



Stads- en Streekbeplanners  
Town and Regional Planners

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15 January 2026

The Municipal Manager  
P.O. Box 19  
George  
6530

Sir

**PROPOSED SUBDIVISION AND ADMINISTRATOR'S CONSENT FOR ERF 2184,  
PACALTSDORP, SITUATED IN THE MUNICIPALITY AND ADMINISTRATIVE  
DISTRICT OF GEORGE.**

Duly authorized by the registered owners of Erf 2184, Pacaltsdorp, application is being made for the following:

1. Subdivision of Erf 2184 in terms of Section 15.(2)(d) of the By-Law on Municipal Land Use Planning of George Municipality, 2023, as set out on Plan No. PD/D/217-1 into two portions, viz.:
  - 1.1. Portion A = ±494m<sup>2</sup> (Fig. A,B,C,e,d,c,b,a,A); and
  - 1.2. Rem. Erf 2184 = ±381m<sup>2</sup> (Fig. a,b,c,d,e,D,a).
2. Application is further made for an Administrator's Consent to permit a relaxation of the southern street boundary building line from 5.0m to 4.37m and 4.41m respectively, in respect of the existing dwelling on the property.

In support of the application, the following documentation is attached for your consideration:

- a) Application form fully completed and signed (**Annexure 1**);
- b) Power of Attorney by the Registered Owners (**Annexure 2**);
- c) Motivation Report (**Annexure 3**);
- d) Copy of the Surveyor General Plan No. 6507/79 (**Annexure 4**);
- e) Plan No. PD/D/217-1 which includes a Locality Map (**Annexure 5**);
- f) Copy of approved building plans dd. 08/05/07 (**Annexure 6**);

- g) Proof of Payment will be provided in due course as it is made available to the applicant (**Annexure 7**);
- h) Copy of Title Deed T39422/11 (**Annexure 8**);
- i) Conveyancer certificate by Maretha Downing Rousseau (**Annexure 9**); and
- j) Subdivision Plan No. ME393 by TMK Professional Land Surveyors (**Annexure 10**).

Should there be any ambiguity or additional information be required you are kindly requested to contact us.

Yours Sincerely



Nel & de Kock Town and Regional Planners  
Per: Alexander Havenga A/3313/2023



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

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

**PART A: APPLICANT DETAILS**

First name(s)	Alexander				
Surname	Havenga				
SACPLAN Reg No. (if applicable)	Pr. Pln A/3313/2023				
Company name (if applicable)	Nel & de Kock Town and Regional Planners				
Postal Address	P.O. Box 1186,				
	George			Postal Code	6530
Email	neldek@mweb.co.za				
Tel	044 874 5207	Fax	n/a	Cell	079 513 3530

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

Registered owner	Leonard Plaatjies and Sally Vivien Plaatjies				
Address	4 Frontier Street, Delville Park, Pacaltsdorp,				
	George			Postal code	6529
E-mail	lplaatjies55@gmail.com				
Tel	n/a	Fax	n/a	Cell	083 416 9959

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 2184, Pacaltsdorp									
Physical Address	12 Veteran Road, Delville Park									
GPS Coordinates	34°0'13.38"S 22°26'33.95"E			Town/City		Delville Park, Pacaltsdorp				
Current Zoning	Single Residential Zone I			Extent	875m <sup>2</sup>	Are there existing buildings?		Y	N	
Current Land Use	Dwelling House and approved second dwelling unit									
Title Deed number & date	T39422/2011									
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
<b>PART D: PRE-APPLICATION CONSULTATION</b>										
Has there been any pre-application consultation?			Y	N	If Yes, please complete the information below and attach the minutes.					
Official's name	n/a		Reference number		n/a		Date of consultation		n/a	
<b>PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY &amp; APPLICATION FEES PAYABLE</b>										
*Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees										

must accompany the application.

#### BANKING DETAILS

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

#### PART F: DETAILS OF PROPOSAL

*Brief description of proposed development / intent of application:*

Application is being made for the following with regard to Erf 2184, Pacaltsdorp:

1. Subdivision in terms of Section 15.(2)(d) of the By-Law on Municipal Land Use Planning of George Municipality, 2023, as set out on Plan No. PD/D/217-1 into two portions, viz.:
  - 1.1. Portion A = ±494m<sup>2</sup> (Fig. A,B,C,e,d,c,b,a,A); and
  - 1.2. Rem. Erf 2184 = ±381m<sup>2</sup> (Fig. a,b,c,d,e,D,a).
2. Application is further made for an Administrator's Consent to permit a relaxation of the southern street boundary building line from 5.0m to 4.37m and 4.41m respectively, in respect of the existing dwelling on the property.

#### 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		Y	N	N/A	Phasing Plan

			<i>numbers)</i>				
Y	N	N/A	<i>Consolidation Plan</i>	Y	N	N/A	<i>Copy of original approval letter (if applicable)</i>
Y	N	N/A	<i>Site Development Plan</i>	Y	N	N/A	<i>Landscaping / Tree Plan</i>
Y	N	N/A	<i>Abutting owner's consent</i>	Y	N	N/A	<i>Home Owners' Association consent</i>
Y	N	N/A	<i>Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)</i>	Y	N	N/A	<i>1 : 50 / 1:100 Flood line determination (plan / report)</i>
Y	N	N/A	<i>Services Report or indication of all municipal services / registered servitudes</i>	Y	N	N/A	<i>Required number of documentation copies <b>2 copies</b></i>
Y	N	N/A	<i>Any additional documents or information required as listed in the pre-application consultation form / minutes</i>	Y	N	N/A	<i>Other (specify)</i>

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

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

## 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:

15 January 2026

Date:

Full name:

Alexander Havenga

Professional capacity:

Registered Professional Planner

SACPLAN Reg. Nr:

Pr. Pln A/3313/2023

**POWER OF ATTORNEY**

We, the undersigned,

Leonard Plaatjies

&

Sally Vivien Plaatjies

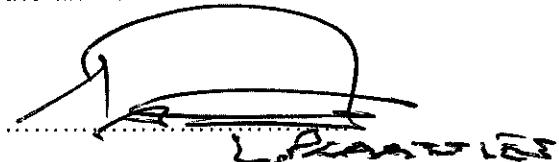
**In our capacity as the Registered owners of Erf 2184, Pacaltsdorp, situated in the Municipality and division of George, Province of the Western Cape.**

hereby nominate and appoint:

**NEL & DE KOCK TOWN & REGIONAL PLANNERS**

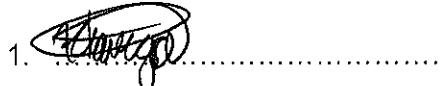
With power of substitution, to be our true and lawful Agent in our name, place and stead, to apply to the George Municipality for the **Subdivision of Erf 2184, Pacaltsdorp**, and we hereby ratify, allow and confirm, and promise and agree to ratify, allow and confirm all and whatsoever our said Agent shall lawfully do or cause to be done by virtue of these presents.

SIGNED at GEORGE..... on this 15 DECEMBER..... in the presence of <sup>2025</sup>  
the under mentioned witnesses.



  
S. V. PLATJIES

**AS WITNESSES:**

1. 

2. .....

# MOTIVATION REPORT

PROPOSED SUBDIVISION AND ADMINISTRATORS  
CONSENT

ERF 2184, PACALTSDORP SITUATED IN THE  
MUNICIPALITY AND DIVISION OF GEORGE  
FOR  
THE REGISTERED OWNERS



Stads- en Streekbeplanners  
Town and Regional Planners

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# **1. APPLICATION**

Application is being made for the following with regard to Erf 2184, Pacaltsdorp:

1. Subdivision in terms of Section 15.(2)(d) of the By-Law on Municipal Land Use Planning of George Municipality, 2023, as set out on Plan No. PD/D/217-1 into two portions, viz.:
  - 1.1. Portion A = ±494m<sup>2</sup> (Fig. A,B,C,e,d,c,b,a,A); and
  - 1.2. Rem. Erf 2184 = ±381m<sup>2</sup> (Fig. a,b,c,d,e,D,a).
2. Application is further made for an Administrator's Consent to permit a relaxation of the southern street boundary building line from 5.0m to 4.37m and 4.41m respectively, in respect of the existing dwelling on the property.

# **2. BACKGROUND**

The owners of Erf 2184, Pacaltsdorp, purchased the property in 2011 with a dwelling unit and a second dwelling unit already constructed thereon. Attached hereto as Annexure 6 are the approved building plans for the dwelling units. The dwelling units were constructed in accordance with the approved building plans, however, the garages between the units were never built. The owners' intention was to rent out the dwelling units in order to generate a monthly rental income.

# **3. PURPOSE**

The purpose of this application is to obtain approval for the subdivision of the property into two portions, whereby the existing dwelling unit and the second dwelling unit will each be located on separate cadastral erven. The application further seeks to facilitate the Administrator's consent for the relaxation of a Title Deed condition, as the dwelling house was constructed closer to the street boundary than the prescribed 4.5m indicated on the approved building plans.

# **4. MOTIVATION**

## **4.1 NEED**

The need for this application arises from the owners' intention to subdivide the property into two portions, as they are growing older and wish to leave two separate properties to their children, each of which may be inherited individually. Alternatively, the subdivision would facilitate the easier sale of the properties, as there is a greater market demand for erven containing a single dwelling unit rather than one property with two dwelling units.

Approval of this application will result in sensible small-scale densification that aligns with the guidelines of the George Municipality's Spatial Development Framework (MSDF), 2023. In addition, the approval will generate increased revenue for the Municipality through additional rates and taxes from the newly created property, as well as once-off capital contributions. This will, in turn, support more cost-effective service delivery in the area.

The need for the Administrator's consent arose from the fact that the dwelling house on the property was constructed 0.13m closer to the street boundary than what was approved on the building plans. The dwelling nevertheless complies with the Municipality's Integrated Zoning Scheme By-Law, which prescribes a 3.0m building line. Accordingly, the Administrator's consent will not result in any adverse impact beyond what is permitted in terms of current legislation.

## **4.2 DESIRABILITY**

### **PHYSICAL CONDITION:**

#### **4.2.1 TOPOGRAPHY**

The property is characterised by a flat topography, which is well suited to its current zoning, namely Single Residential Zone I. The average slope of the surrounding area is approximately 1:29, indicating a minimal gradient. Consequently, topography does not pose any constraints and no challenges are anticipated should the application for subdivision be approved. Furthermore, as the dwelling house and second dwelling unit are existing structures, they will not be affected by topographical considerations that typically impact new construction.

#### **4.2.2 BOTTOM CONDITIONS**

The bottom conditions of the property appear to be stable as the current owners have not experienced any structural issues with the existing structures since taking ownership of the erf. However, should the Municipality have any records or concerns regarding unstable ground conditions in the area, a geotechnical investigation can be submitted as a condition of approval, to be provided prior to the approval of the as-built building plans.

#### **4.2.3 VEGETATION**

There is no sensitive or conservation-worthy vegetation on the erf that would be adversely affected by the approval of this application. Furthermore, as no new construction is proposed that would require the clearance of vegetation, no further elaboration is required in this regard.

#### **4.2.4 FLOOD LINES**

The property does not border the sea or a river with a designated flood line and is therefore not subject to any flood-related restrictions that could affect the approval of this application.

#### **4.2.5 SENSITIVITIES**

There are no sensitivities present on the property. The property is situated within the urban edge of George and is earmarked for development and not reserved as an open space preserving sensitive vegetation. In light thereof, no further elaboration will be made in this regard.

#### **4.2.6 WATER TABLE**

There is no watercourse near the subject property and no problems have been encountered with regard to a high water table. Therefore, this subject will not be elaborated further on in this motivation report.

#### **4.2.7 DRAINAGE PATTERN**

The design and construction of the existing structures have adequately accommodated proper drainage and appear to comply with the Municipality's Stormwater By-Law. As no drainage-related issues are evident, no further elaboration is required in this regard.

#### **4.2.8 FILLINGS AND EXCAVATIONS**

Application is made for the subdivision of Erf 2184, Pacaltsdorp, into two portions, with the existing dwelling house and second dwelling unit each to be situated on separate erven. As a result, approval of this application will not entail any new construction. Consequently, no filling or excavation will be required and no further elaboration is necessary in this regard.

### **4.3 EXISTING PLANNING AND LEGISLATION**

#### **4.3.1 SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013, (S.P.L.U.M.A.)**

##### **4.3.1.1 SPATIAL JUSTICE**

- Past spatial and other development imbalances must be redressed through improved access to and use of land.**

The property which forms the subject of this application measures 875m<sup>2</sup> and was acquired by the owners through the open market in 2011. While this application may not fully address the principle of equitable access to and use of land, its approval will enable the owners to subdivide the property and make an additional erf available on the open market.

- **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.**  
Due to considerations discussed above, this objective is not achievable with this application.
- **Spatial Planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.**  
As discussed above, the limited size of the land unit does not lend itself to the compliance of this objective as the property is zoned for residential purposes and not to address the access to land by disadvantaged communities or persons.
- **Land use management systems must include all areas of a Municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas.**  
A pragmatic approach to the management of land use systems to follow flexible and appropriate processes to facilitate housing for the disadvantaged community is indispensable.
- **Land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas.**  
This aspect has already been discussed above.
- **A Municipal Planning Tribunal considering an application before it, may not be implemented 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 the application.**  
This provision does not apply to this application.

#### 4.3.1.2 PRINCIPLE OF SPATIAL SUSTAINABILITY

- **Promote land development that is within the fiscal, institutional and administrative means of the Republic.**

The proposed development is done with private funding and therefore the fiscal, institutional and administrative capacity of government agencies are not relevant to this application.

- **Ensure that special consideration is given to the protection of prime and unique agricultural land.**

The property forming the focus of this application is zoned Single Residential Zone I and is situated within a developed neighbourhood of George which is included within the Urban Edge. Therefore, the protection of prime and unique agricultural land is not relevant to this application.

- **Uphold consistency of land use measures in accordance with the environmental management instruments.**

This application is not accompanied by any activities that require special environmental management measures.

- **Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.**

Approval of this application will result in the installation of the required meters and infrastructure for the proposed Portion A. The dwelling house on the proposed Remainder Erf 2184 is an existing structure with services already in place. Therefore, the only costs arising from this application will be at the owners' expense.

- **Promote land development in locations that are sustainable and limit urban sprawl.**

Application is made for the subdivision of an existing Single Residential Zone I erf situated within the urban edge. Approval of this application will promote densification within the urban edge and contribute to limiting urban sprawl by creating an additional erf in Delville Park.

- **Result in communities that are viable.**

Approval of this application will result in an additional dwelling house in Delville Park. This will support more cost-effective service delivery in the neighbourhood, thereby contributing to the development of a sustainable and viable community.

#### 4.3.1.3 PRINCIPLE OF EFFICIENCY

- **Land development optimises the use of existing resources and infrastructure.**

This application aligns with the principle of efficiency, as it seeks approval for the subdivision of an existing Single Residential Zone I property. Approval will enable the optimal use of existing resources and infrastructure, while also

generating additional revenue for the Municipality through rates and taxes from a 'new' Single Residential Zone I property.

- **Decision-making procedures are designed to minimise negative financial, social, economic, or environmental impacts.**  
As a privately funded project, sensible decision-making is essential to minimize any negative consequences and ensure successful implementation. As previously noted, the application will not cause any adverse social, economic, or environmental impacts, but will instead create a valuable opportunity for the property owners by placing each unit on its own cadastral unit.
- **Development applications procedures are efficient and streamlined and timeframes are adhered to by all parties.**  
Adherence to prescribed timeframes vest in the Municipality and therefore the applicant does not have any control over it.

#### 4.3.1.4 PRINCIPLE OF SPATIAL RESILIENCE

This principle, which is primarily aimed at a sustainable way of life for communities that are most vulnerable to economic and environmental setbacks, is not directly applicable to this application.

#### 4.3.1.5 PRINCIPLE OF GOOD ADMINISTRATION

- **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.**  
The only authority involved in this application is George Municipality and therefore there is no other authority with which an integrated approach needs to be followed. The various departments of the Municipality involved function as an integrated team and the applicant has no further comment on this principle.
- **Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.**  
Public participation procedures, as outlined in the Section 38 Letter, will be followed and will commence upon receipt of instructions.

#### 4.3.2 LAND USE PLANNING ACT, 2014, (L.U.P.A.)

As far as the proposed development is concerned, there is a great deal of overlap between the principles of spatial justice, sustainability, good administration and

resilience that are pursued under this legislation, but which have already been discussed in par 4.3.1 above. To avoid duplication, these principles will not be discussed again.

#### **4.3.3 NATIONAL, PROVINCIAL AND LOCAL GOVERNMENT POLICIES AND MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK**

National, Provincial, and Local Government each establish coherent policies and frameworks to support municipalities in fulfilling their planning mandates in alignment with broader governmental agendas. This application is submitted in terms of Section 15 of the Land Use Planning By-Law of the George Municipality, 2023. Accordingly, the Municipality's local policies and frameworks have been developed with consideration of national and provincial directives. For the purpose of this application, only the George Municipal Spatial Development Framework (MSDF), 2023, will be addressed.

According to Paragraph 3.1.2 of the George MSDF, 2023, the George City Area is identified as a Regional Development Anchor, with an emphasis on growth and densification. The subject property is situated within a designated densification zone and thus aligns with this planning principle. Approval of this application will contribute to residential densification within the neighbourhood and promote cost-effective service delivery.

Furthermore, the proposed subdivision supports the spatial concepts outlined in Paragraph 4.4 of the MSDF, which advocate for residential densification across all urban areas through mechanisms such as subdivision. In light of the above, it is evident that this application aligns with the Municipality's spatial planning policies and no further elaboration will be made in this regard.

#### **4.3.4 BY-LAW ON MUNICIPAL LAND USE PLANNING OF GEORGE MUNICIPALITY, 2023**

##### **4.3.4.1 According to Section 38(1), the following documents are required in support of the application:**

4.3.4.1.1 **Annexure 1**, Application form fully completed and signed;

4.3.4.1.2 **Annexure 2**, Power of Attorney to Nel & de Kock Town and Regional Planners by the registered owner to prepare and submit this application;

4.3.4.1.3 **Annexure 3**, Motivation Report by Nel & de Kock Town and Regional Planners;

4.3.4.1.4 **Annexure 4**, Copy of the Surveyor General Plan No. 6507/79 is attached to this application;

4.3.4.1.5 **Annexure 5**, Plan No. PD/D/217-1 is attached to this application which includes a Locality Map;

4.3.4.1.6 **Annexure 6**, Copy of approved building plans dd. 08/05/07 is attached to this application;

4.3.4.1.7 **Annexure 7**, Proof of Payment will be provided in due course as it is made available to the applicant;

4.3.4.1.8 **Annexure 8**, Copy of Title Deed T39422/11 is attached to this application;

4.3.4.1.9 **Annexure 9**, Conveyancer certificate by Maretha Downing Rousseau practicing at Rousseau Attorneys is attached to this application; and

4.3.4.1.10 **Annexure 10**, Subdivision Plan No. ME393 by TMK Professional Land Surveyors.

#### **4.3.4.2 Current and proposed development controls (Development Parameters)**

##### **4.3.4.2.1 Height:**

The height of a dwelling house may not exceed 6,5 metres to the wall plate in all cases, and 8,5 metres to the ridge of the roof in the case of a pitched roof provided that if the intention is to utilise any area above the roof for recreational or entertainment purposes, the height may not exceed 6.5 metres.

- According to the attached approved building plans, the structures located on the property is approximately 5.2m from natural ground level which therefore adheres to this development parameter.

##### **4.3.4.2.2 Coverage and building lines:**

The building lines and coverage which are applicable to proposed Portion A ( $\pm 494m^2$ ) and Remainder Erf 2184 ( $\pm 381m^2$ ) are as follows:

Street: 3m;

0m on one side, 1.5 meters on all other sides;

Rear: 1.5m; and

Coverage: 200m<sup>2</sup> or 65% whichever is greater.

- As mentioned earlier, the structures currently situated on the property were approved by the Municipality in 2007 and this application provides for the subdivision of the erf into two portions. The building lines are indicated on the attached Plan No. PD/D/217-1. The dwelling house on the proposed Remainder Erf 2184 complies with the building lines prescribed by the Municipality's Integrated Zoning Scheme By-Law. owever, application is made

for the Administrator's consent to permit the structure to be located closer than the 5.0 m street boundary building line as stipulated in the Title Deed. The existing structures on the proposed Portion A also comply with the building lines applicable to the proposed new erf, as a building line of 0.0m is permissible for properties measuring between 250m<sup>2</sup> and 500m<sup>2</sup> in extent. Cognisance should further be taken that the structure situated along the southern boundary constitutes a carport.

- The coverage for the proposed Portion A is 33%, while the coverage for the proposed Remainder Erf 2184 is 32.5%, both therefore comply with the applicable coverage development parameter.

#### **4.3.4.2.3 Window and door placement:**

Any portion of a building which contains an external window or door facing onto a common boundary must-

- (i) Be set back at least 1.5 metres from such boundary; and
- (ii) The portion of building to be set back from the boundary must include the door or window, together with the additional length of wall that is required to make up a total minimum length of 3 metres.

- The only structure situated closer than 1.5m from a boundary is a carport on the proposed Portion A, which does not contain any windows or doors facing the common boundary. Therefore, no further elaboration is required in this regard.

#### **4.3.4.2.4 Garages, carports and outbuildings:**

(i) A garage, carport and outbuilding are permitted within the common boundary building line provided that the garage and carport and outbuilding-

- (aa) do not exceed a height of 4 metres;
- (bb) does not contain more than a double garage façade facing a public street;
- (cc) when combined, does not exceed a total length of 12 metres along a common boundary building line; and
- (dd) does not include a braai room or entertainment area.

(ii) For land units of 650m<sup>2</sup> and less:

- (i) A garage or carport erected parallel to the street boundary is permitted up to 1,5 metres from the street boundary;
- (ii) A garage or carport erected perpendicular to the street boundary is permitted up to 5,5 metres from the street kerb;

Provided that the garage, carport or outbuilding-

- (i) Does not exceed a height of 4 meters;
- (ii) Does not contain more than a double garage façade facing a public street; and

- (iii) Does not exceed a length of 6.6 meters along a common boundary building line.
- The subdivision of the property will result in the carport on the proposed Portion A being positioned within the common boundary building line. The carport measures 2.9m in width and 12m in length and therefore complies with the applicable development parameters for carports within building lines. The carport on the proposed Remainder Erf 2184 will not be situated within a building line, therefore, no further elaboration is necessary in this regard.

#### **4.3.4.2.5 Parking and access**

(i) Parking and access must be provided on the land unit in accordance with this By-Law.

(ii) Where a dwelling unit is occupied by unrelated persons as defined in (b) the definition of “family”, provision must be made for parking in accordance with the parking requirements for a boarding house.

The permissible width of carriageway crossings for dwelling houses is stipulated to be between 2.5m and 8.0m, while a panhandle access is permitted with a minimum width of 4.0m. Provision should be made for two parking bays per dwelling unit.

- The existing access to the second dwelling house on proposed Portion A currently measures 3.0m, however, the owner will relocate the wall to comply with the minimum panhandle width requirement of 4.0m. As indicated on the attached Plan No. PD/D/217-1, the width of the panhandle of the proposed Portion A will be 4.0m. The carport on the proposed Portion A can accommodate two vehicles parked behind one another and Annexure 5 further indicates that two additional parking bays, apart from the carport, are available on the property. The proposed Portion A therefore complies with the applicable parking and access requirements.
- The access to the proposed Remainder Erf 2184 measures 3.0m and complies with the applicable development parameters. The existing carport can accommodate one vehicle, with an additional vehicle able to be parked alongside it. Therefore, the proposed Remainder Erf 2184 also complies with the applicable parking and access requirements.

#### **4.3.4.2.6 Garaging**

(i) Garaging for up to four vehicles is permitted on properties up to 1000m<sup>2</sup>.

(ii) For properties larger than 1000m<sup>2</sup> garaging for up to 6 vehicles are permitted.

- Both the proposed Portion A and the Remainder Erf 2184 comply with this development parameter, as the proposal does not provide for garaging of more than four vehicles on either erf.

#### **4.3.4.2.7 Open space**

The Municipality may request the provision of functional open space for single residential development at the following ratios-

- (i) A development containing 5 to 20 dwelling units: 24m<sup>2</sup> per dwelling unit;
- (ii) A development of 21 dwelling units or more: 480m<sup>2</sup> or 18m<sup>2</sup> per dwelling unit, whichever is greater; and
- (iii) In accordance with an open space policy, should one become applicable.

- The subdivision of Erf 2184 will result in two Single Residential Zone I properties. Therefore, the scale and extent of the proposed subdivision is not triggered by the above development parameter.

#### **4.3.4.2.8 Greenhouse**

Greenhouses shall be limited to a total of 20m<sup>2</sup>.

- No greenhouses are proposed with this application, therefore this development parameter is not applicable to this application.

#### **4.3.4.2.9 Development charges**

The Municipality may impose development charges in accordance with the provisions of Section 52.

- The owner will abide to the development charges as determined by Section 52.

### **4.3.5 TITLE DEED**

Title Deed No. T39422/11 reflects Leonard Plaatjies and Sally Vivien Plaatjies as the registered owners of Erf 2184, Pacaltsdorp. Attached hereto as Annexure 2 is a Power of Attorney in terms of which the owners authorise Nel & de Kock to prepare and submit this application on their behalf.

Annexure 9 comprises a Conveyancer's Certificate prepared by Maretha Downing Rousseau of Rousseau Attorneys, George, confirming that the relevant title deed contains no conditions restricting the proposed subdivision. The title deed does, however, include certain conditions imposed by the Administrator with which development on the property must comply. As the existing dwelling house on proposed Remainder Erf 2184 deviates from the approved building plans, this application accordingly makes provision for the Administrator's consent, in terms of Condition B.7, to permit the dwelling house to be situated closer than 5.0 m to the street boundary.

Condition B.7, which stipulates that only structures intended for the storage of vehicles may be situated closer than 1.5m to the side or rear boundary building line. In this instance, the carport on the proposed Portion A complies with this requirement and it is therefore that the consent of the Administrator is not required.

It is further noted that no bonds are registered over the property.

## **4.4 CHARACTER OF THE ENVIRONMENT**

The property relevant to this application is located in Delville Park, an established residential neighbourhood in George. The proposed subdivision will create one additional Single Residential Zone I property, which is consistent with the surrounding area's residential character. Proposed Portion A comprises an existing second dwelling unit that has functioned as such since its construction in accordance with the Municipality-approved building plan in 2007. Given that the structure has existed for nearly 20 years, its subdivision will not alter the character of the environment.

This application facilitates the separate alienation of the existing structures, enabling their purchase by a prospective family for use as a primary residence. Notably, the proposal does not necessitate the removal of any large trees, thereby maintaining the established character of the area. Accordingly, the proposed subdivision is not anticipated to have a negative impact on the surrounding environment. Furthermore, the property is situated within a designated densification zone in terms of the Municipality's Spatial Planning policies and approval of the application would be consistent with these planning objectives.

## **4.5 POTENTIAL OF THE PROPERTY**

### **4.5.1 AGRICULTURE**

As mentioned earlier in this report, the land unit relevant to this application is situated within a residential neighbourhood of George and is currently zoned Single Residential Zone I. Therefore, the property has no Agricultural potential and will not be elaborated further on in this report.

### **4.5.2 CONSERVATION**

The subject property is an existing developed erf within the urban edge of George with no conservation worthy vegetation. Therefore, it is irrelevant to elaborate further on this subject.

#### **4.5.3 MINING**

As of date no exploitable materials have been found on the property which could lead to any mining activities taking place on the property.

#### **4.5.4 RECREATION**

The current zoning of Erf 2184 is Single Residential Zone I and this application does not propose any rezoning. At present, the existing dwelling house and second dwelling unit provide recreational benefits exclusively for the current owners and are not accessible to the public. Approval of this application will create one additional residential erf, allowing another family to acquire a portion of the property and enjoy the associated private recreational benefits. Therefore, the approval of this application will increase the recreational potential of Erf 2184, Pacaltsdorp.

#### **4.5.5 RESIDENTIAL**

Erf 2184 is currently zoned Single Residential Zone I and this application does not propose any change to the existing zoning. Approval of the application will result in the subdivision of the property into two Single Residential Zone I erven, both intended for residential use. Consequently, the subdivision will increase the availability of permanent, independently owned residential opportunities within the area.

### **4.6 LOCATION AND ACCESSIBILITY**

Erf 2184 is located at 34°0'13.38"S 22°26'33.95"E within the established residential neighbourhood of Delville Park. The property is currently accessed from Veteran Road. Proposed Portion A and the Remainder of Erf 2184 will continue to gain access from Veteran Road, which complies with the access requirements of the relevant By-Law. In light thereof, no further elaboration will be made in this regard.

### **4.7 PROVISION OF SERVICES**

The erf is currently serviced by the Municipality and the owners wishes to continue receiving municipal services for the proposed erven. New meters and infrastructure will be installed at the owners' expense, therefore, approval of this application will not incur any additional costs to the Municipality. On the contrary, approval will generate additional income for the Municipality through capital contributions, as well as ongoing rates and taxes for the proposed erven. This increased revenue will contribute to the Municipal fiscus and potentially support more cost-effective service delivery in the area.

## **4.8 CONSTRUCTION PHASE**

This application seeks approval for the subdivision of Erf 2184 into two portions. The existing dwelling house on the proposed Remainder Erf 2184 and the second dwelling unit on the proposed Portion A will continue to function as they currently do. As such, no formal construction phase is anticipated at this time, apart from the relocation of a wall to ensure compliance with the required panhandle width. Accordingly, no further elaboration regarding the construction phase is necessary.

## **5. CONCLUSION**

Based on the rationale presented in this report, it is clear that approval of this application offers substantial benefits not only to the property owners, but also to the broader George urban area. Approval will result in an additional Single Residential Zone I property becoming available on the market in George. This aligns with the Municipality's policy objectives of densification and the optimal utilization of existing infrastructure and resources within the urban edge. Furthermore, approval will generate capital contributions for the Municipality from the newly created erf, as well as increased ongoing revenue from rates and taxes associated with the additional dwelling house, compared to the current single dwelling and second dwelling. As such, this application will positively contribute to the Municipal fiscus and support more cost-effective service delivery.

**Nel & de Kock Town and Regional Planners**  
**Per: Alexander Havenga Pr. Pln A/3313/2023**

**January 2026**

# Annexure 4

VEL 1  
Hierdie plan bestaan uit 5 velle.

LG N° 65077/79

ADMINISTRATIE SE OEGENING AF 27/11/18 - 20. 27/11/1964.

Goedpeler

LANDMETER - GENERAL  
6-3-1964.

BEDRIJFSNAAM AF 'N OOGDRAAD  
FABRIEKSONDERSOENING NO. 000  
OFFICIELE KOPPIER NO. 000

ENDOSSEMENT					
NO	WITSTAND	AFWYDING	WITSTAND	GET	DATUM

KOORDINATE Streef Lo 23°																								
Konstante Y=0,00 X= 3 700 000,00																								
SVC METR	HOOGTE - HOOGTE -	HOOFDHOOGTE			BLADHOOGTE			VORSTEKINGSHOOGTE			ERF NR	AFKA NR	VORSTEK NR	ERF NR	AFKA NR	VORSTEK NR	ERF NR	AFKA NR	VORSTEK NR					
		Y	X	Z	Y	X	Z	Y	X	Z														
DRIEHOEKSGEDEELTES												DRIEHOEKSGEDEELTES												
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48 28 45	235 36 99	4	52 381,62	63 830,81	20384	52 154,71	64 476,74	VM	52 102,54	63 814,13		1324	1210	1566	022	2097	212	2229	840	2360	037	037		
115 26	337 23 59	4	52 381,62	63 647,46	20384	52 154,71	64 476,74	VM	52 102,54	63 814,13		1325	1210	1567	022	2098	212	2230	840	2361	037	037		
115 25	348 35 59	4	52 381,62	63 522,01	20384	52 154,71	64 476,74	VM	52 102,54	63 814,13		1326	1210	1568	022	2099	212	2231	840					
115 25	349 35 59	4	52 381,62	63 426,03	20384	52 154,71	64 476,74	VM	52 102,54	63 814,13		1327	1210	1569	022	2099	212	2232	840					
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10158 SHT. 2

VEL 2.

Opposite our in, Jan - September 1978  
Moors - October 1979

LANDOMETER.

**TP**  
ALGEMENE PLAN N°. 10158  
PACALTSDORP UITBREIDING N°. 6  
(Pacaltsdorp Toekenningsgebied)

L.G. N° 6507/79  
Goedgoedeur  
- LANDMETER - GENERAAL  
4-3-1980.

Geographische Koord N°. 5780/178  
Altitudenkarte N°. E 5554/73  
Läng N°. S/10/20  
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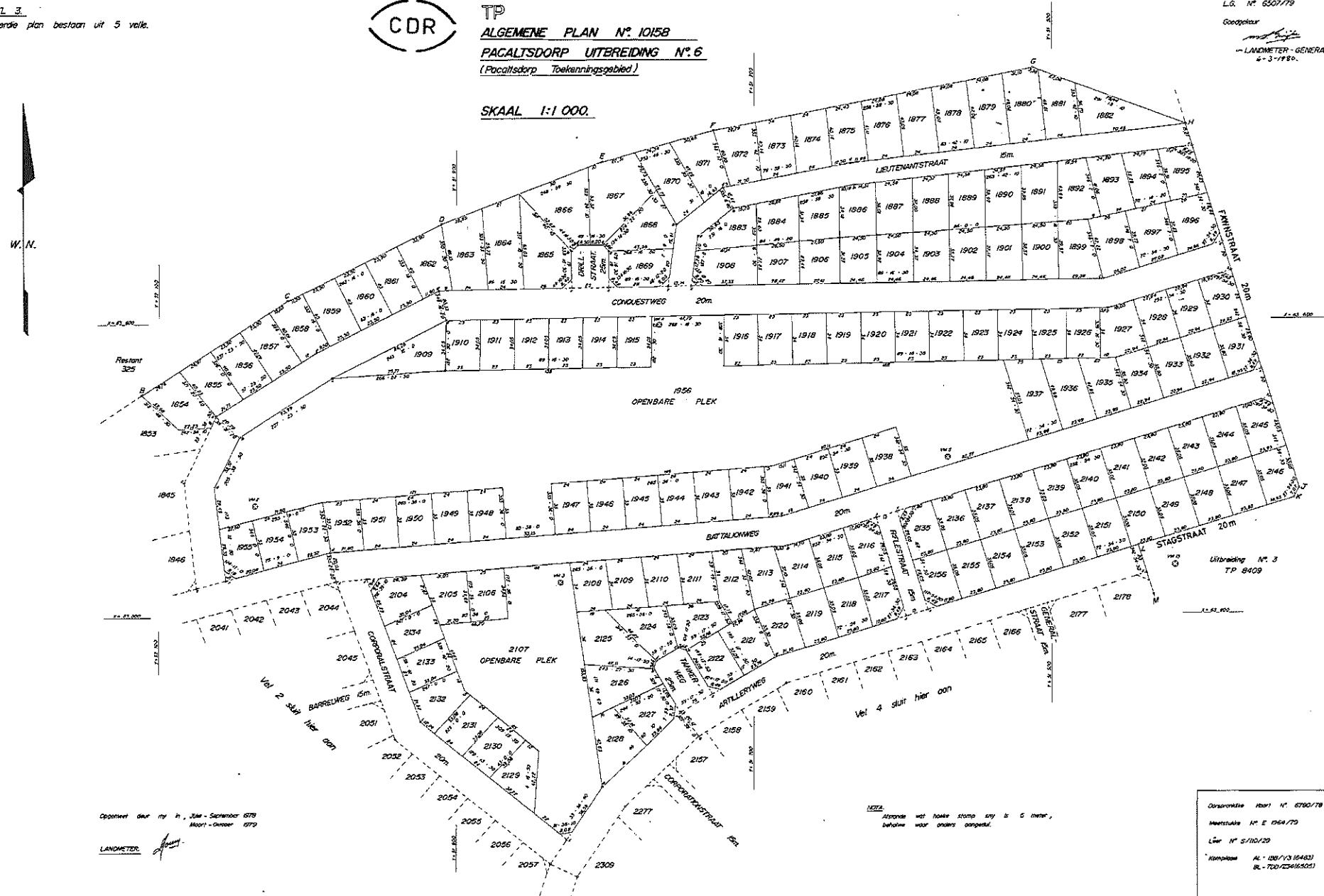
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Hierde plan bestaat uit 5 velle.

CDR

TP  
ALGEMEEN PLAN N° 10158  
PACALTS DORP UITBREIDING N° 6  
(Pacaltsdorp Toekenningsoord)

LG. N° 6507779  
Gedateerd  
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6-3-1980.

SKAAL 1:1 000.



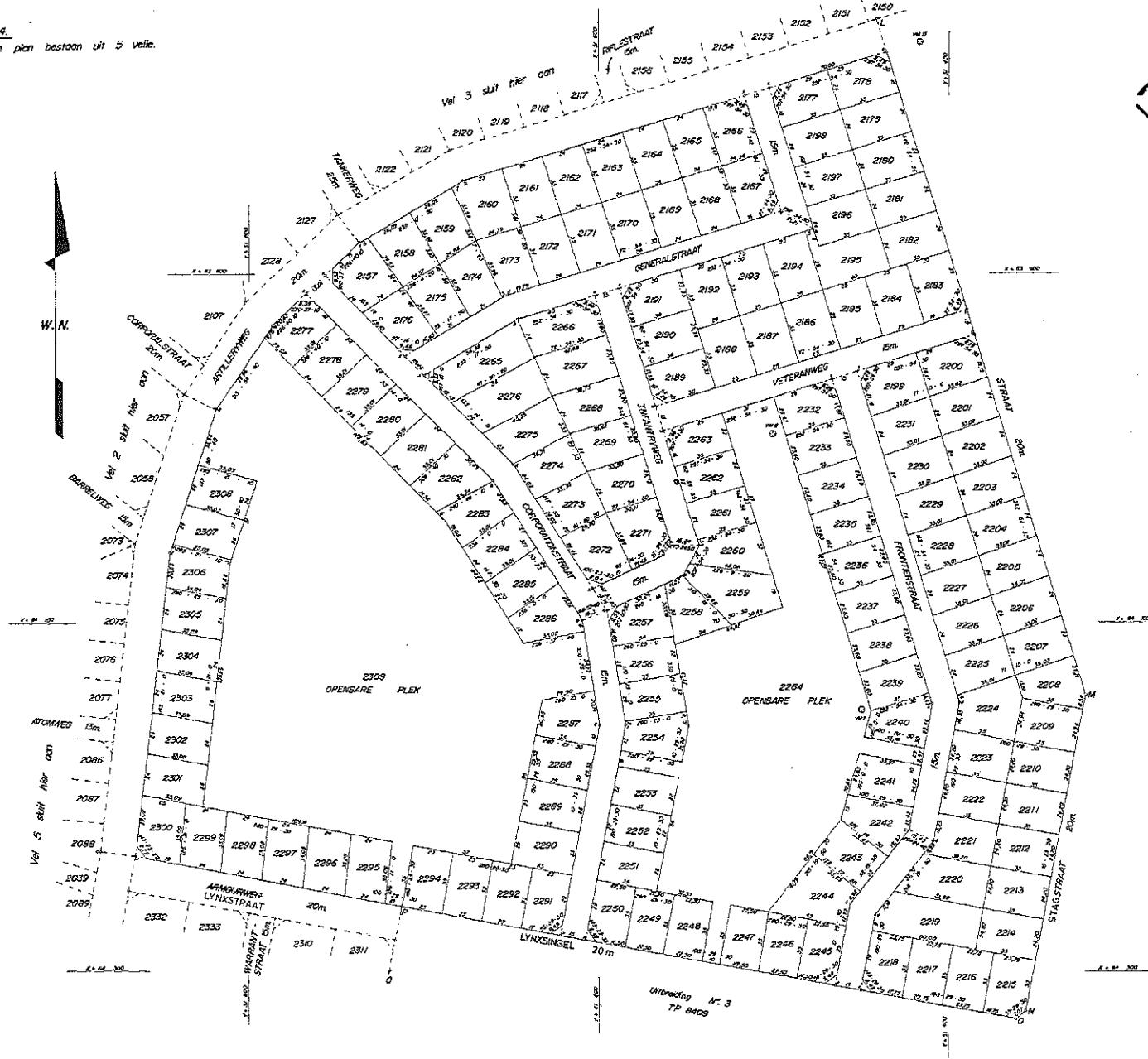
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Moet - October 1979

LANDMETER *[Signature]*

NOTA: Afstand tot hoek stamp enig is 5 meter,  
behalve waar anders aangegeven.

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Naamstaat N° E 1564/73  
LG N° S110/23  
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VEL. 4  
Hierde plan bestaat uit 5 vellen.



L.G. N°. 650/79

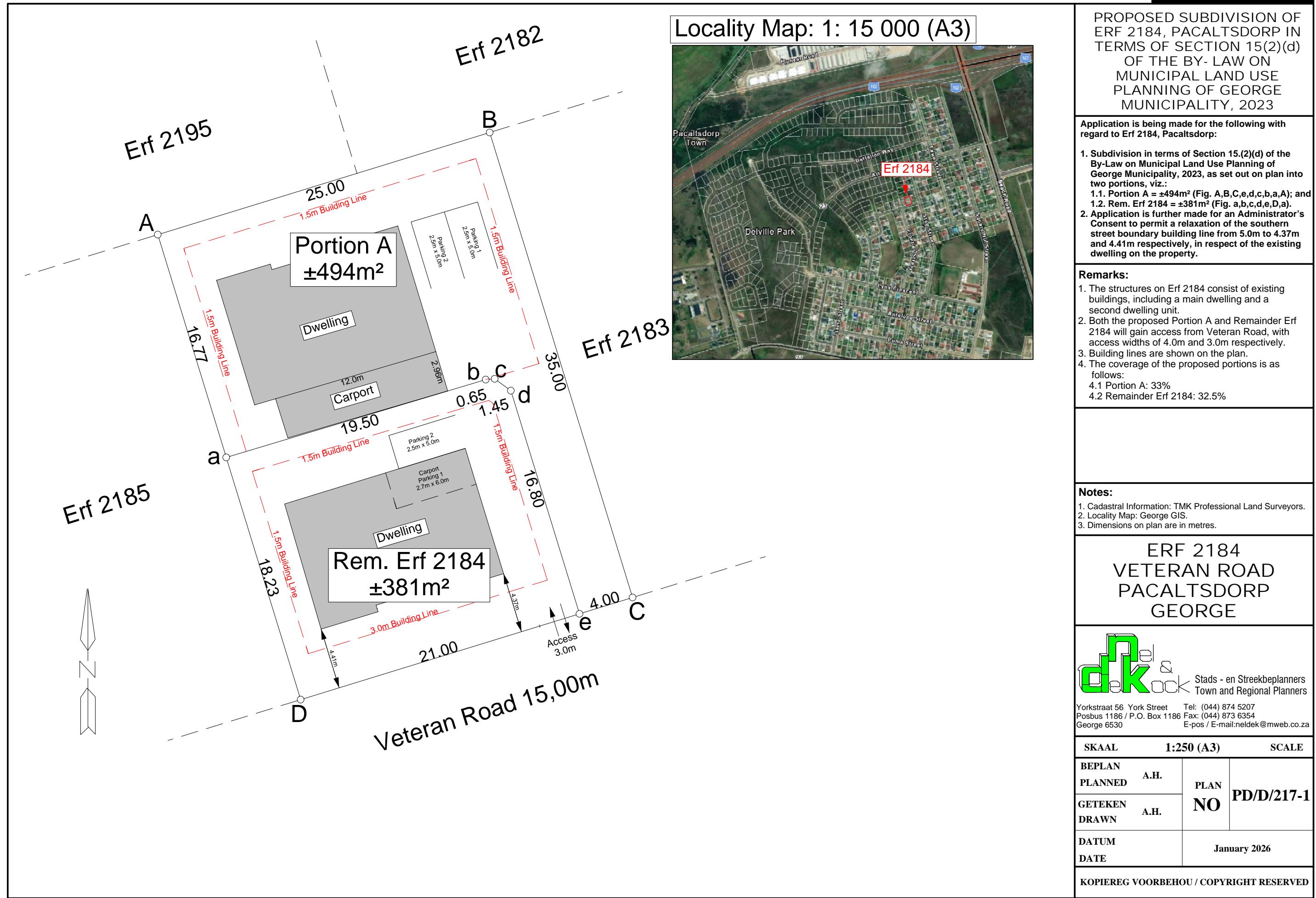
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met  
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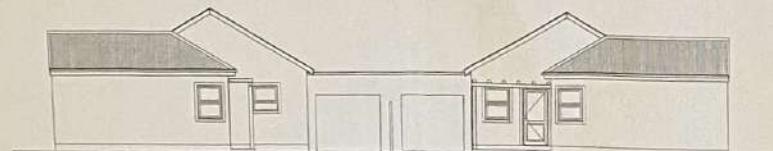
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TP 8403



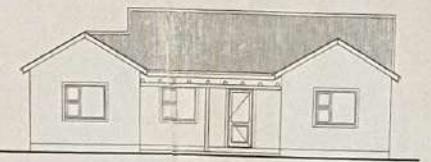
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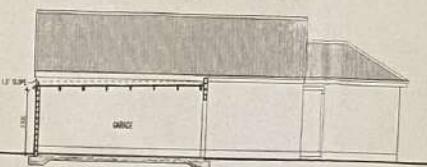
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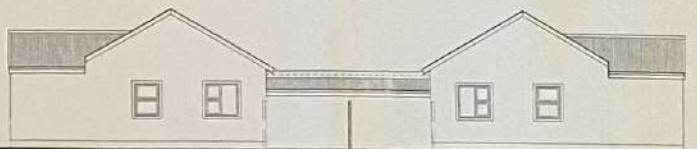
2 NORTH EAST ELEVATION  
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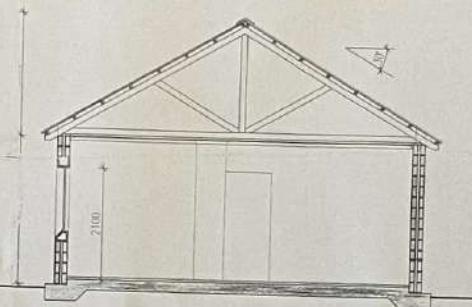
3 NORTH WEST ELEVATION  
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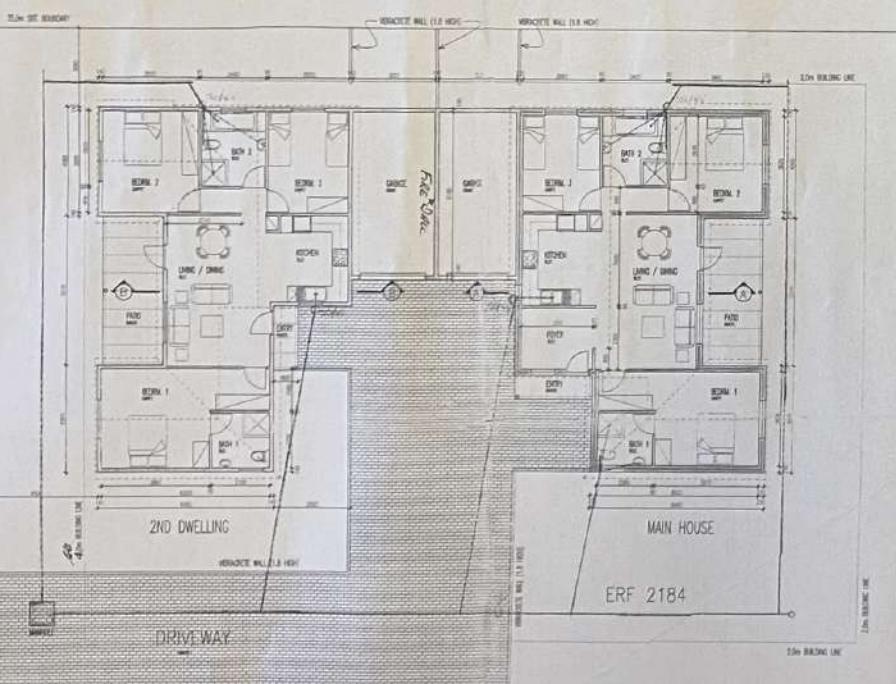
4 SOUTH EAST ELEVATION  
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5 SOUTH WEST ELEVATION  
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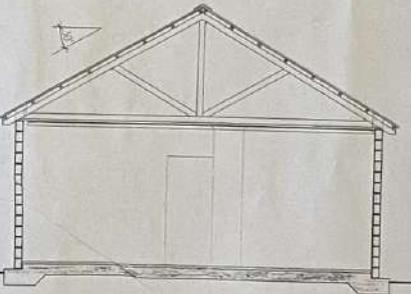


6 SECTION A.A - MAIN HOUSE  
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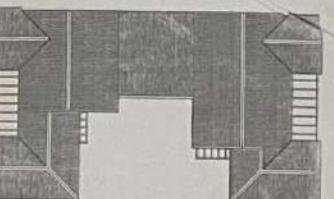
1 GROUND FLOOR PLAN  
201

ERF 2195



7 SECTION B.B - 2ND DWELLING  
201

ERF 2182



8 ROOF PLAN  
201

NOTE  
THIS DRAWING IS THE PROPERTY OF THE ARCHITECTS. DO NOT SCALE AND REFER TO  
FIGURED DIMENSIONS ONLY. ALL LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE  
PRIOR TO SETTING OUT OR MANUFACTURE. ANY CHANGES MUST BE REPORTED TO  
THE ARCHITECTS IMMEDIATELY.

## ROOF CONSTRUCTION - PITCH 20°

Victorian profile rooflights, colour line grey on black panels # 000000  
on stepped bases to manufacturer's specifications fixed to 10x10 joists  
with very fine half tiles.

## CLADDING

4mm fibreglass board with overhangs.

## LEVELS

100mm thick brick available and made, with courses of 100mm thickness  
continuous across all changes of level.

## WALL CONSTRUCTION

100 x 200 concrete blocks returned with brickface every 2nd course.

Internal walls - 100x200 blocks.

Walls plastered and painted inside and outside.

## WINDOWS

Smooth finished and painted internally and externally.

## DOORING

45 x 32 mm plain starting doorway.

## GROUND FLOOR CONSTRUCTION

Floor finish on 100mm screed on 100mm Diags fibre concrete floor laid on  
100mm green iron 50x50 steel joists on 100mm layers of approved soil compacted  
ground 70 to 100 mm thick.

## CARPET - PITCH 15°

Underlaying on 100mm screed to manufacturer's specifications.

## PERGOLA

12mm poles # 000000 fixed to 12mm square or box  
brass fixed to 12mm poles as columns with 100x100mm steel nut and bolts.

## FOOTINGS

600x600x600mm square.

## ROOF PAVING

Approved paving tiles or patterned paving slabs laid to fall away from  
building.

## WINDOWS

100mm standard aluminum windows with safety glass by specialist.

## DOORS

600x200x600mm.

## INTERNAL DOORS

100x200x600mm.

## GLASS NOTES

6 - 12 mm.

12 mm & up - 4mm clear / obscure glass.

12 mm & up - 4mm patterned safety glass.

## ELECTRICAL AND PLUMBING

Electrical and plumbing done by approved and registered sub-contractor.

## AREAS:

MAIN HOUSE	14.04m <sup>2</sup>
HOUSE	14.73m <sup>2</sup>
UNCOVERED TERRACES	19.74m <sup>2</sup>
GARAGE	
2ND DWELLING:	
HOUSE	9.61m <sup>2</sup>
UNCOVERED TERRACES	14.31m <sup>2</sup>
GARAGE	19.76m <sup>2</sup>

0 14.03.07 FOR COUNCIL APPROVAL  
REV DATE DESCRIPTION BY

0 14.03.07 FOR COUNCIL APPROVAL  
REV DATE DESCRIPTION BY  
GEORGE MUNICIPALITY  
on behalf of  
PAZANZI Country Roads

0 14.03.07 FOR COUNCIL APPROVAL  
REV DATE DESCRIPTION BY

0 14.03.07 FOR COUNCIL APPROVAL  
REV DATE DESCRIPTION BY  
P.O. Box 7504 Blouberg 6531  
Tel: (044) 874-1575 Fax: (044) 874-1099  
E-mail: george@munnikvisscher.co.za

0 14.03.07 FOR COUNCIL APPROVAL  
REV DATE DESCRIPTION BY  
HOUSE-COLIN MURRAY  
VETERAN ROAD  
ERF 2184  
DELVILLE PARK

0 14.03.07 FOR COUNCIL APPROVAL  
REV DATE DESCRIPTION BY  
FLOOR PLAN  
ELEVATIONS  
SECTIONS  
ROOF PLAN

REF NO.	LEVEL/STORY	REF NO.	LEVEL/STORY	REF NO.
2184	201	201	0	
MARCH 2007	201			
1:50, 1:100	CAS			

George Municipality  
York Street | George 6530  
George  
VAT Registration Number: 4630193664

Receipt No 29012026/203135  
Receipt Date 29/01/2026 09:13:00

L - PLANNING  
Planning - Rem Of Title Deed/Admin Consent  
ADMIN CONSENT (BUILDING LINE &  
STRUCTURE PERMITTED BY SCHEME)  
ERF 2184 PACALISDORP

Amount	591.50
Vat Amount	88.73
Total	680.23

Payment Type Credit Card

Cashier Meryldene Jacobs  
Cash Office George - York Street

Thank you.

George Municipality  
York Street | George 6530  
George  
VAT Registration Number: 4630193664

Receipt No: 29012026203134  
Receipt Date: 29/01/2026 09:10:00

L - PLATINGS  
Planning - Subdivision: Consolidation  
SUBDIVISION (FIRST 1 PORTIONS) ALL  
OTHER AREAS ER 2184 PACALTEDORP

Amount	
Vat Amount	8533.00
Total	0.00
	8533.00

Payment Type: Credit Card

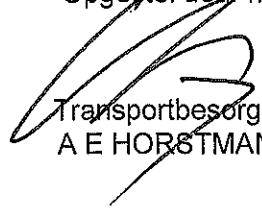
Cashier: Mervylene Jacobs  
Cash Office: George - York Street

Thank you.

<b>FEE</b>
R. 450,00

## Annexure 8

Opgestel deur my,

  
Transportbesorger,  
A E HORSTMANN

## TRANSPORTAKTE

<b>T</b>	039422/11
----------	-----------

HIERMEE WORD BEKEND GEMAAK

**D A T** Arno Watson

<b>DATA / VERIFY</b>
01 SEP 2011
NCAPAI L

voor my, Registrateur van Aktes te KAAPSTAD verskyn het, hy die genoemde komparant  
synde behoorlik daartoe gemagtig deur 'n volmag aan hom verleen deur

**COLIN MURRAY**

Identiteitsnommer 580226 5133 08 6  
Getroud buite gemeenskap van goedere

geteken te BELLVILLE op 15 NOVEMBER 2010

<b>DATA / CAPTURE</b>
12 AUG 2011

  
HÖRSTMANN ING  
PROKUREURS  
BELLVILLE 7530

LEGALPERFECT

EN die genoemde Komparant het verklaar dat sy/haar Prinsipaal, waarlik en wettiglik die ondergenoemde eiendom verkoop het op 5 OKTOBER 2010 en dat hy, die Komparant, in sy voornoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

**LEONARD PLAATJIES**

Identiteitsnommer 550923 5004 08 7

en

**SALLY VIVIEN PLAATJIES**

Identiteitsnommer 531128 0035 08 6

Getroud binne gemeenskap van goedere met mekaar

hulle erfgename, eksekuteurs, administrateurs of regverkrygandes in volkome en vrye eiendom

ERF 2184 PACALTSDORP  
IN DIE GEORGE MUNISIPALITEIT  
AFDELING GEORGE  
WES-KAAP PROVINSIE

Groot 875 (AGTHONDERD VYF EN SEWENTIG) vierkante meter

AANVANKLIK OORGEDRA kragtens Transportakte Nr. T 2857/1989 met Algemene Plan Nr. TP 10158 wat daarop betrekking het en gehou kragtens Transportakte Nr T 80233/2007.

**ONDERHEWIG AAN DIE VOLGENDE VOORWAARDES:**

- A. **ONDERHEWIG** aan die volgende voorwaarde vervat in Akte van Toekenning Nr. T48/1965, naamlik:-
  - (c) Alle regte op minerale op of onder the grond word aan die Staat voorbehou.
- B. **ONDERHEWIG VERDER** aan die volgende voorwaardes vervat in Transportakte Nr. T2857/1989 opgelê deur die Administrateur van die Provincie Kaap die Goeie Hoop kragtens Artikel 18 van Ordonnansie Nr. 33 van 1934 tydens goedkeuring van die stigting van PACALTSDORP DORPSUITBREIDING NR 6, naamlik:-
  - 1. Alle woorde en uitdrukkings wat in die volgende voorwaardes gebesig word, het dieselfde betekenis as wat daarvan geheg word by die regulasies aangekondig by Provinciale Kennisgewing No 623 van 14 Augustus 1970.
  - 2. Ingeval 'n dorpsaanlegskema of enige gedeelte daarvan op hierdie erf van toepassing is of daarop van toepassing gemaak word, sal enige bepalings daarvan wat meer beperkend is as enige voorwaardes van eiendomreg wat op daardie erf van toepassing is voorkeur geniet. Enige bepaling van hierdie voorwaardes moet nie opgevat word as sou die bepalings van Artikel 146 van Ordonnansie Nr. 15 van 1952, soos gewysig, vervang nie.
  - 3. Geen gebou op hierdie erf mag gebruik word of van gebruik verander word vir 'n ander doel as wat volgens hierdie voorwaardes toegelaat word nie.

4. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat elektrisiteits-, telefoon- of televisiekabels, of – drade en hoof- en/of ander waterpype en die rioolvuil en dreinering, insluitende stormwater van enige ander erf of erwe, binne of buite hierdie drop, oor hierdie erf gevoer word indien dit deur die plaaslike of 'n ander statutêre owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
5. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die material te ontvang of uitdrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.
6. Hierdie erf mag alleenlik gebruik word vir die oprigting daarop van een woning of ander geboue vir die doeleindes wat die Administrateur van tyd tot tyd, na oorleg met die Dorpekommissie en die plaaslike owerheid, goedkeur, met dien verstande dat, indien die erf in die gebied van 'n dorpsaanlegskema ingesluit is, die plaaslike owerheid enige ander geboue wat deur die skema toegelaat word, kan toelaat onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.
7. Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag behalwe met die toestemming van die Administrateur nader as 5 meter van die straatlyn wat 'n grens van hierdie erf uitmaak, asook nie binne 3 meter van die agtergrens of 1,5 meter van die sygrens gemeen aan enige aangrensende erf opgerig word nie, met dien verstande dat met die toestemming van die plaaslike owerheid-
  - (i) 'n buitegebou wat uitsluitende vir die stalling van motorvoertuie gebruik word en hoogstens 3 meter hoog is, gemeet van die vloer van die buitegebou tot by die muurplaat daarvan, binne sodanige sy- en agterruimtes opgerig mag word, en enige ander buitegebou van dieselfde hoogte binne die agterruimte en syruimte opgerig mag word vir 'n afstand van 12 meter gemeet van die agtergrens van die erf met dien verstande dat ingeval van 'n hoekerf die afstand van 12 meter gemeet word wat die punt wat die verste is van die strate van die erf begrens;
  - (ii) 'n buitegebou ingevolge subparagraph (i) slegs nader aan 'n sygrens of agtergrens van 'n perseel as die afstand hierbo voorgeskryf, opgerig mag word indien geen vensters of deur in enige muur, wat op sodanige grens front, aangebring word nie.
8. By die konsolidasie van hierdie erf of enige gedeelte daarvan met enige aangrensende erf wat onderworpe is aan dieselfde voorwaardes as die wat hierin uiteengesit word, is hierdie voorwaardes op die gekonsolideerde eiendom van toepassing asof dit een erf is.
9. Ingeval hierdie erf onderverdeel word, is elke onderverdeelde gedeelte, uitgesonderd 'n gedeelte afgesny vir pad- of dergelike doeleindes, onderworpe aan die voorwaardes hierin uiteengesit asof dit die oorspronklike erf is.

WESHALWE die Komparant afstand doen van al die reg en titel wat gemelde:

**COLIN MURRAY**

getroud soos voormeld

voorheen op genoemde eiendom gehad het en gevolglik ook erken dat hy/sy geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie Akte genoemde:

**LEONARD PLAATJIES**

getroud soos voormeld

en

**SALLY VIVIEN PLAATJIES**

getroud soos voormeld

hulle erfgename, eksekuteurs, administrateurs of regverkrygendes, tans en voortaan daartoe geregtig is ooreenkomsdig plaaslike gebruik, behoudens die regte van die Staat en erken hy/sy ten slotte dat die hele koopsom die bedrag van **R350 000.00 (DRIEHONDERD EN VYFTIGDUISEND RAND)** bedra, wat ten volle betaal of verseker is.

**TEN BEWYSE WAARVAN** ek, die genoemde REGISTRATEUR, tesame met die Komparant hierdie Akte onderteken en dit met die ampseël bekratig het.

**ALDUS GEDOEN EN VERLY** op die kantoor van die **Registrateur van Aktes te KAAPSTAD** op 21 Julie 2011.

  
q.q. Handtekening van Komparant

In my teenwoordigheid:

  
**REGISTRATEUR VAN AKTES**



TEL: 083 391 3009

10 Kollege Road

Heatherlands, George  
[retharousseau68@gmail.com](mailto:retharousseau68@gmail.com)

22 December 2025

**CONVEYANCER'S CERTIFICATE**

I, the undersigned

**MARETHA DOWNING ROUSSEAU**

A duly qualified and admitted Conveyancer, practising at: Rousseau Attorneys, 10 Kollege Road, George

Do hereby certify as follows:

I have perused the following title deed:

Deed of Transfer T39422/2011

in respect of:

ERF 2184 PACALTSDORP IN THE MUNICIPALITY AND DIVISION OF GEORGE,  
PROVINCE WESTERN CAPE

IN EXTENT: 875 (EIGHT HUNDRED AND SEVENTY FIVE) SQUARE METERS

REGISTERED IN THE NAME OF:

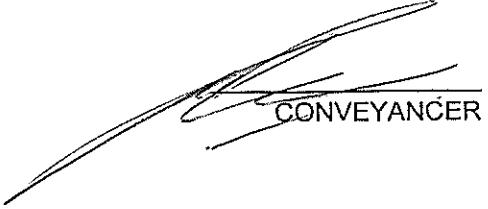
LEONARD PLAATJIES

IDENTITY NUMBER: 550923 5004 08 7  
AND

SALLY VIVIEN PLAATJIES

IDENTITY NUMBER: 531128 0035 08 6  
MARRIED IN COMMUNITY OF PROPERTY TO EACH OTHER

1. I have appraised myself with the details of the abovementioned application,
2. The abovementioned title deed contains no conditions restricting the subdivision of the aforesaid property.

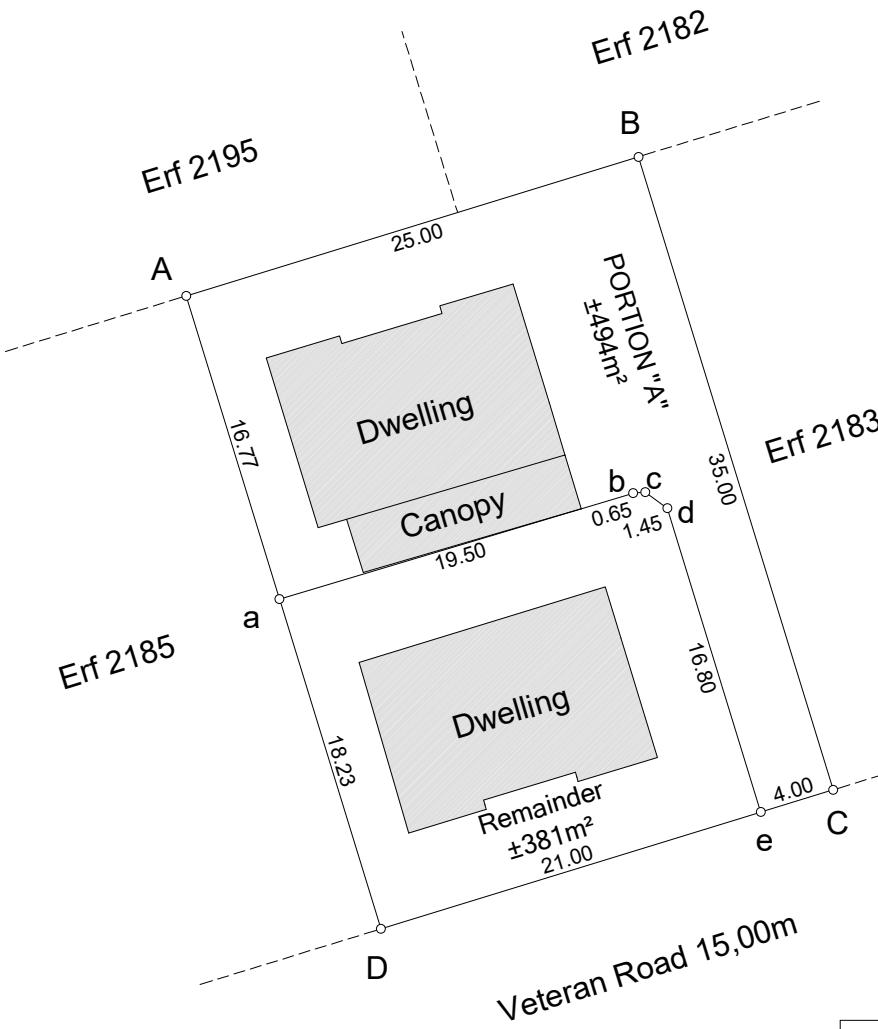


CONVEYANCER

**PROPOSED SUBDIVISION  
of  
ERF 2184  
PACALTSDORP**

George Local Municipality  
Administration District: George  
Province : Western Cape

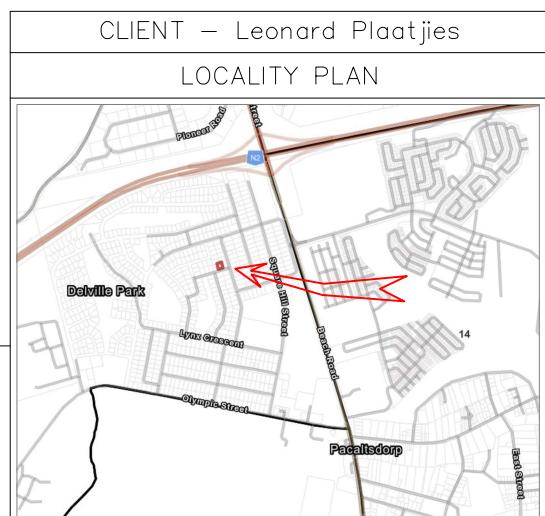
SCALE 1 : 400



DRAWING No. ME393

NOTES:

1. The figure A, B, C, D, A represents ERF 2184 in extent 875m<sup>2</sup>.
2. The figure A, B, C, e, d, c, b, a, A represents Portion "A" approximately 494m<sup>2</sup> in extent.
3. The figure a, b, c, d, e, D, a represents the Remainder of ERF 2184 approximately 381m<sup>2</sup> in extent.
4. Measurements are given in metres.



**TMK** Professional Land Surveyors  
Professionele Landmetters

P.O.Box 1869  
Mossel Bay  
6500

Tel: (053) 927 0292  
Cell / Sel: (082) 578 3167  
/ (082) 780 1080  
Email: info@tmkland.co.za  
Web: www.tmkland.co.za

Date: 8 December 2025

H. Kaderli (PLS 1035)  
Professional Land Surveyor