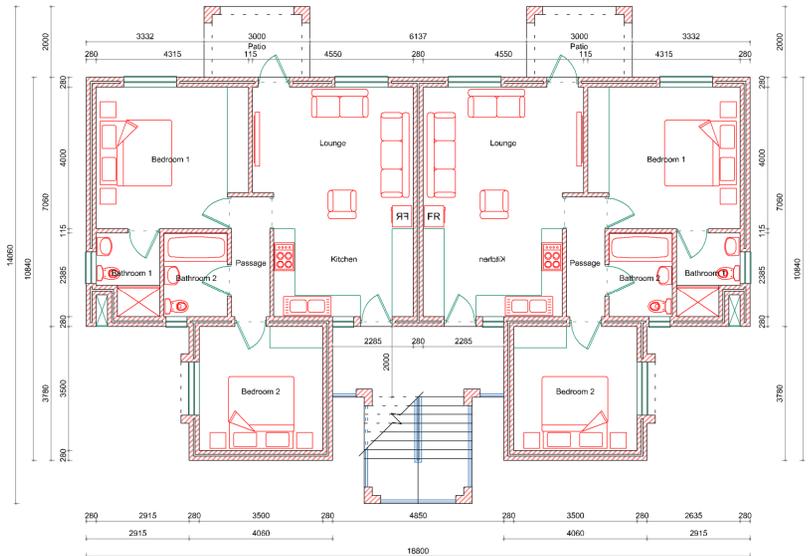
Kitchen	14.13 m²
Lounge	13.83 m²
Passage	4.04 m²
Bedroom 1	16.75 m²
Bedroom 2	12.25 m²
Bathroom 1	3.86 m²
Bathroom 2	4.40 m²
Patio	5.68 m²
Total Area	74.95 m²

Upper Unit 4 Area Schedule

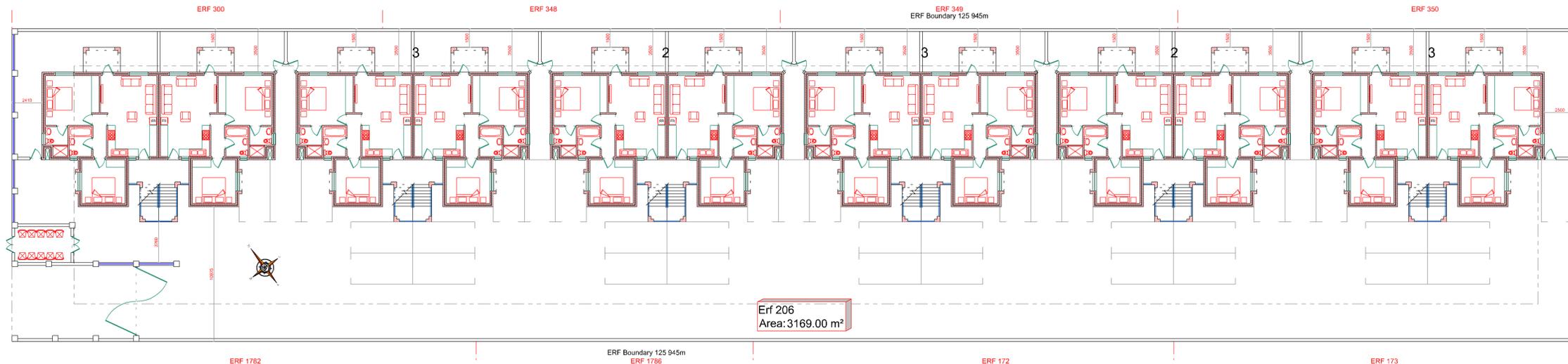
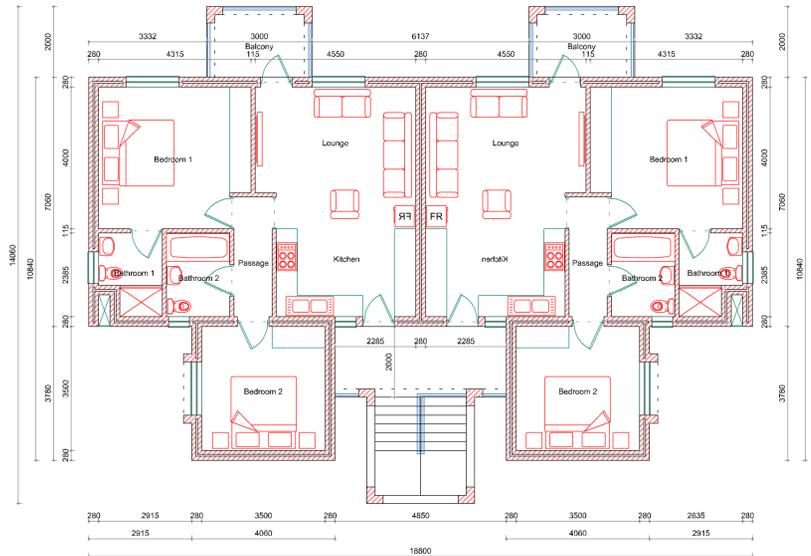
Kitchen	14.13 m²
Lounge	13.83 m²
Passage	4.04 m²
Bedroom 1	16.75 m²
Bedroom 2	12.25 m²
Bathroom 1	3.86 m²
Bathroom 2	4.40 m²
Patio	5.68 m²
Total Area	74.95 m²



**Ground Storey Dimension & Information Plan
SCALE 1:100**



**Ground Storey Dimension & Information Plan
SCALE 1:100**



BLUEPRINT DRAUGHTING
PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON

TIAN SCHOON
082 303 0652 | TIAN@BLUEPRINTWC.COM

PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON
TIAN KONRAD SCHOON
30:29 AM (Africa/Johannesburg) on 30 Sep 2020
Member NR: 32414

Project Description:
New Development on Erf 206
Blanco
for RG & MDP Developments PROP LTD

Drawing Nr: H24 - 31
RGMDP - 01 - 01
19/05/2025

Drawing:
SDP

- NOTES:
- All information on the plan must be checked and any discrepancies must be brought to the arch professional's attention, before any building work commences.
 - All levels and dimensions must be checked on site.
 - Drawings must not be scaled.

HOA Approval Stamp if Applicable :

Area Covered:

Unit 1 - 12 Ground Storey Area (194.48m X 6) :	1166.88 m²
Unit 13 - 24 First Storey Area (194.48m X 6) :	1166.88 m²
Total Floor Area :	2333.76 m²
Total Floor Area :	1385.6 m²
Total Foot Print Area :	685.44 m²
Total Stand Area:	4025.00 m²
F.A.R: 2333.76 / 3169.00 :	0.7364
Site coverage percentage 1166.88 / 3169.00 :	36.82 %
Parkings Required - 1.5 P/Unit :	36 Parkings
Parkings Provided :	39 Parkings
Occupancy:	H3
Zoning:	GRZ1

Applicable Party Approval:

Owner/authorized Signature: _____ Date: _____

T Schoon Signature: _____ Date: _____

COPYRIGHT NOTICE

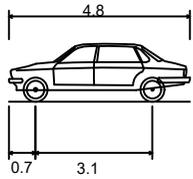
Copyright © 2022 Blue Print Draughting cc. Copyright subsists in this drawing. The person or entity whose name appears in the title block of this drawing, is hereby granted a non-exclusive license to use, display, print and / or reproduce this drawing to the extent necessary to carry out and complete the project described in the title block of this drawing.

This license in respect of the copyright is expressly limited as aforesaid and the person and/or entity referred to above shall not be entitled to grant sub-licenses in respect of the copyright in this drawing to any other entity. This license confers no ownership rights in the copyright resting in this drawing and the drawing and the copyright subsisting therein will, at all times, remain the property of Blue Print Draughting cc.

Any unauthorized reproduction, publication, transmission, adaptation and/or inclusion of this drawing in a cinematograph film or television broadcast is an act of copyright infringement which will render the doer of the act liable for civil law copyright infringement and may in certain circumstances render the doer liable to criminal prosecution. Requests and enquiries concerning this drawing and the rights subsisting therein should be addressed to the copyright owner.

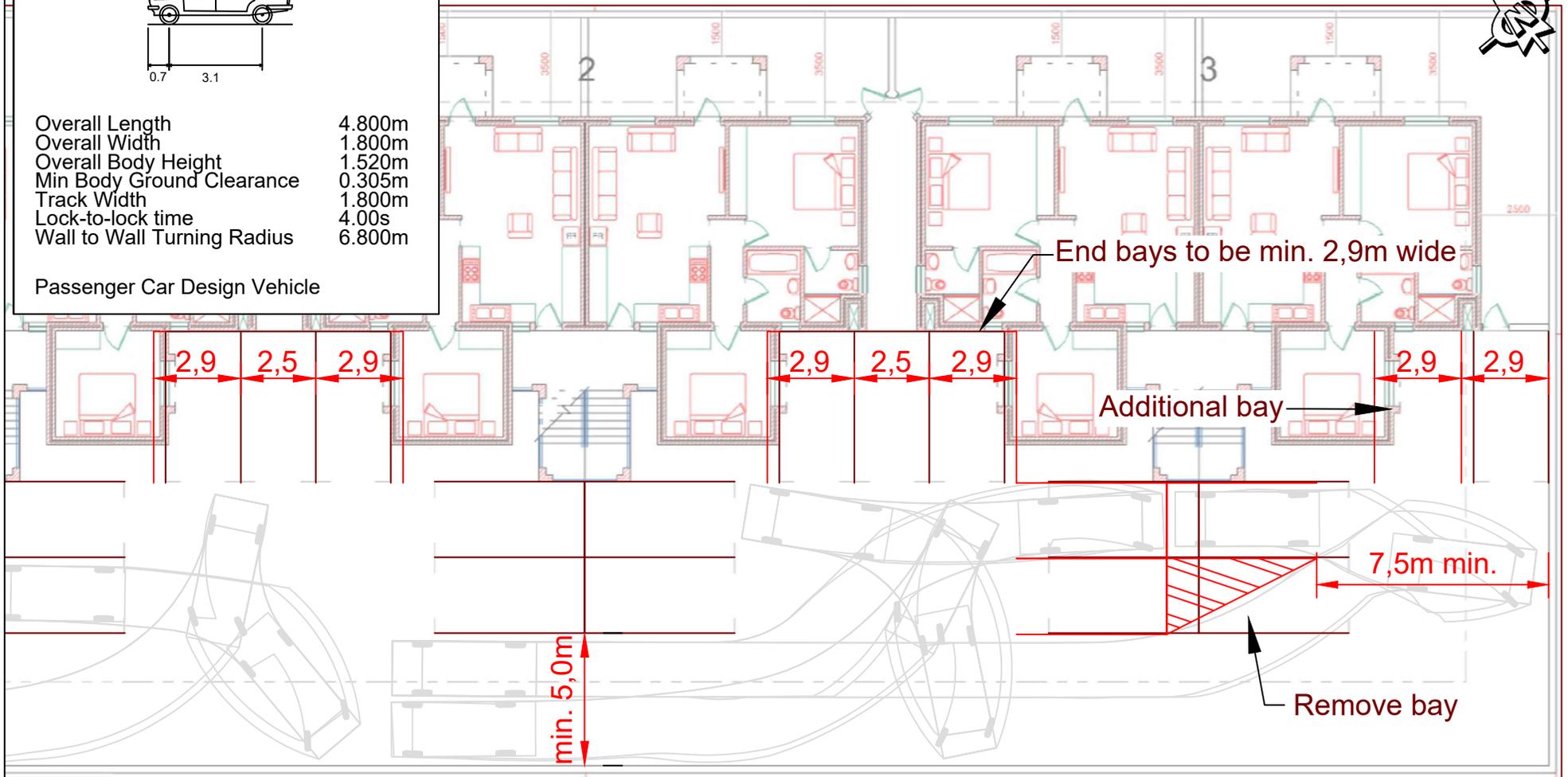
ACTS OF PARLIAMENT

All Contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.



Overall Length 4.800m
 Overall Width 1.800m
 Overall Body Height 1.520m
 Min Body Ground Clearance 0.305m
 Track Width 1.800m
 Lock-to-lock time 4.00s
 Wall to Wall Turning Radius 6.800m

Passenger Car Design Vehicle



CONCEPTUAL

ANNEXURE "L": CIVIL ENGINEERING SERVICES REPORT

ENGINEERING SERVICES REPORT

**PROPOSED DEVELOPMENT OF ERF
206, BLANCO, GEORGE**

Report Number 25-080_CES



Date: August 2025

Revision 0

QUALITY ASSURANCE DATA

Report Title:	PROPOSED DEVELOPMENT OF ERF 206, BLANCO, GEORGE
Client:	Ryno Gerber
Report Number:	25-080_CES
Revision Number	Revision 0

Revision History

Date	Rev	Written By	Issued to		Distribution	Format
			Name	Institution		
22 August 2025	0	P van den Berg	Ryno Gerber	JGW Ontwikkerlaars (Pty) Ltd	Email	.pdf
			Annetjie Knell	JGW Ontwikkerlaars (Pty) Ltd	Email	.pdf

Written by:



Pieter van den Berg (N.Dip)
on behalf of Urban Engineering (Pty) Ltd

TABLE OF CONTENTS

	Page
1 INTRODUCTION	1
2 BACKGROUND	1
2.1 DESCRIPTION AND LOCALITY	1
2.2 ZONING	2
2.3 BROAD SOIL CLASSIFICATION	3
3 SITE INSPECTION	3
4 THE DEVELOPMENT PROPOSAL.....	4
5 EXISTING ENGINEERING SERVICES.....	5
5.1 WATER	5
5.2 SEWER.....	5
5.3 STORMWATER	6
5.4 INTEGRATION WITH GLS MASTER PLANNING	7
6 PLANNED ENGINEERING SERVICES	8
6.1 WATER DEMAND CALCULATIONS	8
6.1.1 DOMESTIC WATER.....	8
6.1.2 WATER FOR FIRE FIGHTING	10
6.1.3 WATER STORAGE	11
6.1.4 DESIGN PARAMETERS.....	11
6.1.5 WATER SAVING.....	12
6.2 SEWERAGE DEMAND CALCULATIONS	12
6.2.1 DEMAND CALCULATIONS	12
6.2.2 DESIGN PARAMETERS AND STANDARDS.....	13
6.2.3 PROPOSED RETICULATION	13
6.3 INTERNAL ROADS.....	15
6.4 TRAFFIC IMPACT	16
6.5 FLOOD LINES.....	16
6.6 STORMWATER	16
6.7 SOLID WASTE MANAGEMENT	17
7 SUMMARY	18

LIST OF ANNEXURES

ANNEXURE A – SITE PHOTOS

ANNEXURE B - RELEVANT GEORGE MUNICIPALITY STANDARD DETAILS

LIST OF FIGURES

Figure 2-1 - Locality Plan	1
Figure 2-2 – Erf 206	2
Figure 2-3 - Current Zoning	2
Figure 2-4 - Broad Soil Classification	3
Figure 3-1 - Site Photo	4
Figure 4-1 – Site Layout Option 1	4
Figure 4-2 - Site Layout Option 2	5
Figure 5-1 - Existing Water Infrastructure	5
Figure 5-2 – Existing Sewer Infrastructure	6
Figure 5-3 - Existing Stormwater Infrastructure	6
Figure 5-4 - GLS Consulting Existing and Proposed Future Water system	7
Figure 6-2 - GLS Consulting Existing and Proposed Future Sewer system	8
Figure 7-1 - E80 Estimation	15
Figure 7-2 - Catalogue Road Layerworks Design	16

LIST OF TABLES

Table 6-1 - Recommended Unit Average Annual Daily Demands (AADD)	8
Table 6-2 - AADD Calculation	9
Table 6-3 - Water Demand for the Proposed Development	9
Table 6-4 – Design Criteria for Fire Flow	9
Table 6-5 – Demands and Hydrographs for Different Land Use Categories	12
Table 6-6 – Sewage Demand Calculation	13

LIST OF ABBREVIATIONS

msl	Mean Sea Level
WCG	Western Cape Government
WGS	World Geodetic System
HDPE	High Density Polyethylene
uPVC	Unplasticised Polyvinyl Chloride
SDP	Site Development Plan
Kℓ	Kilo Litre (1,000 litres)
Mℓ	Mega Litre (1,000,000 litres)
ha	Hectare (10,000m ²)
NPDG	The Neighbourhood Planning and Design Guide

1 INTRODUCTION

Urban Engineering (Pty) Ltd was appointed by JGW Ontwikkelaars (Pty) Ltd to prepare a Civil Engineering Services Report pertaining to the proposed development of Erf 206 in Blanco, George. The purpose of this report is to determine the demand on the municipal infrastructure and to investigate the availability and the capacity of the existing services in close proximity to the proposed development.

2 BACKGROUND

2.1 DESCRIPTION AND LOCALITY

The site currently consists of one erf (Erf 206) that is approximately 3336m² in size. There are currently no structures on the erf and access is via Montagu Street. The site centre has approximate WGS 84 coordinates of 33°56'48.743"S and 22°24'41.85"E.



Figure 2-1 - Locality Plan



Figure 2-2 – Erf 206

2.2 ZONING

According to George Municipality’s GIS Viewer, the site is zoned SRZI - Single Residential Zone I.

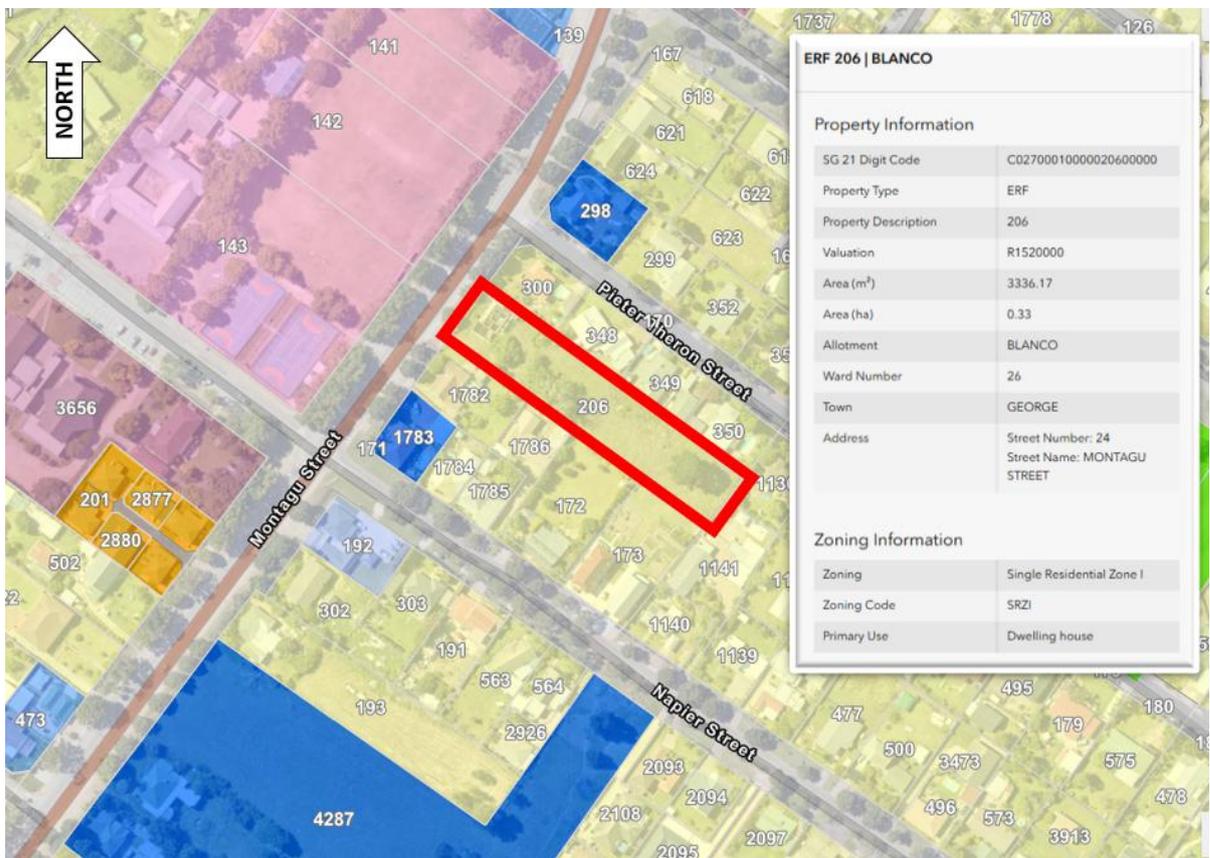


Figure 2-3 - Current Zoning

2.3 BROAD SOIL CLASSIFICATION

Based on the Western Cape Department of Agriculture's online mapping tool, Cape Farm Mapper, the site geology can broadly be defined as mainly gneissic granite and granodiorite, as well as phyllite, schist, grit, hornfels and quartzite of the Kaaimans Group, and quartzitic sandstone of the Table Mountain Group, Cape Supergroup (Refer to **Figure 2-4** below).

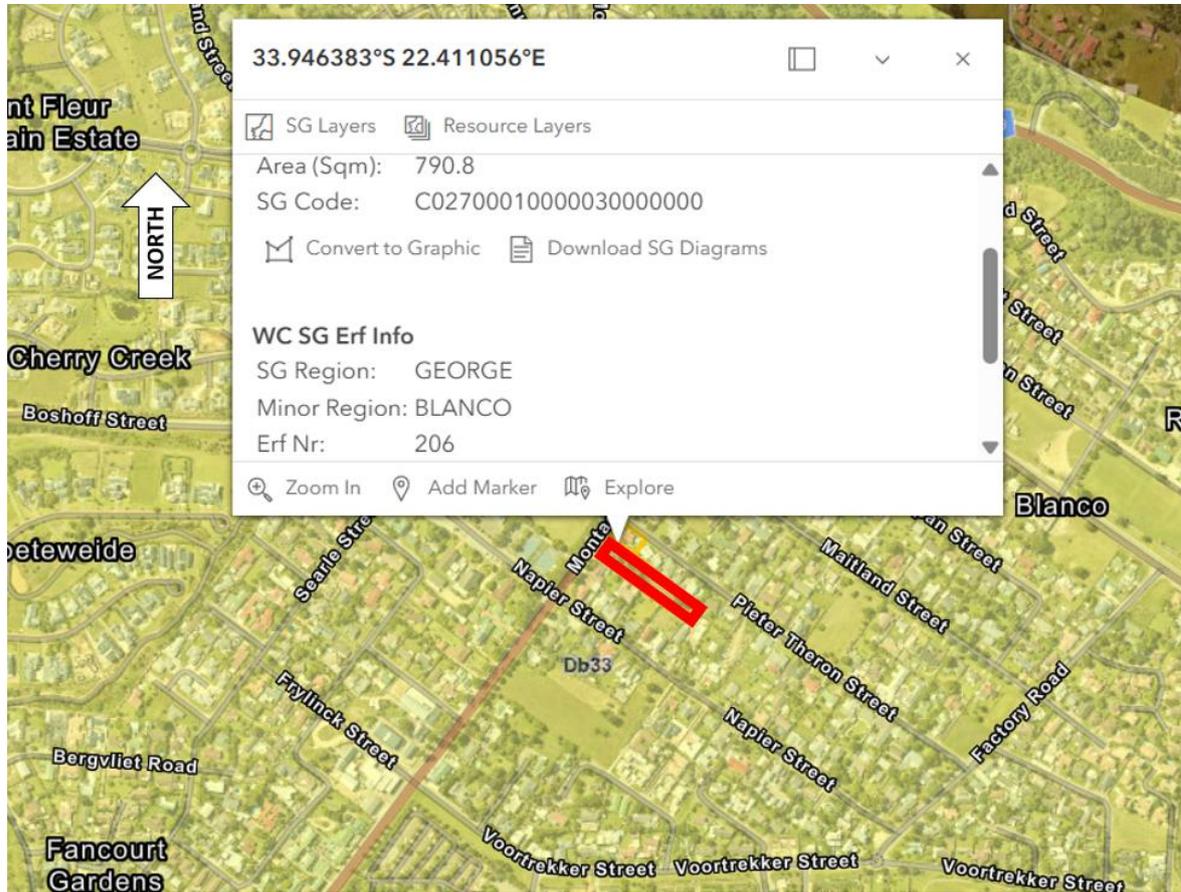


Figure 2-4 - Broad Soil Classification

3 SITE INSPECTION

A visual site inspection was carried out on 5 August 2025 by Pieter van den Berg from Urban Engineering. Photos taken during the inspection have been attached as **ANNEXURE A** to this report.

The site is gently sloping, with a gradient of approximately 4% from northwest to southeast, the highest point at 250 msl and the lowest point of the proposed development area at 245 msl. The site is currently covered with grass and surrounded by residential houses.



Figure 3-1 - Site Photo

4 THE DEVELOPMENT PROPOSAL

It is the developer’s intention to develop Erf 206, Blanco into 24 residential apartment units, comprising six double-storey buildings with four units each. Two alternative site layout configurations are under consideration, both accommodating 24 units, with the primary variation being the location of access from Montagu Street. The Site Development Plan is attached to **Annexure A**.

Option 1 proposes a single combined entrance and exit point located on the north western boundary of the site, while Option 2 incorporates separate entrance and exit points on opposing sides of the building footprint. The traffic impact assessment report will evaluate these options.

Each unit will comprise three habitable rooms. The parking provision has been designed at a ratio of 1.5 bays per unit (1.25 bays allocated for residents and 0.25 bays for visitor use), enabling a total of 36 on-site parking bays to be provided in compliance with the proposed relaxation of standard parking requirements.

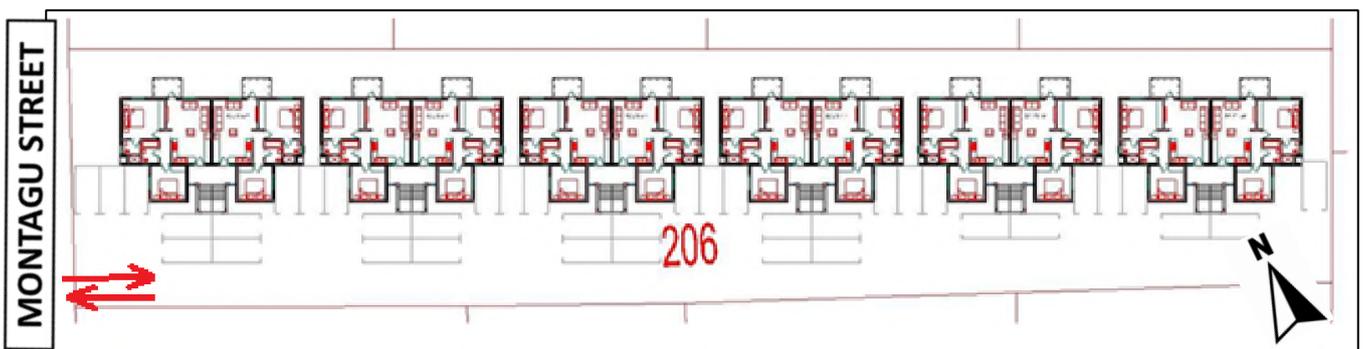


Figure 4-1 - Option 1

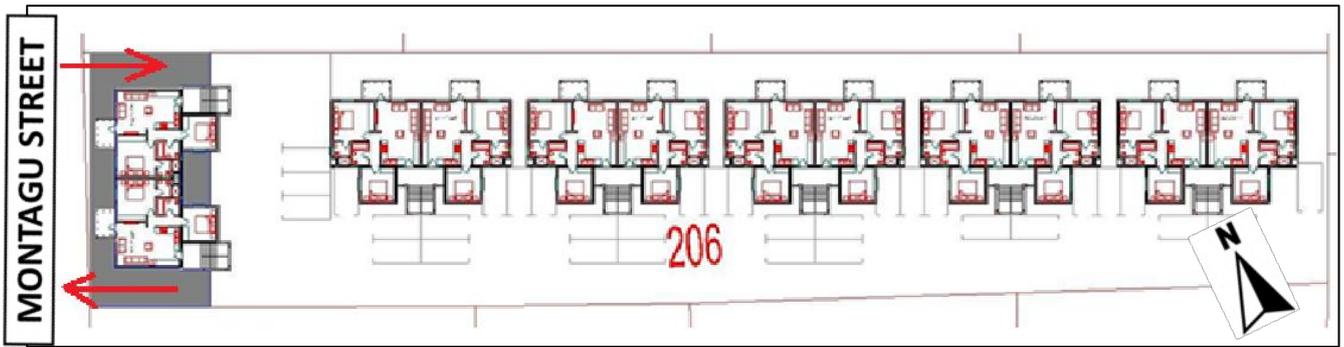


Figure 4-2 – Option 2

5 EXISTING ENGINEERING SERVICES

For this report, existing services information was extracted from the George Municipality’s IMQS system.

5.1 WATER

An existing 110mm diameter pipe that runs within the Montagu Street reserve, parallel to the site. The section of water pipe adjacent to the proposed development has an average static head of 56.53m and flow rate of 0.35 l/s.

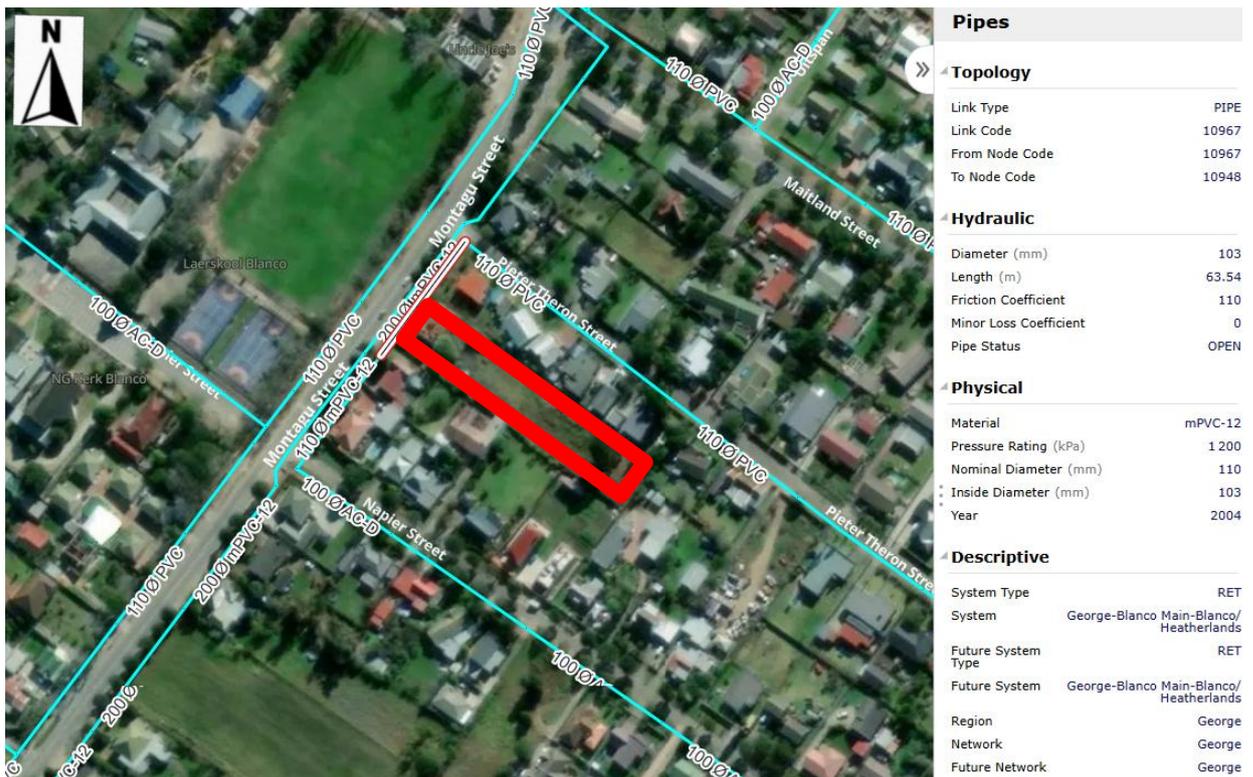


Figure 5-1 - Existing Water Infrastructure

5.2 SEWER

An existing 150mm sewer line runs parallel to the north western site boundary, within the Montagu Street road reserve. Unfortunately, this sewer line is positioned on the high side of the site and therefore effluent will not be able to gravity feed towards this pipe.

According to George Municipality’s IMQS system, the 150Ø sewer lines have a hydraulic spare capacity of 21.75 l/s (99%) in Piet Theron Street, and 19.87 l/s (98%) in Napier Street. Both lines ultimately discharge to the Gwaaiing WWTW.

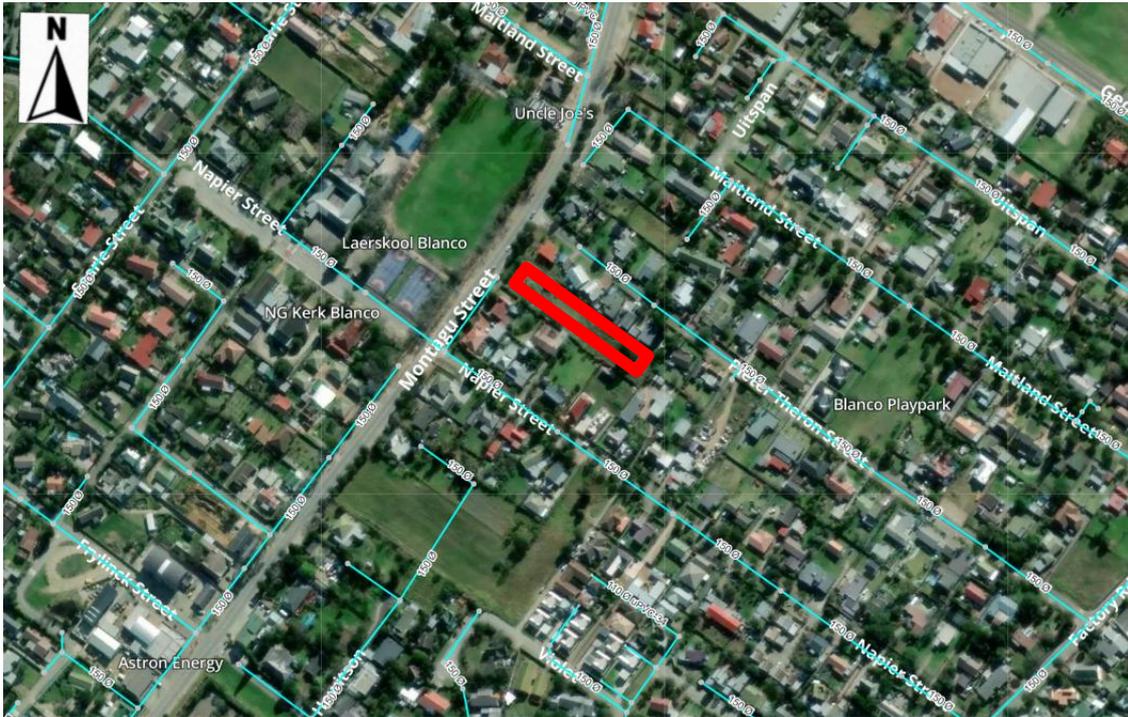


Figure 5-2 – Existing Sewer Infrastructure

5.3 STORMWATER

According to the George IMQS, no suitable stormwater infrastructure is situated in the vicinity of the site, however, kerb inlet catchpits were observed during the site visit as shown in figure 5-3.



Figure 5-3 - Existing Stormwater Infrastructure

5.4 INTEGRATION WITH GLS MASTER PLANNING

GLS Consulting was appointed by George Municipality to update the master plans for both the water distribution and sewer reticulation systems of George Municipality. Extracts of the master plans, indicating current and proposed future water and sewer infrastructure are included as **Figure 5-4** and **Figure 5-5** below.

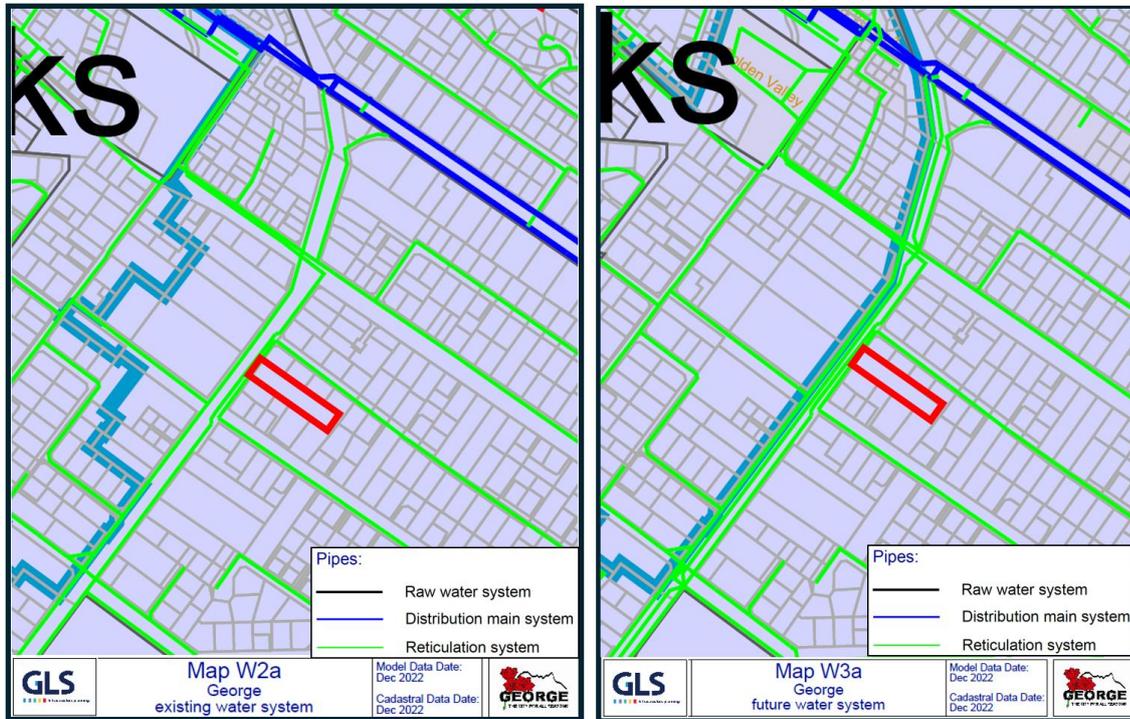


Figure 5-4 - GLS Consulting Existing and Proposed Future Water system – (One additional Reticulation Line is planned along Montagu Street)

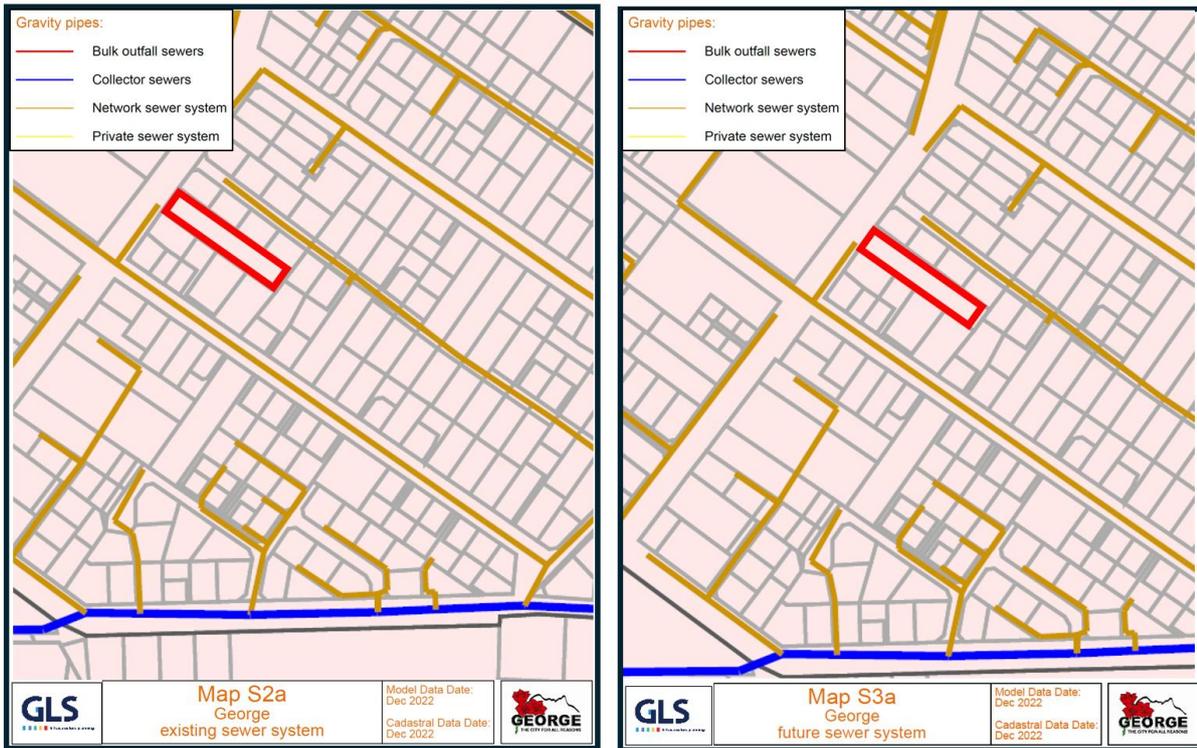


Figure 5-5 - GLS Consulting Existing and Proposed Future Sewer system (No additional sewer infrastructure planned)

6 PLANNED ENGINEERING SERVICES

6.1 WATER DEMAND CALCULATIONS

The Neighbourhood Planning and Design Guide (NPDG), issued by the Department of Human Settlements, was used for the demand calculations.

6.1.1 DOMESTIC WATER

The water demand in accordance with the NPDG is based on **Table 6-1** (Table J.2 in the NPDG):

Land use		Density #1 units/ha	Stand size #1 m ²	Unit of measure	Water demand (AADD)	
					kL/ ha/d #1	kL/unit/d #3
Residential stands	High density, small sized	20 to 12	400 to 670	kL/unit	11	0.60 to 0.80
	Medium density, medium sized	12 to 8	670 to 1 000	kL/unit	9	0.80 to 1.00
	Low density, large sized	8 to 5	1 000 to 1 600	kL/unit	8	1.00 to 1.30
	Very low density, extra large sized	5 to 3	1 600 to 2 670	kL/unit	7	1.30 to 2.00
Group/cluster housing	High density	60 to 40	130 to 200	kL/unit	21	0.40 to 0.45
	Medium density	40 to 30	200 to 270	kL/unit	17	0.45 to 0.50
	Low density	30 to 20	270 to 400	kL/unit	14	0.50 to 0.60
Flats	Very high density	100 to 80	80 to 100	kL/unit	25	0.25 to 0.30
	High density	80 to 60	100 to 130	kL/unit	23	0.30 to 0.35
	Medium density	60 to 50	130 to 160	kL/unit	21	0.35 to 0.40
	Low density	50 to 40	160 to 200	kL/unit	19	0.40 to 0.45

Table 6-1 - Recommended Unit Average Annual Daily Demands (AADD)

The total site area is 0,336 ha and there are 24 units which results in a density of 71,9 du/ha. The domestic water demand can be calculated as follows:

Land Use		Density	No. of units	Water Demand (kL/unit/d)	Total Water Demand (kL/d)
Flats	High Density	71,9du/ha	24	0.35	8.4
Total			24		8.4

Table 6-2 - AADD Calculation

The water demand figures, operating pressures and required storage capacity for the total proposed development are set out in **Table 6-3** below:

Annual Average Daily Demand (AADD)	8.4 kℓ*
<i>* Water for the grounds to be from rainwater collection</i>	
Peak factor (Average)	3.6
Instantaneous peak flow	0.35 ℓ/s
Maximum operating pressure	90 m
Min operating pressure (plus height difference between main and highest ground level)	24 m
Storage capacity required (48 hours of AADD)	16.8 kℓ

Table 6-3 - Water Demand for the Proposed Development

Risk classification	Total fire flow (L/s)	Minimum flow at one hydrant (L/s)	Minimum pressure at fire node (m)	Minimum pressure at rest of system (m)
High risk: CBD and high-risk industrial	100	25	15	5
Moderate risk 1: Industrial, business, high-rise flats ≥ four storeys	50	25	15	5
Moderate risk 2: Cluster & low-income housing, high rise flats ≤ three storeys	25	25	10	5
Low risk: Single residential housing	15	15	10	5

Table 6-4 – Design Criteria for Fire Flow

The proposed development falls within the Low risk: Single Residential Housing category for firefighting requirements. As such, the requirements listed in Table J.17 will apply:

- Additional capacity of 15 ℓ/s will be required in the pipe for the fire water demand.

Hydraulic Considerations

As stipulated in the NPDG, the following hydraulic considerations should be adhered to as far as possible:

- For a potable supply of 0.35 ℓ/s at a flow velocity of 1 m/s, the minimum required pipe diameter is 25 mm. However, in accordance with the Neighbourhood Planning and Design Guide, the minimum pipe size for a ring main in urban areas that also supplies fire water demand is 110 mm.
- A minimum pipe size of 110mm diameter is proposed for the new development to accommodate the potable and the fire water demand. The total demand for the development is 15.35 ℓ/s.
- For the fire and potable water demand of 15.35 ℓ/s, the velocity in a 110mm diameter pipe is estimated to be approximately 1.6m/s. This is deemed to be acceptable, as fire hydrants can be classified as special fittings, and can resist velocities of up to 6m/s
- The pressure should be kept as low as possible to minimize real losses.
- The number of low and high points on pipes should be kept to a minimum to reduce the number of scour and air valves respectively.
- The velocities in the pipeline should be kept between 0.6 m/s and 1.2 m/s, but an absolute maximum of 2.5 m/s is acceptable where only intermittent peak flows occur.
- Velocities through special fittings should not exceed 6 m/s or as per manufacturer's specifications.
- Pipelines should be designed to be protected against water hammer/surge pressures.

6.1.2 WATER FOR FIRE FIGHTING

Firefighting water provision must comply with the requirements as specified in the NPDG as well as the SANS 10400 (National Building Codes).

According to the NPDG guidelines, single residential housing are classified as Low Risk 1 for which fire hydrants should provide a Minimum Design Fire Flow of 15 ℓ/s per hydrant, minimum pressure at the fire node of 15 m and a minimum residual head of 10 m. This fire flow must be sustained for a period of at least 1 hour, by all hydrants, with a 200m maximum spacing between hydrants.

The resultant reservoir capacity required to satisfy the firefighting needs are calculated as follows:

- 1 x Hydrant @ 900ℓ/min/hydrant x 60 minutes = 54 kℓ/h
- 1 Hour Storage = 54 kℓ

NPDG specifies the following with regards to Firefighting:

- Hydrants should not be provided off mains smaller than 75 mm diameter.
- Hydrants should be located in vehicular thoroughfares and opposite stand boundary pegs, and at a maximum spacing of 200 m (or as required by the local Fire Department).
- 110 mm diameter sluice-valve hydrants should be used for the high-risk and moderate-risk categories. For the low-risk category, the hydrant may be the screw-down type.
- The location of hydrants should be indicated by using permanent marker posts on the verge opposite the fitting or painted symbols on road or kerb surfaces.

- Symbols on markers should be durable.
- The hydrants' flow rate should be serviced and checked for conformity requirements at intervals not exceeding one year.
- Where possible, fire hydrants should be positioned to also serve as a scour valve

6.1.3 WATER STORAGE

The purpose of storing water is to meet balancing requirements and cater for emergencies (e.g. firefighting) or planned shutdowns. The balancing volume is required to cater for peak outflows while a constant (or variable) inlet flow is being received. Where water is obtained from a Municipal Authority, the storage capacity provided should comply with the requirements of the authority. For domestic use, a storage capacity of 48 hours of annual average daily demand is suggested, although there may be situations where 24 hours will suffice.

Since the annual average daily (24 hours) demand has been estimated as 8.4 kℓ, a reservoir spare capacity of at least 16.8 kℓ is required to satisfy the Domestic Water Use Requirement.

Combining the domestic requirement (16.8 kℓ) and the firefighting requirement (54 kℓ) it follows that a total reservoir spare capacity for the proposed development of approximately **70.8 kℓ** is required.

6.1.4 DESIGN PARAMETERS

The following specifications as reflected in the George Municipality's Civil Engineering Standards & Requirements for Service (GMCESR), (**ANNEXURE B**) shall be applicable:

VALVES

All valves shall be in accordance with SABS 1200 I SABS 664/1974 and approved by the relevant Department Head.

- Valves to be approved and to exceed the specification of AVK resilient seal type.
- Valves shall be clockwise opening / left hand closing.
- Direction of opening to be clearly marked on the valve body or spindle cap.
- All valves shall be heavy duty, class 16 with non-rising spindles.
- All valves shall be fitted with cast iron cap, secured with retaining bolts.
- All valves Belltobies shall be polymer concrete as per AV Moulding, concrete, recycled plastic or cast iron depending on area and relevant condition.
- Valve chambers and chamber markers shall be constructed in accordance with GMCESR.
- All valves to have a minimum thickness of 225 micron Copon EP 2300 epoxy paint applied to all internal surfaces after it has been thoroughly cleaned by grit blasting to SA 1/2. Finishes in compliance with the requirements of SIS 05 09 00 (or similar approved coatings)

FIRE HYDRANTS

All fire hydrant types shall be in accordance with SANS 1200, comply with the local Fire Department Standard Regulations and be approved by the relevant Department Head:

- All fire hydrants shall be 63 mm diameter (internal), clockwise opening / left hand closing.
- Outlets shall be London round thread with cast iron cap and securing chain.
- Hydrant covers shall be polymer concrete as per AV Moulding, concrete, recycled plastic or cast iron depending on area and relevant conditions.
- Hydrant covers shall be painted with a minimum of two coats oil paint, "Yellow".

- All hydrants shall be supplied and installed complete with flanged CI extension piece complete with cadmium plated nuts and bolts to ensure depth not greater than 400 mm.
- Hydrants chambers to be constructed in accordance with drawing as per GMCESR

6.1.5 WATER SAVING

The following general water saving practices are proposed:

- Dual Flush Toilets
- Low flow shower heads which make use of either aerators or pulse systems to reduce the flow without compromising the quality of the shower. The choice of shower heads are up to the developer but must have a flow of less than 7 ℓ/min.
- The faucets in bathrooms should be the low flow type with a peak flow of less than 10ℓ/min.
- The development should be fitted with rainwater collection tanks for landscaping.
- Consideration should be given to provide solar pumps at all rainwater tanks. The overflow from tanks should be directed into landscaping from where a SUDS approach to stormwater management should be followed. All water sources situated externally on buildings should be fed from these rainwater tanks.
- Geyser and pipe insulation should be allowed for as part of the development plans.

6.2 SEWERAGE DEMAND CALCULATIONS

The proposed development area will be approximately 0.336 ha when fully developed and will generate a design peak flow as detailed in the following sections.

6.2.1 DEMAND CALCULATIONS

The expected sewer flow is calculated in accordance with the recommendations published in the Neighbourhood Planning and Design Guide (NPDG), of which an extract has been included as **Table 6-5** below.

Land use	Density #1 units/ha	Stand size #2 m ²	Unit of measure	Water demand (AADD)		Sewer flow (excl. infiltration) (Unit PDDWF) #4			
				kL/ ha/d	kL/ unit/d #3	% AADD	kL/ unit/d #3	Unit Hydro- graph (UH)	
Flats	Very high density	100 to 80	80 to 100	kL/unit	25	0.25 to 0.30	100% to 98%	0.25 to 0.29	UH6
	High density	80 to 60	100 to 130	kL/unit	23	0.30 to 0.35	98% to 97%	0.29 to 0.34	UH6
	Medium density	60 to 50	130 to 160	kL/unit	21	0.35 to 0.40	97% to 96%	0.34 to 0.38	UH6
	Low density	50 to 40	160 to 200	kL/unit	19	0.40 to 0.45	96% to 95%	0.38 to 0.43	UH6

Table 6-5 - Demands and Hydrographs for Different Land Use Categories (NPDG table K. 4)

The calculations are based on “The Neighbourhood Planning and Design Guide”

As calculated in **Table 6-2**, the proposed development has an Annual Average Daily Water Demand of 8.4 kℓ. The Sewerage Demand can therefore be estimated as indicated in **Table 6-6**.

Water Demand (Annual Average Daily Demand - AADD) <i>* Water for the grounds to be from rainwater collection</i>	8.4 kℓ*
Sewer Flow % (Excluding Infiltration)	98%
Peak Factor	2.50
Peak Dry Weather Flow (PDWF)	0.238 ℓ/s
Infiltration	2%
Peak Wet Weather Flow (PWWF)	0.243 ℓ/s

Table 6-6 - Sewage Demand Calculation

From **Table 6-6**, it follows that the fully Developed Design Peak Flow is approximately **0.243 ℓ/s**.

6.2.2 DESIGN PARAMETERS AND STANDARDS

The following design criteria must be followed:

- George Municipality's Standard Details shall be used (**ANNEXURE B**)
- A minimum self-cleansing velocity of 0,7m/s
- A minimum pipe diameter of 110mm for connections to individual dwellings
- A maximum velocity of 3.5m/s to prevent segregation of solid and liquids.
- All sewer pipes to be heavy duty solid wall type,
- All sewer mains to be 160mm diameter, all house connection to be 110mm diameter
- All design slopes of gravity mains must be in line with applicable design standards
- Manhole covers to be Polymer concrete or similar approved.

6.2.3 PROPOSED RETICULATION

The site slopes towards the south-eastern corner, where existing development surrounds the boundary with no available servitude for a gravity sewer connection. The nearest accessible sewer manhole in Montagu Street has an invert level of 245.54 m msl, which is higher than the NGL at the site's lower point (245.00 m msl), making direct gravity discharge into Montagu Street impossible.

▪ **Option 1 – Connection via Pieter Theron Street (Erven 1136, 1137, 1138)**

Pros: Adequate existing pipe spare capacity (21.75 ℓ/s)

Gravity system possible.

Cons: Longer route than Napier Street (approx. 90m)

Three erven to transverse

Servitude registration required



Figure 6-8 Proposed Sewer Layout - Option 1

▪ **Option 2 – Connection via Napier Street (Erf 173)**

- Pros:**
- Adequate existing pipe spare capacity (19.87 l/s)
 - Gravity system possible
 - Only one erf to traverse
 - Shorter route than Option 1 (approx. 70m)

- Cons:**
- Servitude registration required



Figure 6-9 Proposed Sewer Layout - Option 2

▪ **Option 3 – Sewer Package Plant**

A compact on-site treatment unit would process wastewater to compliant discharge quality before releasing it to a suitable point or using it for irrigation.

Pros: Eliminates the need to cross neighbouring properties.
No reliance on external sewer connections and flexible placement

Cons: High capital, operations and maintenance costs

▪ **Option 4 – Pump Station to Montagu Street**

A small pump station would lift effluent to the Montagu Street sewer via a rising main.

Pros: Eliminates the need to cross neighboring properties.

Cons: Higher energy and maintenance costs
Risk of pump failure
Standby power provision required

RECOMMENDATION

Option 2, connecting to the existing municipal sewer in Napier Street via Erf 173, is recommended. This option provides adequate spare capacity (19.87 l/s) and maintains a gravity system while only requiring a servitude through one erf, minimising legal and access complications compared to Option 1. The route length is slightly shorter than Option 1 and strikes the best balance between constructability, cost efficiency, and reduced impact on surrounding properties, while avoiding the higher operational and maintenance requirements of mechanical or on-site treatment solutions.

6.3 INTERNAL ROADS

Internal Roads will consist of interlocking paving blocks. In order to determine the pavement design, the number of E80’s was estimated as follows:

Construction Phase	Construction Period	0.3 year
	Average Weight of Construction Vehicle	12000 kg
	Number of trips per day	20
	Days per year	260
	Number of E80's generated	2 340 E80's
Operational Phase	Number of Units	24
	Number of vehicles per unit	1.5
	Number of trips per vehicle	8 (4xIN + 4xOUT)
	Average weight of vehicle	1500 kg
	Days per year	365
	Design Period	20 years
	Number of E80's generated	394 200 E80's
Total E80's over 20 year period		396 540

Figure 7-1 - E80 Estimation

Since George is situated in a Wet Climatic Region (Weinert N Value = 2), the corresponding UTG 2 catalogue design has been indicated in **Figure 7-2**.

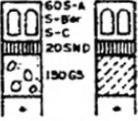
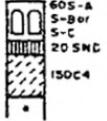
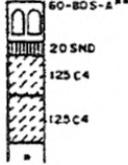
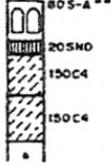
		CLIMATIC REGION			WET		
		DESIGN TRAFFIC CLASS E80s/LANE OVER STRUCTURAL DESIGN PERIOD					
ROAD CATEGORY	ER	E0 < 0,2 x 10 ⁶	E1 0,2 - 0,8 x 10 ⁶	E2 0,8 - 3 x 10 ⁶	E3 3 - 12 x 10 ⁶	E4 12 - 50 x 10 ⁶	
UB	—	—					

Figure 7-2 - Catalogue Road Layerworks Design

Based on the poor in-situ material generally encountered throughout George, the recommended pavement design is therefore as follows:

- 60mm interlocking paving blocks on 20mm bedding sand
- 150mm cement Stabilised C4 Layer
- 2 x 150mm Thick G7 Gravel Layers
- Roadbed, compacted 150mm deep

6.4 TRAFFIC IMPACT

The proposed access to the development is via Montagu Street. A traffic impact assessment will be done to determine the impact of the traffic generated by the new development.

6.5 FLOOD LINES

This proposed development is not directly affected by flood lines.

6.6 STORMWATER

The site slopes towards the south-eastern corner, concentrating stormwater runoff in that direction. Surrounding developed erven limit opportunities for natural discharge, and no formal stormwater servitude exists on the boundary. The nearest municipal stormwater infrastructure is located in Pieter Theron and Napier Streets, but depth and capacity must be confirmed to ensure gravity outfall is feasible. Without a dedicated solution, uncontrolled runoff could impact neighbouring properties.

- **Option 1 – Stormwater line parallel with sewer via Pieter Theron Street (Erven 1136, 1137, 1138)**

Pros: Gravity discharge possible if existing stormwater pipes are deep enough.

Cons: Three erven to transverse
Servitude registration required

- **Option 2 – Stormwater line parallel with sewer via Napier Street (Erf 173)**

Pros: Only one erf to transverse.
Utilizes same servitude and trench alignment as proposed sewer route.
Gravity discharge possible if existing stormwater pipes are deep enough.

Cons: Servitude registration required

- **Option 3 – Surface runoff into adjacent erven**

Pros: No underground pipe installation required.

Cons: Potential erosion and flooding risk
Likely non-compliance with municipal standards
Requires consent from adjacent owners.

RECOMMENDATION

Option 2, constructing a stormwater line parallel to the sewer via Napier Street (Erf 173), is recommended. This option aligns with the preferred sewer route, enabling shared trenching and servitude, thereby reducing costs and construction impacts. It also provides a compliant gravity discharge solution while minimising the number of erven to traverse compared to Option 1, and avoids the non-compliance and flooding risks associated with surface runoff in Option 3..

6.7 SOLID WASTE MANAGEMENT

The existing Municipal landfill site will be used for solid waste disposal. Removal of waste and management thereof will be handled by George Municipality according to a Service Level Agreement to be drafted between George Municipality and the Developer.

It is assumed that refuse removal will be dealt with once a week as applicable to all the current residential areas in the George Municipal Area.

Solid waste is based on an estimated 0.85 kg/person/day at an uncompacted density of 200kg/m³.

$$\begin{aligned}
 \text{Solid Waste Calculation} &= 24 \text{ Units} \times 5 \text{ people/unit} \times 0.85 \text{ kg/day} \\
 &= 102 \text{ kg/day} \\
 &= 0.102 \text{ ton/day} \\
 &= 0.51 \text{ m}^3/\text{day (uncompacted)} \\
 &= 15.3 \text{ m}^3/\text{month (uncompacted)} \\
 &= 6.12 \text{ m}^3/\text{month (Compacted in rear-end loader)}
 \end{aligned}$$

The existing landfill site, in combination with the new proposed regional landfill site next to PetroSA in Mossel Bay, will be able to accommodate the additional solid waste generated by the development.

7 SUMMARY

The findings of this report are summarized below:

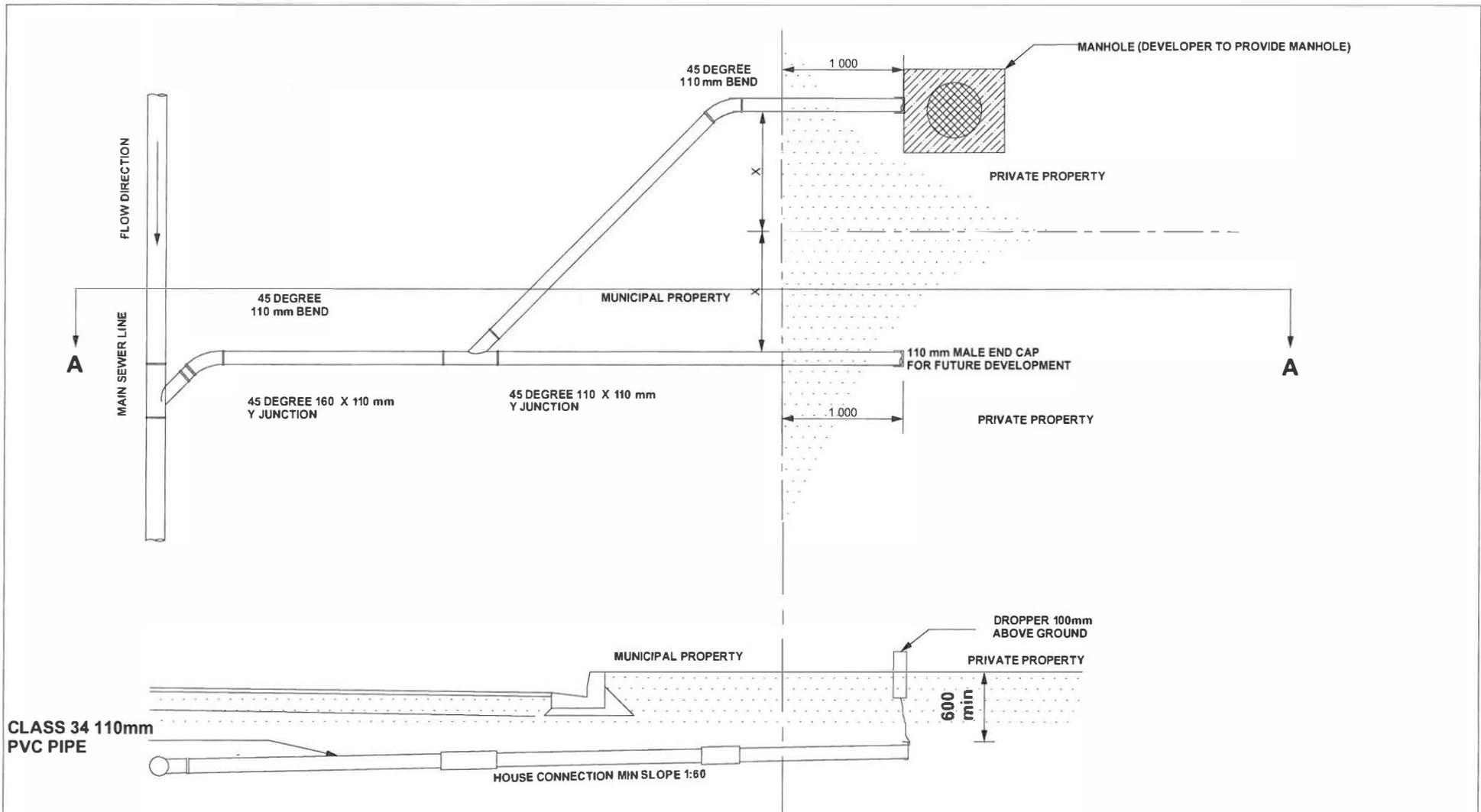
1. It is the developer's intention to develop Erf 206 into 24 residential apartment units, comprising six double-storey buildings with four units each.
2. The site has direct access to potable municipal water. The existing municipal sewer line in Montagu Street is positioned above the site's low point, preventing gravity connection. It is recommended that both sewer and stormwater services connect via Napier Street (Erf 173) using a gravity system.
3. Site access and traffic impact will be addressed in a separate Traffic Impact Assessment.
4. Proposed internal reticulation plans are attached as ANNEXURE C.
5. Relevant George Municipality standard detail drawings are attached as ANNEXURE D.

ANNEXURE A

SITE PHOTOS



ANNEXURE B
RELEVANT GEORGE MUNICIPALITY
STANDARD DETAILS



CLASS 34 110mm
PVC PIPE

HOUSE CONNECTION MIN SLOPE 1:60



STANDARDS TYPICAL SEWER CONNECTION

DATE:	AUG 2012
SCALE:	NTS
PLAN NO.:	CES/S/3

PRECAST CONCRETE COVER
WITH LOCKABLE POLYMER LID
(ROCLA OR SIMILAR APPROVED)

MANHOLE COVER LEVEL 100 mm
HIGHER THAN NGL, AND LEVEL
WITH HARDENED SURFACES

BACKFILLING IN
LAYERS OF 150 mm

JOINTING - SEE NOTES

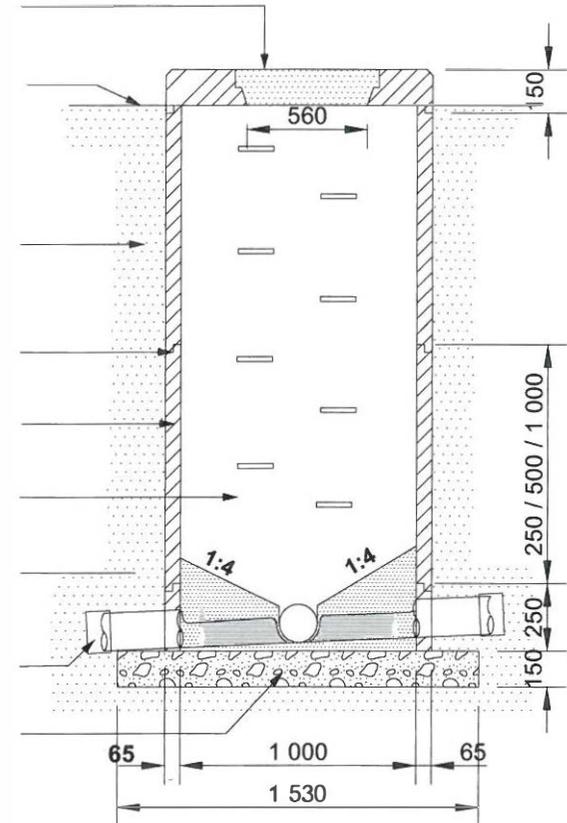
PRECAST CONCRETE RINGS
(250, 500, 1000 mm HIGH)

CALCAMITE STEP IRON
STAGGERED @ 300 c/c

CONCRETE BENCHING
GRADE 20/19

FUTHER SEWER CONNECTIONS
TO PIPE TO BE SUPPLIED WITH END CAP

CONCRETE FOUNDATIONS
GRADE 20/19



NOTES

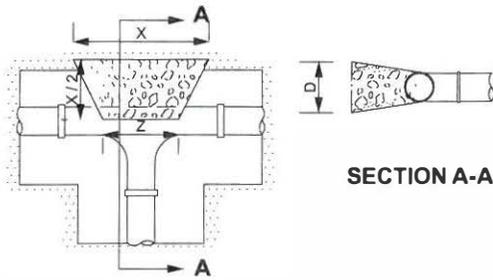
1. 30 mm COVER TO WALL REINFORCEMENT
2. WALL SECTION: 5.6 mm HD WIRE @ 120 mm PITCH
3. ALL JOINTS TO BE SEALED WATERTIGHT USING DENSO JOINT SEALER OR SIMILAR APPROVED PRODUCT WITH AN APPROVED HEAVY DUTY PVC BASED SEALING TAPE 100 mm WIDE APPLIED UNDER TENSION ONTO A PRIMED SURFACE
4. IF AVAILABLE VITREOUS CLAY SPLITS TO BE USED IN CONJUNCTION WITH CLAY OR PVC PIPE FITTINGS
5. MANHOLE MUST BE PLASTERED ON THE INSIDE
6. FC SPLITS TO BE USED IN CONJUNCTION WITH FC PIPES



DEPARTMENT: CIVIL ENGINEERING SERVICES

STANDARDS SEWER MANHOLE 0 - 4m HEIGHT

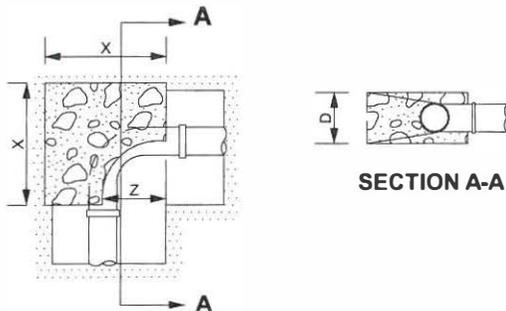
DATE:	AUG2012
SCALE:	NTS
PLAN NO.:	CES/S/1A



SECTION A-A

T-PIECE THRUST BLOCK

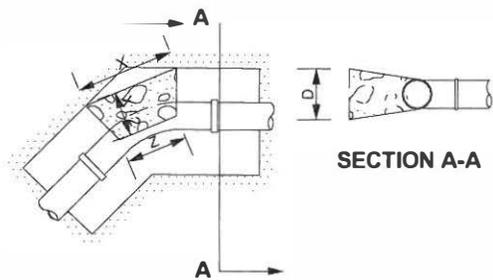
PIPE DIA mm	X mm	D mm	Z mm
75	410	300	150
110	530	400	200
150	950	500	280
200	1 250	650	350
250	1 600	800	450
300	1 850	1 000	550
350	2 150	1 300	550



SECTION A-A

90 DEGREE BEND THRUST BLOCK

PIPE DIA mm	X mm	D mm	Z mm
75	410	300	180
110	480	450	250
150	800	600	400
200	1 100	750	480
250	1 400	900	530
300	1 700	1 100	580
350	2 080	1 350	630



SECTION A-A

< 90 DEGREE BEND THRUST BLOCK

PIPE DIA mm	11.25 DEGREE BEND			22.5 DEGREE BEND			45 DEGREE BEND		
	X mm	D mm	Z mm	X mm	D mm	Z mm	X mm	D mm	Z mm
75	200	150	120	250	200	150	350	300	150
110	250	200	150	350	250	200	500	400	200
150	350	300	250	500	400	350	700	550	400
200	500	350	350	650	500	400	900	700	450
250	600	450	350	800	650	400	1 100	900	500
300	700	550	400	950	750	450	1 300	1 100	550
350	850	700	400	1 200	900	500	1 700	1 300	600

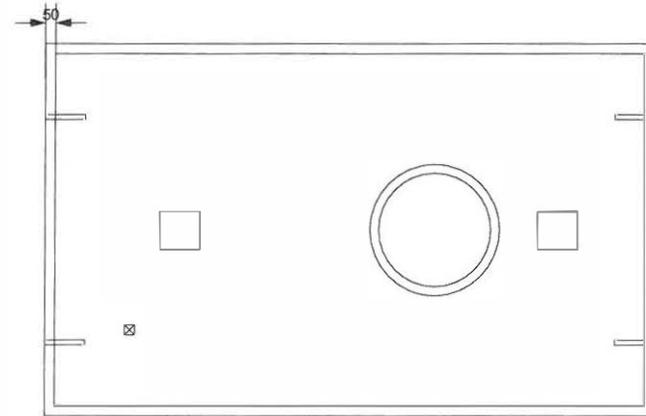
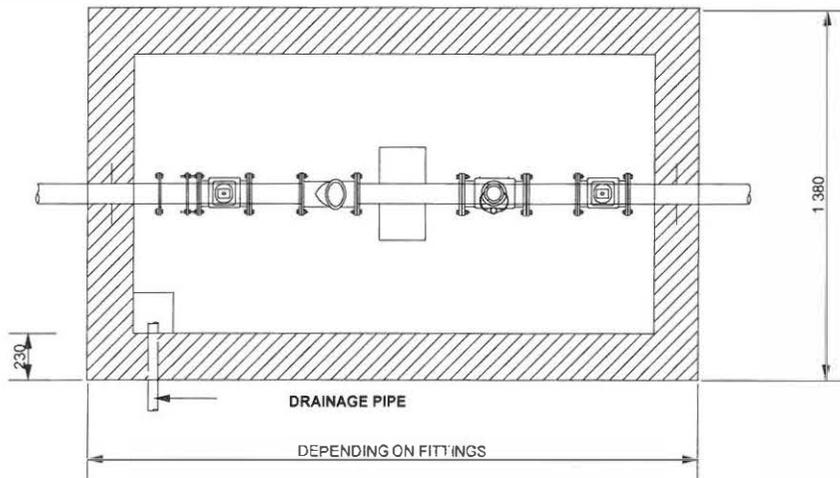


STANDARDS TYPICAL THRUST BLOCK DETAILS

DATE: JAN 2009

SCALE: NTS

PLAN NO: CES/W/5

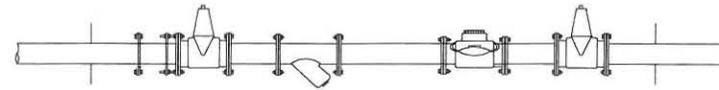
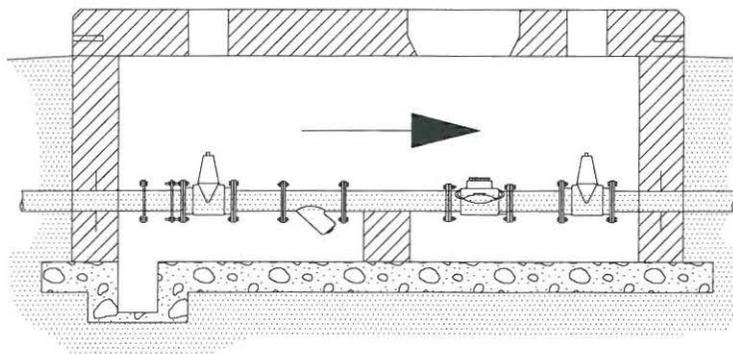


NOTES

1. PUDDLE FLANGE TO BE BUILT INTO CHAMBER WALLS
2. 300 X 300 X 75 mm SUMP TO BE CONSTRUCTED IN CHAMBER FLOOR
3. WATER CHAMBER PIPE WORK TO BE SUPPORTED WITH SMALL BRICK SUPPORTS
4. CONCRETE, CLASS 25/19 TO BE USED
5. CHAMBER TO BE BAGGED EXTERNALLY AND INTERNALLY TO PREVENT GROUND WATER SEEPAGE INTO MANHOLE
6. CHAMBER FITTINGS TO INCLUDE 2 FLANGED VALVES
7. AVOID BUILDING CHAMBER INSIDE ROAD AREA

RESTRAINING FLANGES, TO BE INBEDDED INTO CONCRETE

opening for valve key



DIA METER	DIST. TO PUDDLE FLANGE	VJ	Valve	DIST. PIECE	S RAINER	DIST. PIECE	WATER ME ER	DIST. PIECE	Valve	DIST. TO PUDDLE FLANGE
80	250	200	203	400	225	400	300	400	203	250
100	250	200	229	500	250	500	350	500	229	250
160	250	200	267	750	300	750	500	750	267	250

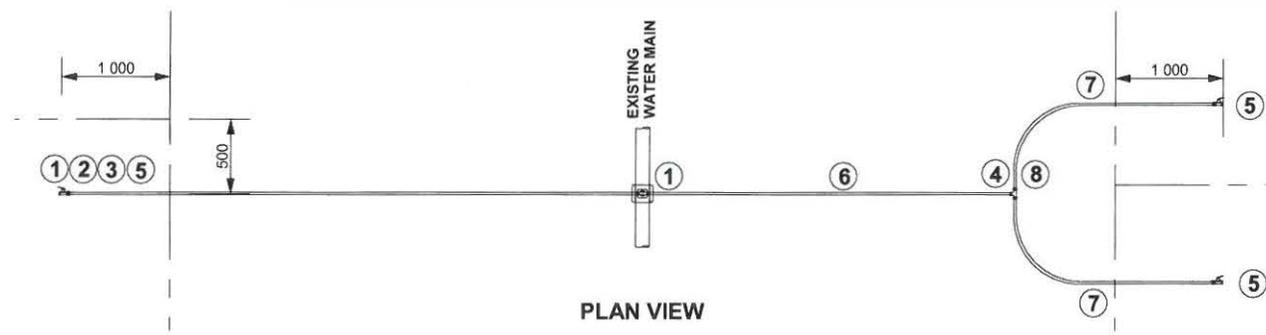


**STANDARDS
TYPICAL BULK WATER METER CHAMBER**

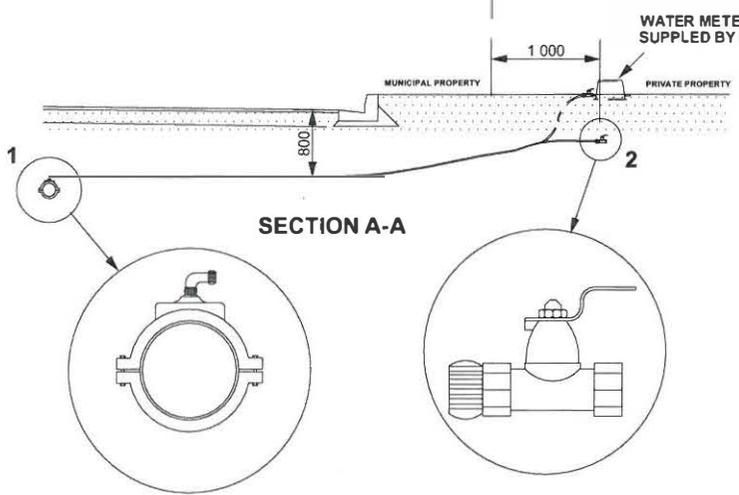
DATE: JAN 2009

SCALE: NTS

PLAN NO: CES/W/4



PLAN VIEW



SECTION A-A

DESCRIPTION

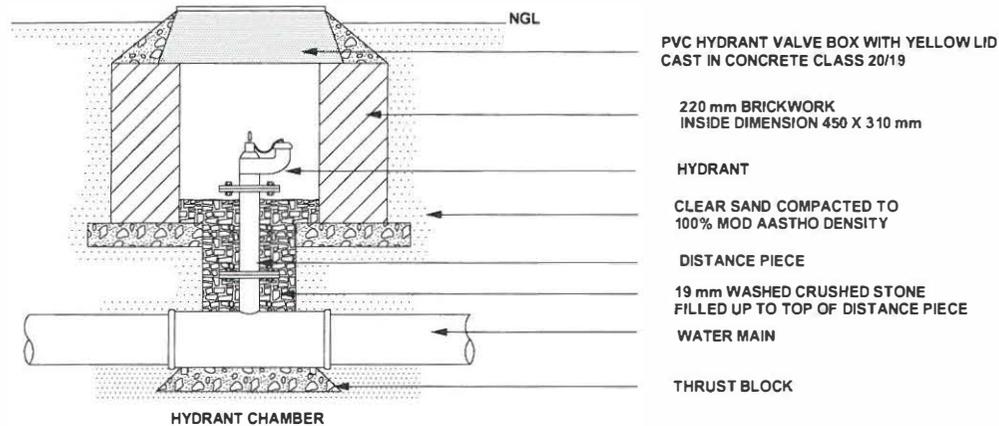
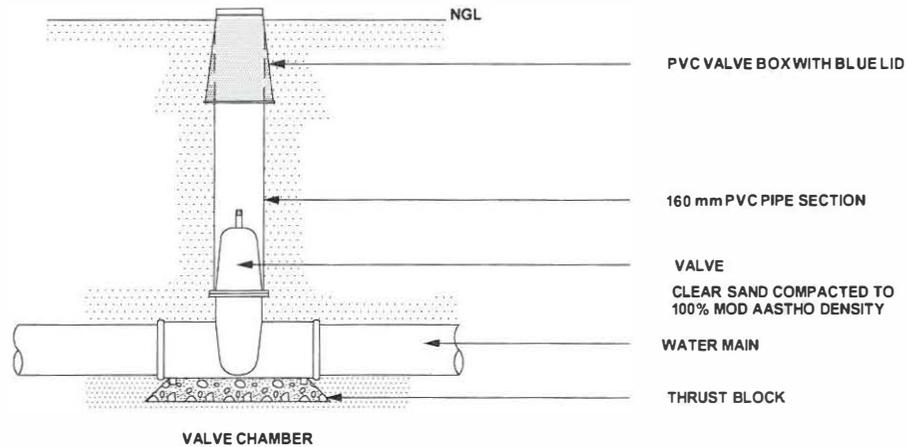
	SINGLE HOUSE CONNECTION		DOUBLE HOUSE CONNECTION	
	INCOME GROUP			
	HIGH - MEDIUM	LOW	HIGH - MEDIUM	LOW
1. CAST IRON OR PN16 BAR JASVIC APPROVED POLYPROPYLENE SADDLE WITH THREADED OUTLET AND SECURED WITH STAINLESS STEEL BOLTS AND NUTS				
2. MALE THREADED 90 DEGREE ELBOW	25 X 3/4"	20 X 3/4"	40 X 1"	25 X 3/4"
3. BRASS BALL VALVE OR BRASS FERULE	3/4"	3/4"	1"	3/4"
4. FEMALE THREADED TEE PIECE	-	-	25 X 1"	20 X 3/4"
5. END CAP	25	20	25	20
6. HDPE PIPE TYPE 5 CLASS 16 (SABS 533 PART 3)	-	-	40	25
7. HDPE PIPE TYPE 5 CLASS 16 (SABS 533 PART 3)	25	-	25	-
8. HDPE PIPE TYPE 4 CLASS 16 (SABS 533 PART 2)	-	20	-	20
9. THREADED MALE ADAPTOR	-	-	40X 1"	25X 3/4"



DEPARTMENT: CIVIL ENGINEERING SERVICES

STANDARDS
TYPICAL WATER CONNECTION

DATE:	JAN 2009
SCALE:	NTS
PLAN NO:	CES/ W / 3



DEPARTMENT: CIVIL ENGINEERING SERVICES

STANDARDS VALVE AND HYDRANT CHAMBERS

DATE: AUG2012

SCALE: NTS

PLAN NO: CES/M/1

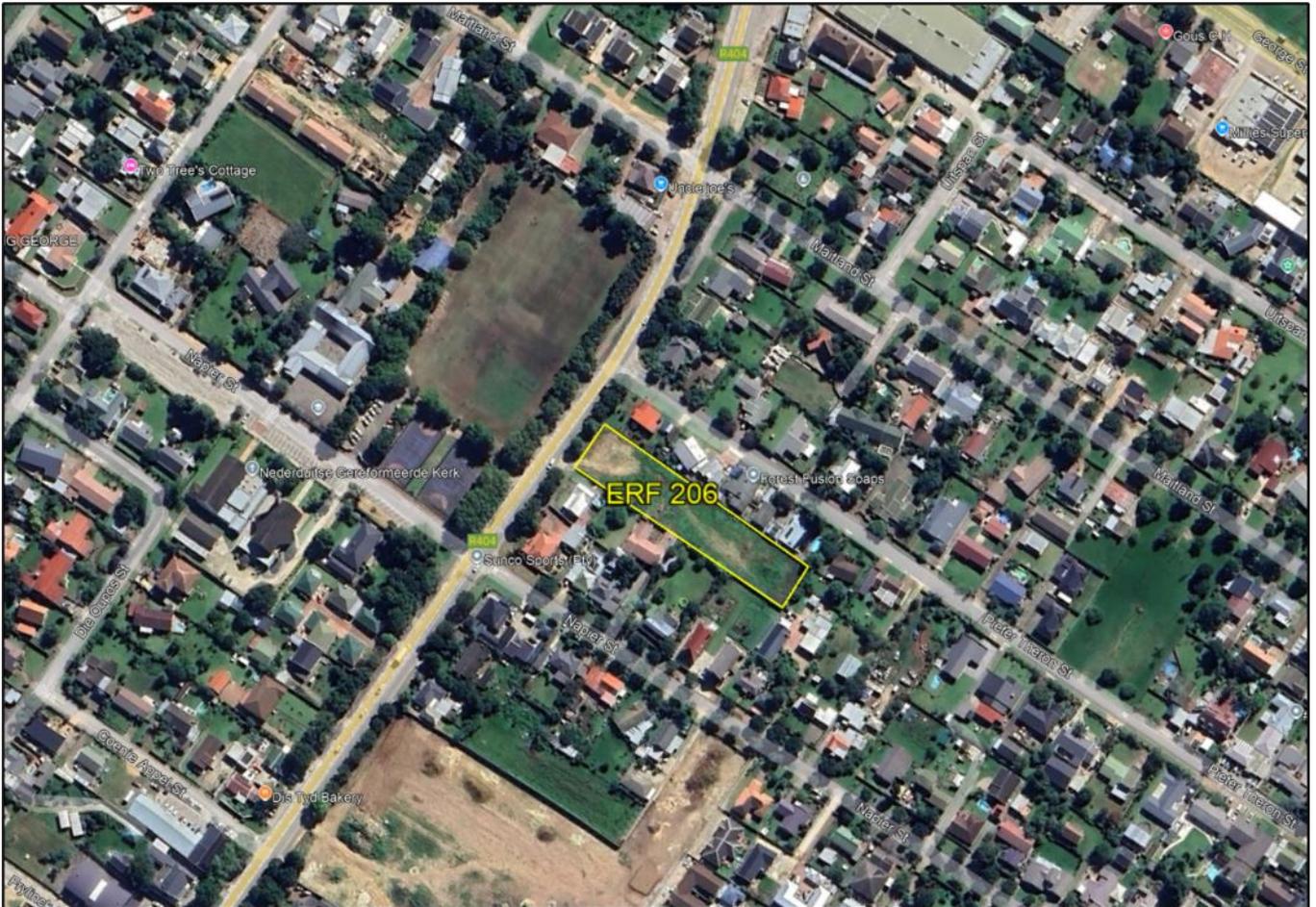
ANNEXURE "M": ELECTRO TECHNICAL REPORT

ELECTRO TECHNICAL REPORT

PROPOSED NEW DEVELOPMENT:

ERF 206

MONTAGU STREET, BLANCO, GEORGE



Submitted by:
BDE Consulting Engineers
November 2025
Reference: GRG552, Revision 0

Server
Ref:

S:\B D ENGRG\00552_GRG_25 PL Erf 206, Montagu str, Blanco\C-CORR_BDE_REPORTS

TEMPLATE REFERENCE

QMS REF.	DESCRIPTION	REV.	APPROVED	DATE
QMS 7.5.4	REPORT TEMPLATE	0	ML	2025-07-18

S:\ISO 9001.2015\3 FORMS PRCS & TEMPLATES\#MASTER\BDE PRELIM DESIGN REPORT R0.DOCX

DOCUMENT HISTORY

REVISION HISTORY	DESCRIPTION	ORIGINATOR	REVIEWER	DATE
Rev 0	First issue	Paul Lambrechts	Marnus Lyon	2025/11/18

DOCUMENT APPROVAL

REVISION	COMPANY	APPROVED BY	SIGNATURE	DATE
N.A.	N.A.	N.A.	N.A.	N.A.

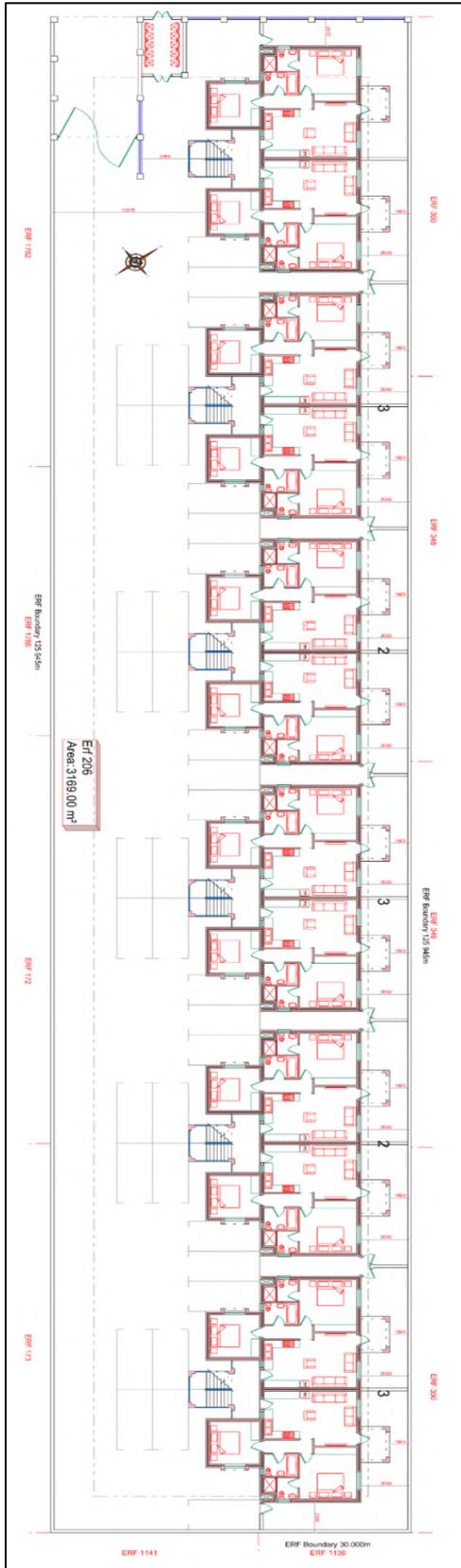
TABLE OF CONTENTS

TABLE OF CONTENTS	3
1. INTRODUCTION	4
2. EXISTING ELECTRICAL INFRASTRUCTURE	5
3. EXPECTED DEMAND AND AVAILABLE ELECTRICAL CAPACITY	7
4. PROPOSED ELECTRICITY DISTRIBUTION NETWORK	7
4.1. <u>ELECTRICAL DESIGN, DESIGN LEVEL & ANALYSIS</u>	7
4.2. <u>MUNICIPAL CONNECTION</u>	7
5. CONCLUSION	8
5.1. <u>GENERAL</u>	8
5.2. <u>COSTING</u>	8
5.3. <u>MUNICIPAL APPROVAL REQUIRED</u>	8
6. ANNEXURES	9
ANNEXURE A: PROPOSED INTEGRATION OF DEVELOPMENT INTO MUNICIPAL NETWORK.....	9
ANNEXURE B: ELECTRICAL SCHEMATIC DIAGRAMS.	10
ANNEXURE C: NETWORK ANALYSIS STUDY RESULTS.	13

1. INTRODUCTION

This electrical engineering services report covers the electrical infrastructure required to electrically service twenty-four new apartment housing units on Erf 206, Montagu Street, Blanco, George, Western Cape. The site development plan of the housing units is presented in figure 1.

Figure 1: Site Development Plan: Erf 206, Montagu Street, Blanco, George.



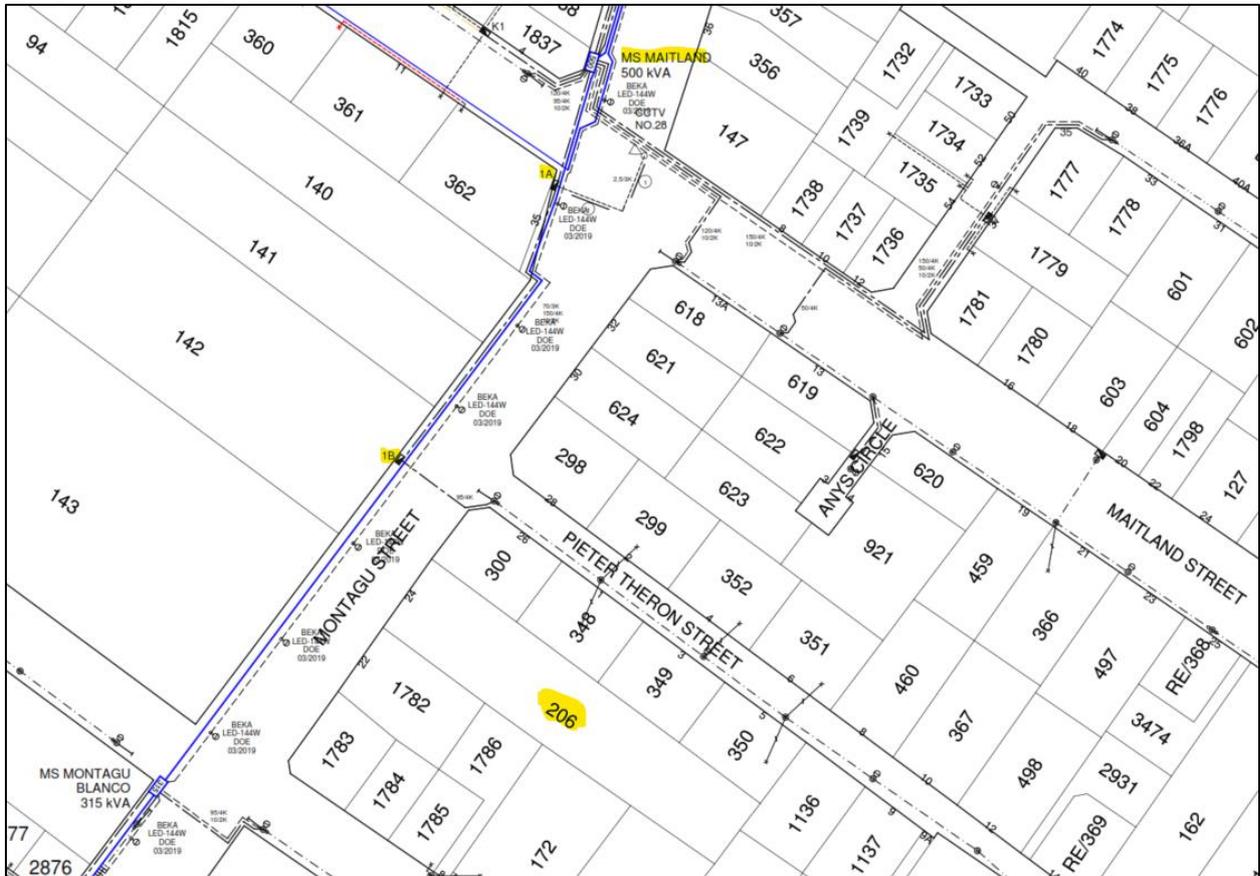
2. EXISTING ELECTRICAL INFRASTRUCTURE

The Erf 206 development is within the licensed electricity distribution area of George Municipality.

An existing 500kVA mini-substation, MS Maitland, is located at the corner of Montagu and Maitland streets. A 150mm² Al 4c cable supply K1A and K1B in Montagu Street, of which Kiosk 1A is supplying the shop, on the corner opposite the mini substation, and a security supply to a CCTV point. There is only one connection supplied from Kiosk 1B, a security spotlight towards the sport fields.

See figure 2 for the complete electrical supply area surrounding the Erf 206 development.

Figure 2: Existing electrical supply area surrounding the Erf 2617 development.



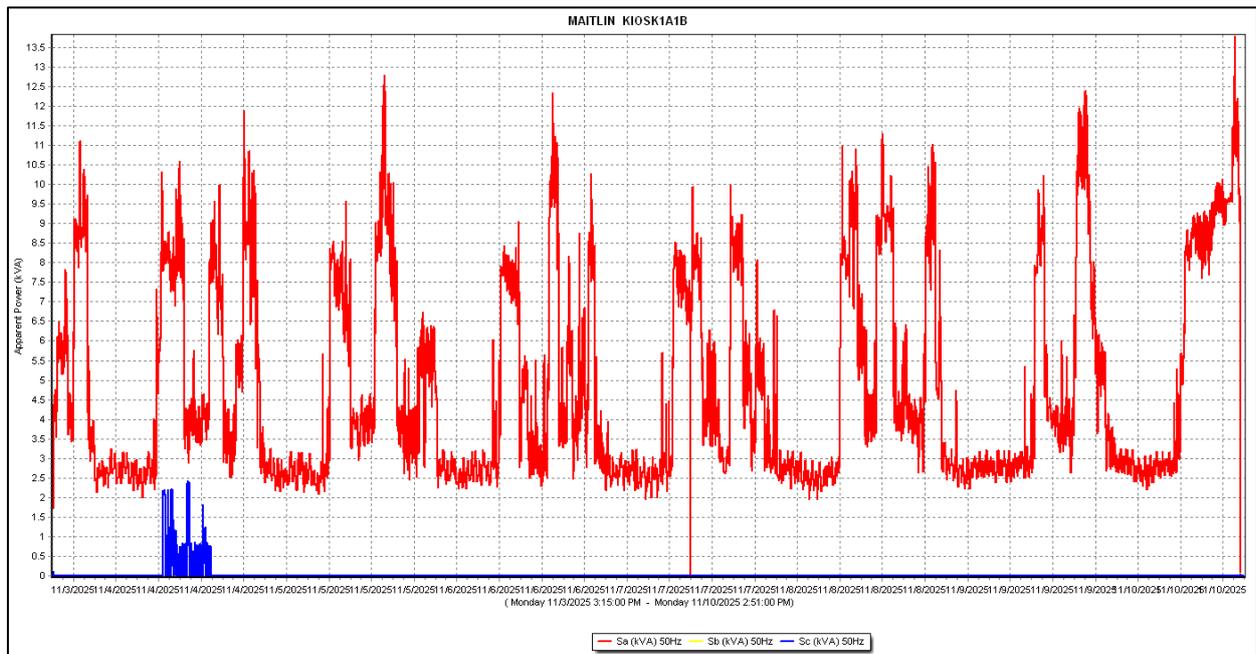
The past maximum demand of MS Maitland seems to be approximately 419kVA, as indicated in photo 3.

Photo 3: Maximum demand indicated per phase for MS Maitland.



Power measurement metering was installed from 3 November 2025 to 10 November 2025, to confirm the current maximum demand of the LV feeder. For this period the combined maximum demand measured over the three phases was $\approx 13.8\text{kVA}$. See graph 4.

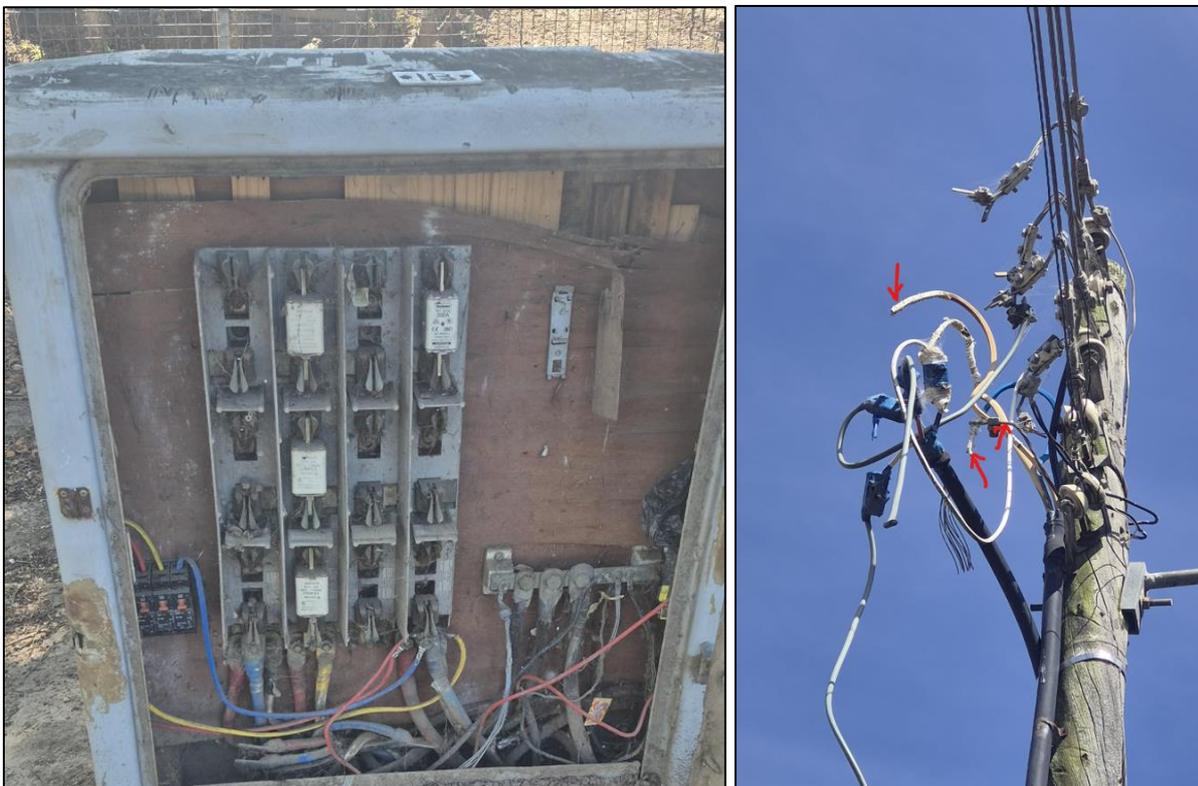
Figure 4: Maximum demand measured on LV feeder from MS Maitland to Kiosk 1A and Kiosk 1B.



The maximum demand of MS Maitland, as indicated in photo 3, and the measured results, as presented in Graph 4, confirms that there is sufficient spare capacity available on MS Maitland and the LV feeder to accommodate the new envisaged development at Erf 206.

A 95mm^2 Al 4c cable from Kiosk 1B, previously supplying the overhead line in Pieter Theron Street, is now disconnected at the first pole in front of erf 300 (see photo 6).

Photo 5 & 6: Neglected Kiosk 1B - 95mm^2 Al 4c cable from Kiosk 1B is disconnected at first pole in front of Erf 300.



3. EXPECTED DEMAND AND AVAILABLE ELECTRICAL CAPACITY

It is expected that the after diversified maximum demand (ADMD) electrical power needed, will approximately be 2.25kVA per housing unit. The total expected load demand forecasted for the development is summarised in Table 7.

Table 7: Expected load demand.

Description	#	Designed ADMD (kVA/unit)	Expected ADMD (kVA/unt)	Total expected kVA
Estimated existing maximum demand on MS Maitland				±390.0
Erf 206 development	24	3.0	2.25	±55.2
Total load forecast on MS Maitland – including new Erf 206 development				±445.0
Capacity of MS Maitland				500.0

4. PROPOSED ELECTRICITY DISTRIBUTION NETWORK

4.1. [Electrical design, Design level & analysis](#)

The proposed electrical design allows for the extension and joint of the existing 95mm² Al 4c cable, currently disconnected at the first pole of the overhead line, to a new Kiosk 1 C (Bulk Metering Kiosk (BMK)) in front of Erf 206. Kiosk 1C (BMK) will accommodate the municipal bulk meter for the development and will supply the private LV network supplying the private Main Distribution Boards (MDB) inside the development.

The new 50mm² Cu 4c cable feeder is electrically designed to supply the new development with an estimated loading of ±55.2kVA (±79.4A). The after diversified maximum demand (ADMD) of 2.25kVA per apartment unit for the combined feeder correlates to a before diversified maximum demand (BDMD) of ±6.55kVA per apartment connection (according to the Herman-Beta probabilistic load flow algorithm).

4.2. [Municipal connection](#)

- The point of connection will be the new Kiosk 1C (BMK) to be installed in front of Erf 206 and be fitted with a bulk tariff electricity meter and an 80A 3-phase circuit breaker (sized to match the development's expected demand).
- Kiosk 1C will be supplied from the 500kVA mini substation (MS Maitland), via combinations of 150mm² Al and 95 mm² Al cables.
- It is proposed to replace Kiosk 1B with a new kiosk and install a 150A breaker to protect the 95mm² Al 4c cable feeder to Kiosk 1C.
- The municipal BMK (Kiosk 1C) will supply the private LV network via a 50mm² Cu 4c cable to the private Main Distribution Boards (MDB) inside the development.
- Single phase service connections to the housing units will be done with 16mm² 2 core Cu cables with separate 16mm² BCEW.
- Individual sub metering will be done using a private prepayment metering system.
- The design, supply, and installation will be done following the ruling Municipal specifications and requirements.

- George Municipality will take over the equipment to be installed up to and including Kiosk 1C (BMK).
- The standard municipal development charges (DC's) payable will be applicable. The calculation shall be done at LV level, based on an electrical 3-phase connection at Kiosk 1C.

REFER TO ANNEXURE A TO ANNEXURE C FOR THE PROPOSED LV RETICULATION LAYOUT AND THE NETWORK ANALYSIS STUDY RESULTS.

5. CONCLUSION

5.1. General

According to the load measurements and calculations done it seems there is sufficient spare capacity available at MS Maitland and the identified feeder to connect the development planned at Erf 206.

5.2. Costing

The complete electrical infrastructure required for the development will be supplied and installed by the Developer.

5.3. Municipal approval required.

- Approval of the electrical design to incorporate the development into the existing municipal network.
- Construction drawings will be submitted for approval before the commencement of construction.

For and on behalf of BDE Consulting Engineers,

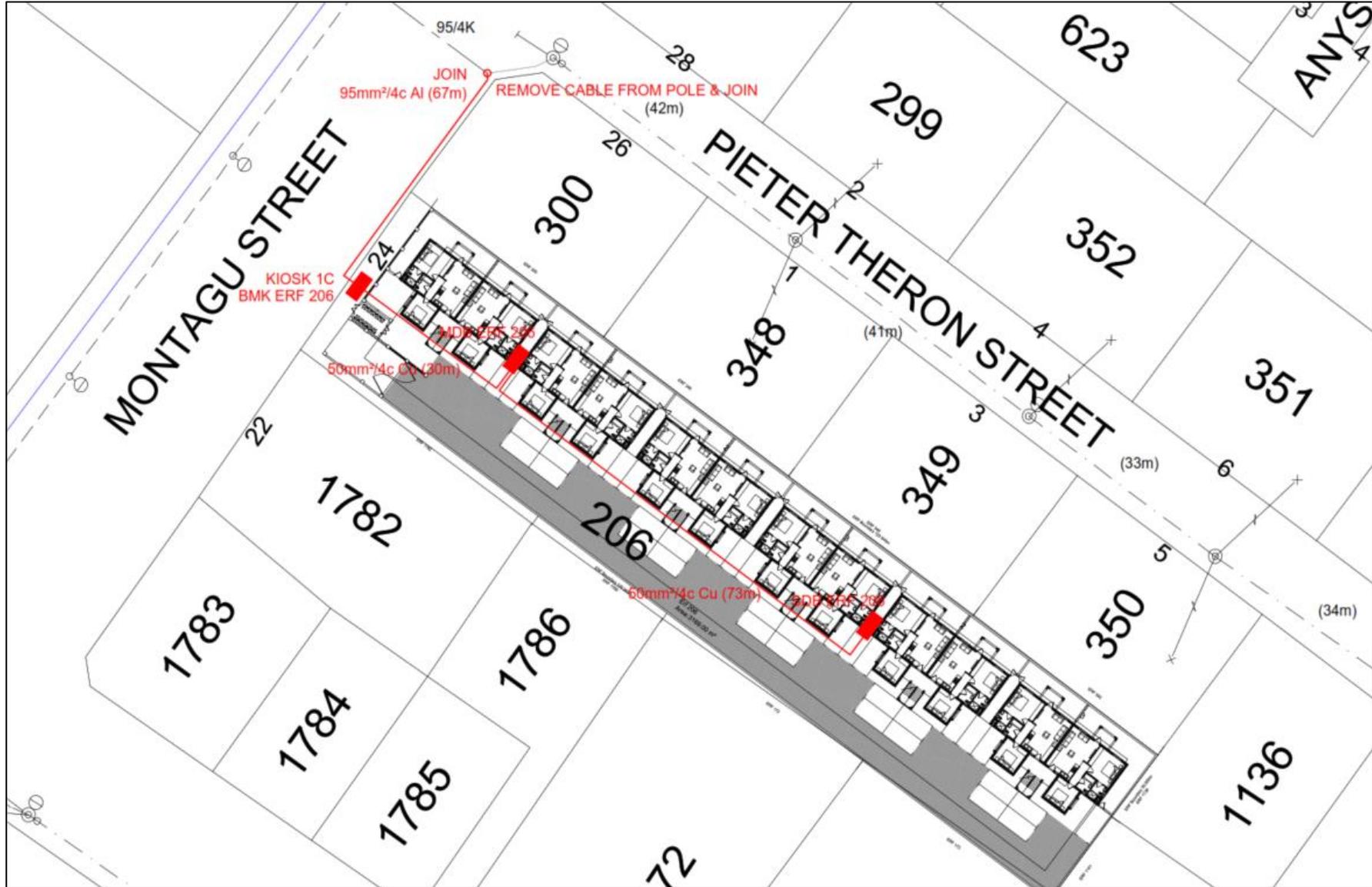


Paul Lambrechts (Pr.Eng.)

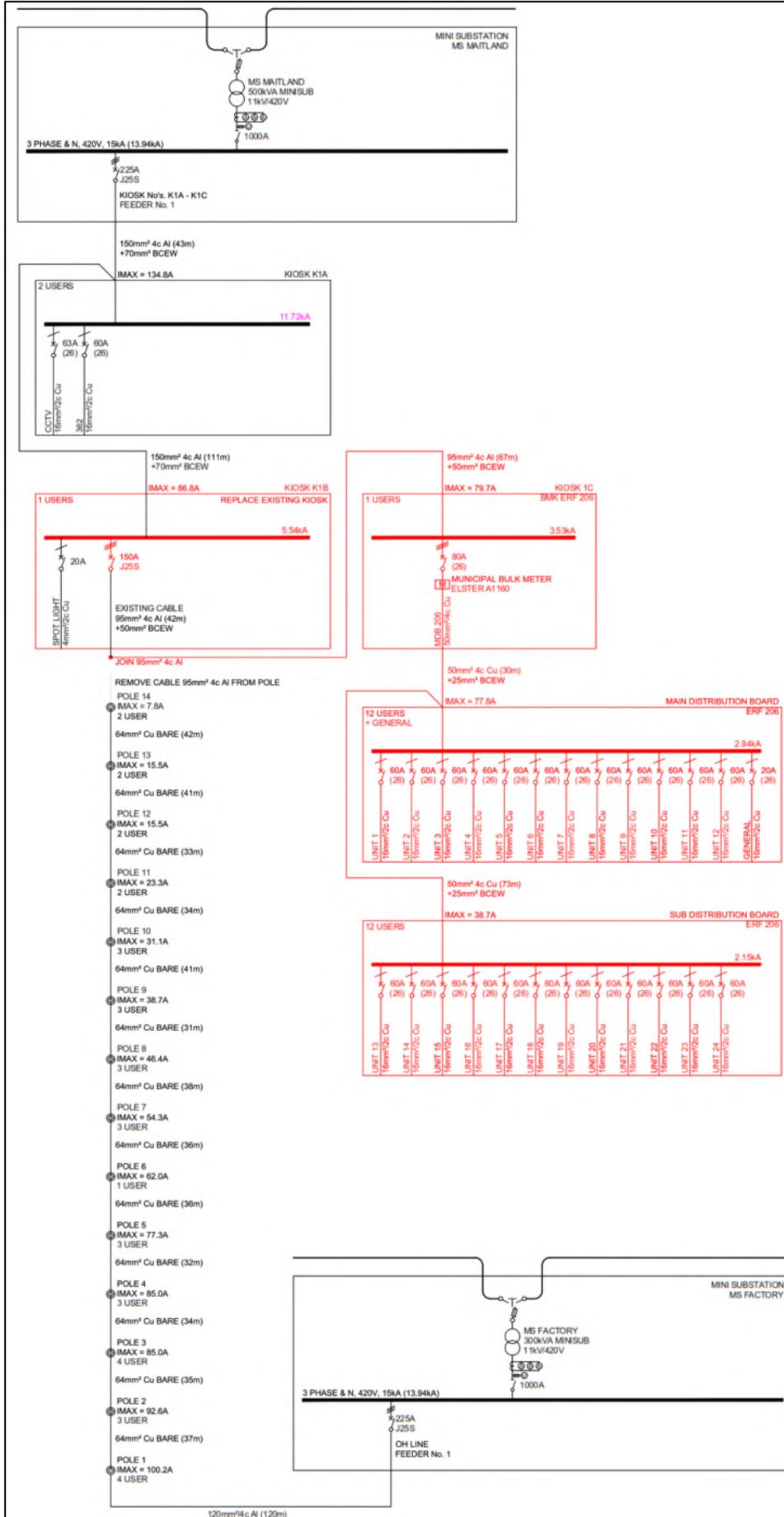
BDE CONSULTING ENGINEERS

6. ANNEXURES

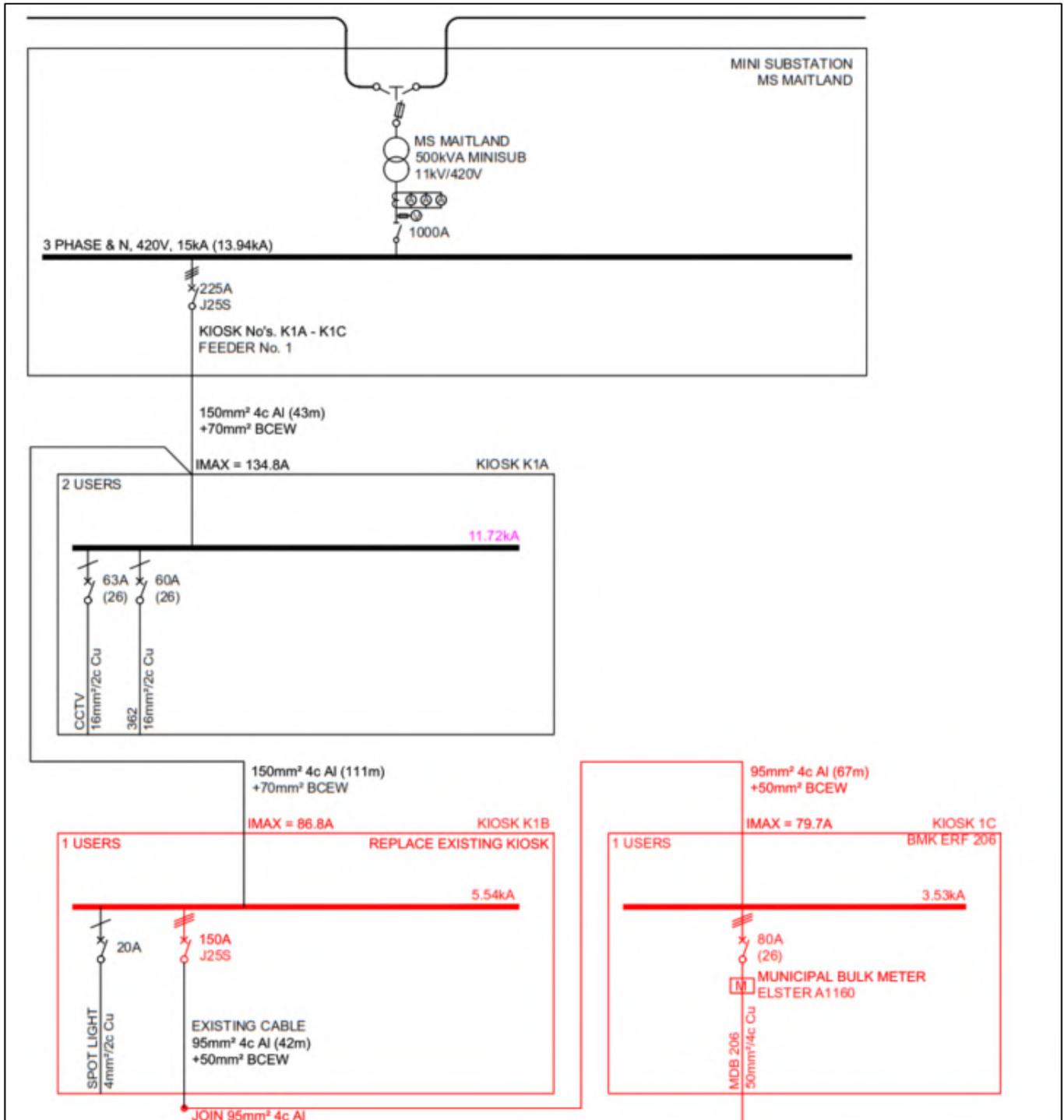
Annexure A: Proposed integration of development into municipal network.



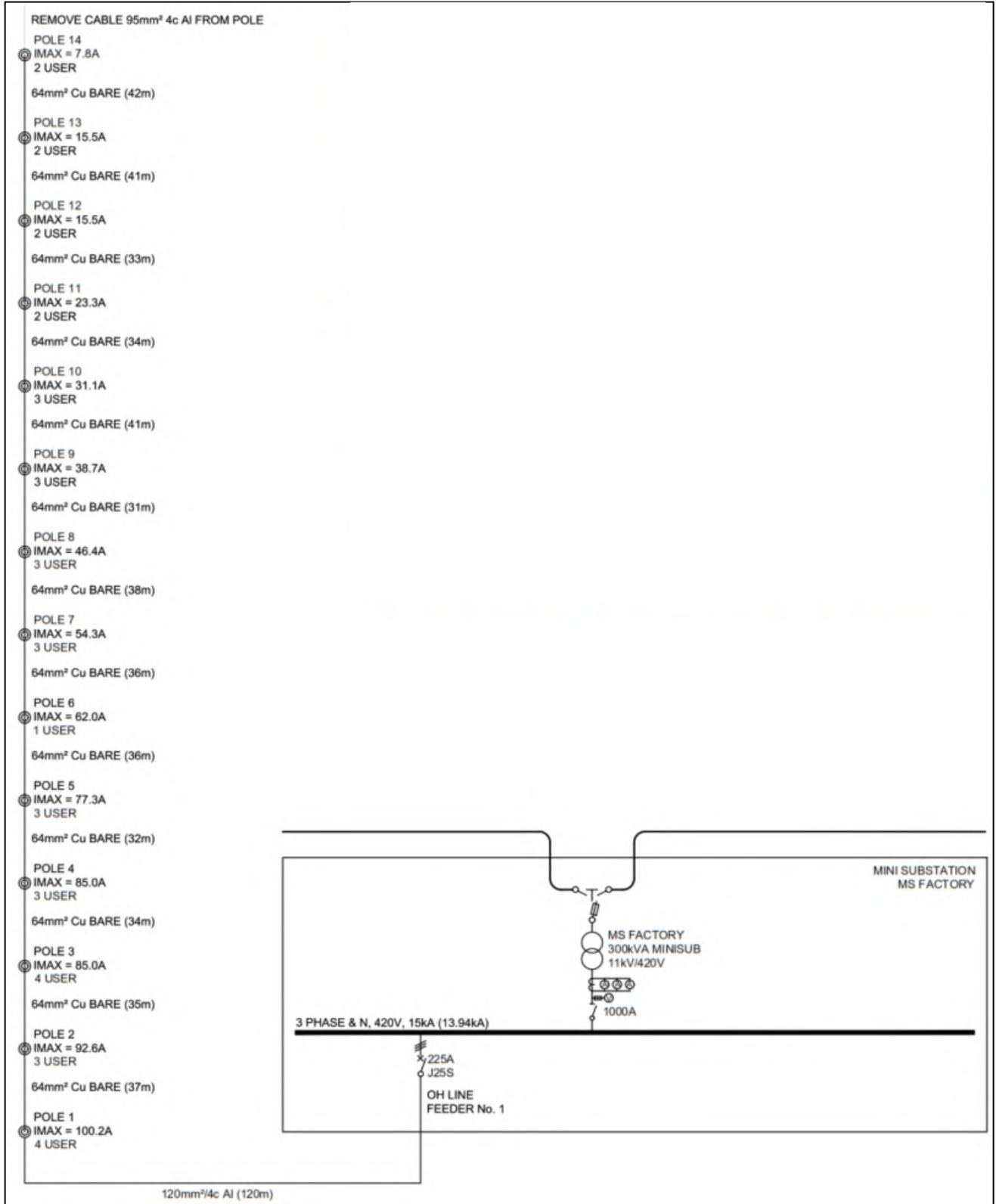
Annexure B: Electrical schematic diagrams.



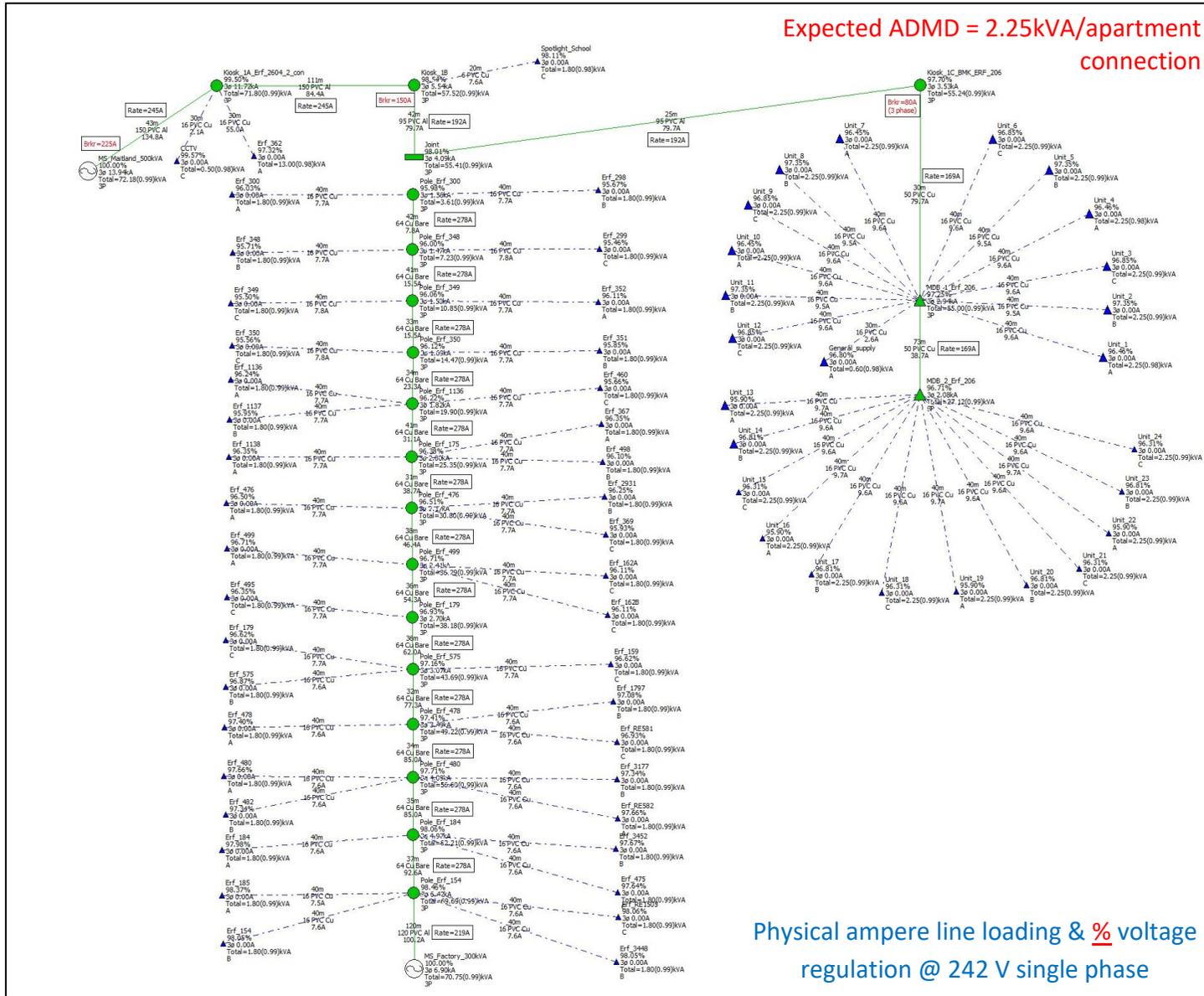
Municipal connection up to Bulk Metering Kiosk (Kiosk 1C):



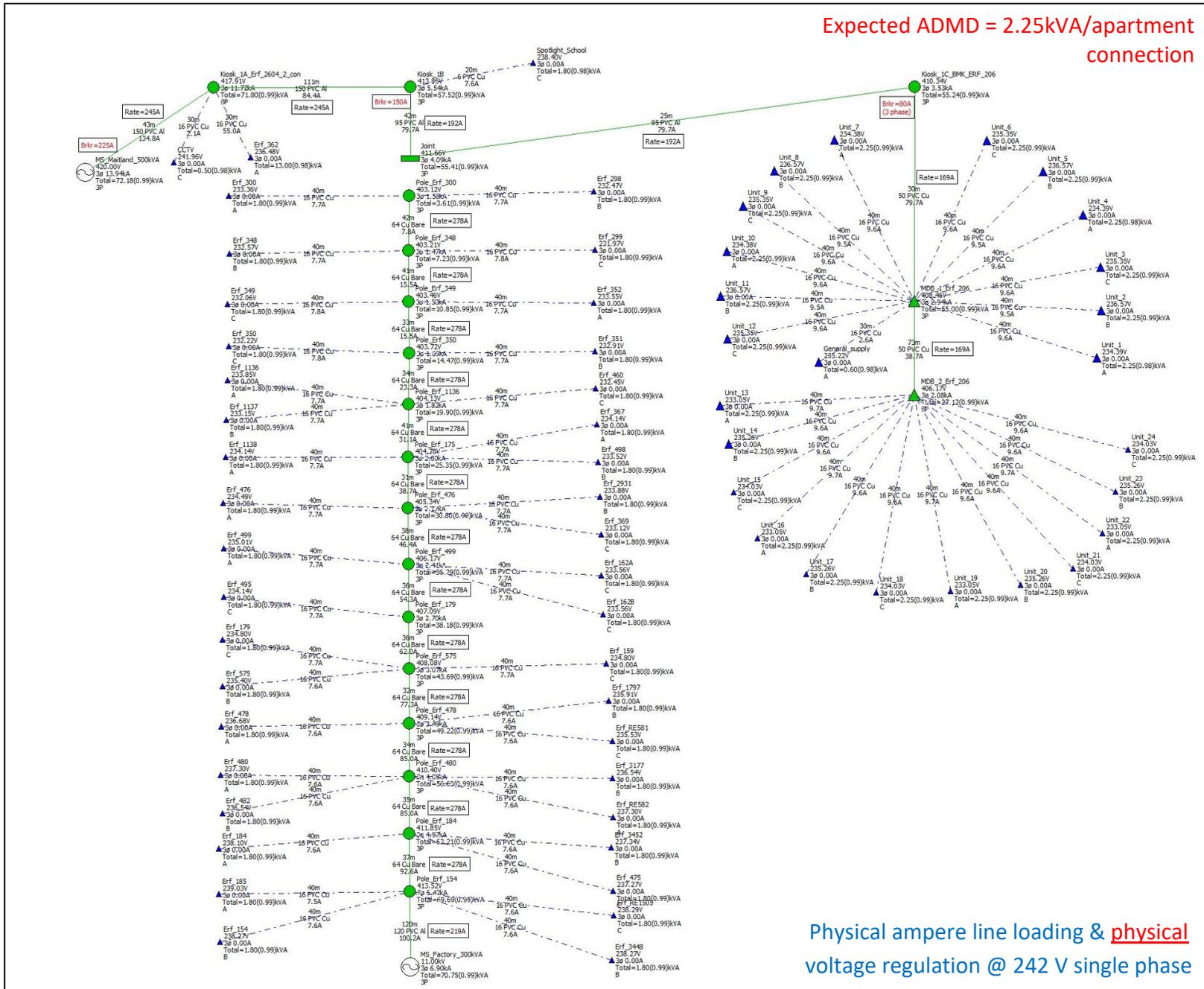
Existing overhead line supply in Pieter Theron Street:



Annexure C: Network analysis study results.



Expected ADMD = 2.25kVA/apartment connection



Zoomed in – existing overhead line supply in Pieter Theron Street from MS Factory:

