



The Municipal Manager  
P O Box 19  
George  
6530

Reference: Re/Erf 231 Pacaltsdorp

2 April 2026

Sir

### **APPLICATION FOR SUBDIVISION: REMAINDER OF ERF 231 PACALTSDORP**

Attached hereto please find an application in terms of

- Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 for subdivision on the Remainder of Erf 231 Pacaltsdorp into 5 Portions namely, Portion A ( $\pm 800\text{m}^2$ ), Portion B ( $\pm 400\text{m}^2$ ), Portion C ( $\pm 400\text{m}^2$ ), Portion D ( $\pm 1\,256\text{m}^2$ ) and a Remainder ( $\pm 96\text{m}^2$ );
- Section 24(1)(f)(v) of the Land Use Planning By-Law for the George Municipality, 2023 for the exemption of the registration of a private right-of-way servitude with a width of 4 metres over
  - Portion B in favour of Portions A , C and D; and
  - Portion C in favour of Portions A and D; and
- Section 24(1)(f)(iv) of the Land Use Planning By-Law for the George Municipality, 2023 for the exemption of the registration of a public right-of-way servitude with a width of 17.95 metres and depth of 8 metres over Portion D in favour of the general public, as indicated on the subdivision plan attached to the application.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

A handwritten signature in black ink, appearing to read 'Jan Vrolijk'. The signature is written in a cursive style with a large initial 'J'.

**Jan Vrolijk**

**MOTIVATION REPORT  
APPLICATION FOR SUBDIVISION  
REMAINDER OF ERF 231 PACALTSDORP**

2 April 2026



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**Annexure "B":** Section 40 letter dated 15 July 2025

**Annexure "C":** Approved building plan for second dwelling dated 2023

**Annexure "D":** Signed pre-application consultation form dated 6 August 2025

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**MOTIVATION REPORT**  
**APPLICATION FOR SUBDIVISION**  
**REMAINDER OF ERF 231 PACALTSDORP**

## 1. BACKGROUND

An application for the subdivision of the Remainder of Erf 231 Blanco into 4 Single Residential Zone I erven and a road remainder as indicated on the subdivision plan attached hereto as **Annexure “A”** was submitted to the George Municipality on 30 June 2025. In response to the submission a Section 40 letter dated 15 July 2025 was received from the George Municipality indicating that the application does not comply with Section 38 of the Land Use Planning By-law for George Municipality, 2023 and that the application is deemed to be incomplete. In terms of the letter, it was indicated that a pre-consultation application is required. A copy of this Section 40 letter dated 15 July 2025 is attached hereto as **Annexure “B”**.

A pre-consultation application was subsequently submitted for consideration. In terms of the pre-application, it was proposed to subdivide the erf into 4 Single Residential Zone I erven and a Transport Zone II erf. No provision was made in the proposal for the proposed east/west road crossing the erf as proposed in terms of the Pacaltsdorp/Hansmoeskraal Local Spatial Development Framework, 2015. This subdivision proposal was based on discussions between the owner and an official in the Directorate Civil Engineering Services (CES), who indicated that the proposed road portion is no longer required.

The main reason why this road could not be given off was because of the fact that a building plan for a second dwelling, which was to be developed within the proposed road reserve, was approved by the George Municipality in 2023. A copy of the approved building plan is attached hereto as **Annexure “C”**. The second dwelling has since been developed on the erf and is at present located within the area required for the road portion across the Remainder of Erf 231 Pacaltsdorp. It is as such no longer possible to provide for the road portion across the Remainder of Erf 231 Pacaltsdorp.

The signed pre-application consultation form dated 6 August 2025 is attached hereto as **Annexure “D”**. The signed pre-application consultation form contains the following comments:

### **“Town Planning**

- *To provide written acceptance from CES as specified above regarding the road portion in line with the LSDF that is not required anymore (portion of road traversing through portion D).*
- *Application to be motivated in terms of the LSDF, MSDF, GIZS, etc.*
- *Departure required for the existing dwelling as the approved building plans specifies 3m from the boundary when the structure is built much closer. Applicant to confirm in accordance with surveyed diagram.*
- *Property falls within the Pacaltsdorp Heritage Precinct. To demonstrate compliance with the draft Heritage Guidelines.*

### **CES**

#### *Access*

- *Access be restricted to a signal access via Kloof street*
- *Access is permitted in accordance with the George Integrated Zoning Scheme (GIZS) 2023 regulations.*
- *Road reserve may be required to be given of, free of charge.*

#### *Parking*

- *All parking must be provided on-site, in compliance with the GIZS 2023 parking requirements*
- *No parking is allowed within the road reserve, and the owner may be held liable for any costs incurred to prevent unauthorized parking in this area.*
- *All vehicle mobility should be done on site.*
- *PT1 can be considered.*

### *Development Charges (DCs)*

- *Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy.*

### *Water & Sewer*

- *Municipal water and/or sanitation is available, subject to network &/or treatment capacity required confirmation.*

### *Stormwater*

- *The developer must ensure full compliance with the relevant Stormwater By-law.*

### ETS

- *Electrical services report will be required.*
- *DC's applicable.*

In response to the requirement from “Town Planning” to provide written acceptance from CES that the road portion across the Remainder of Erf 231 Pacaltsdorp is no longer required, the owner of the Remainder of Erf 231 Pacaltsdorp approached the relevant official in the Directorate Civil Engineering Services (CES), who indicated that the road portion is no longer required, for a letter confirming that the road portion is no longer required.

Various discussions have since been held between the owner and officials of CES regarding the required letter and were still ongoing when an email was received from Town Planning indicating that the application would be closed if the amended application/supporting document is not uploaded on the Portal within 7 days from 5 September 2025. A copy of the email is attached hereto as **Annexure “E”**.

As the required letter has not been received from CES the required amended application/supporting document could not be uploaded before the 7-day deadline stipulated in the

email dated 5 September 2025. The application has since been closed by Town Planning as indicated in their email dated 5 September 2025.

During late November early December 2025, several emails were sent between “*Town Planning*” and “*CES*” trying to reach an amicable solution on the way forward regarding the required public access road over the Remainder of Erf 231 Pacaltsdorp.

Town Planning eventually recommended that a right-of-way servitude in the format of a dogleg turning circle in favour of the general public be registered over a portion of Remainder of Erf 231 Pacaltsdorp as indicated on the proposed revised subdivision plan attached hereto as **Annexure “F”**.

A “public place” is defined in terms of the George Integrated Zoning Scheme, 2023 as follows: “means any open or enclosed place, park, street, road or thoroughfare or other similar area of land shown on a general plan or diagram that is for use by the general public and is owned by, or vests in the ownership of, a Municipality, and includes a public open space and a servitude for any similar purpose in favour of the general public”.

The Municipal Systems Act, Section 116 furthermore refers to public servitudes as follows: “*Public servitudes in favour of a municipality are under the control of the municipality which must protect and enforce the rights of the local community arising from those servitudes.*”

From the extracts above it is thus clear that it would be possible to register a public right of way servitude in favour of the general public over the Remainder of Erf 231 Pacaltsdorp.

After further discussions between the owner and the officials of the George Municipality the owner has accepted the proposal to register a public right-of-way servitude in the format of a dogleg turning circle in favour of the general public over a portion of Remainder of Erf 231 Pacaltsdorp as indicated on the proposed revised subdivision plan attached hereto as **Annexure “F”**.

The application has subsequently been amended to include the required public right of way servitude as mentioned in the paragraphs above.

## 2. APPLICATION

- Application is made in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Remainder of Erf 231 Pacaltsdorp into the following 5 portions:

- ⇒ Portion A: (Single Residential Zone I) ( $\pm 800\text{m}^2$ );
- ⇒ Portion B: (Single Residential Zone I) ( $\pm 400\text{m}^2$ );
- ⇒ Portion C: (Single Residential Zone I) ( $\pm 400\text{m}^2$ );
- ⇒ Portion D: (Single Residential Zone I) ( $\pm 1\,256\text{m}^2$ ); and
- ⇒ Remainder (Transport Zone II) ( $\pm 96\text{m}^2$ )

as indicated on the subdivision plan attached hereto as **Annexure “F”**.

- Application is made in terms Section 24(1)(f)(v) of the Land Use Planning By-Law for the George Municipality, 2023 for the exemption of the registration of a private right-of-way servitude with a width of 4 metres over

- ⇒ Portion B in favour of Portions A , C and D as indicated on the subdivision plan attached hereto as **Annexure “F”**.
- ⇒ Portion C in favour of Portions A and D as indicated on the subdivision plan attached hereto as **Annexure “F”**.

- Application is made in terms of Section 24(1)(f)(iv) of the Land Use Planning By-Law for the George Municipality, 2023 for the exemption of the registration of a public right-of-way servitude in the format of a dogleg turning circle with a width of 17.95 metres and depth of 8 metres over Portion D in favour of the general public, as indicated on the subdivision plan attached hereto as **Annexure “F”**.

The completed application form for the subdivision application, is attached hereto as **Annexure “G”**.

### 3. PRE-APPLICATION CONSULTATION

A pre-application consultation application was submitted, and the outcome of the pre-consultation meeting is discussed in point 1 above. A copy of the pre-application consultation application is attached hereto as **Annexure "D"**.

### 4. DEVELOPMENT PROPOSAL

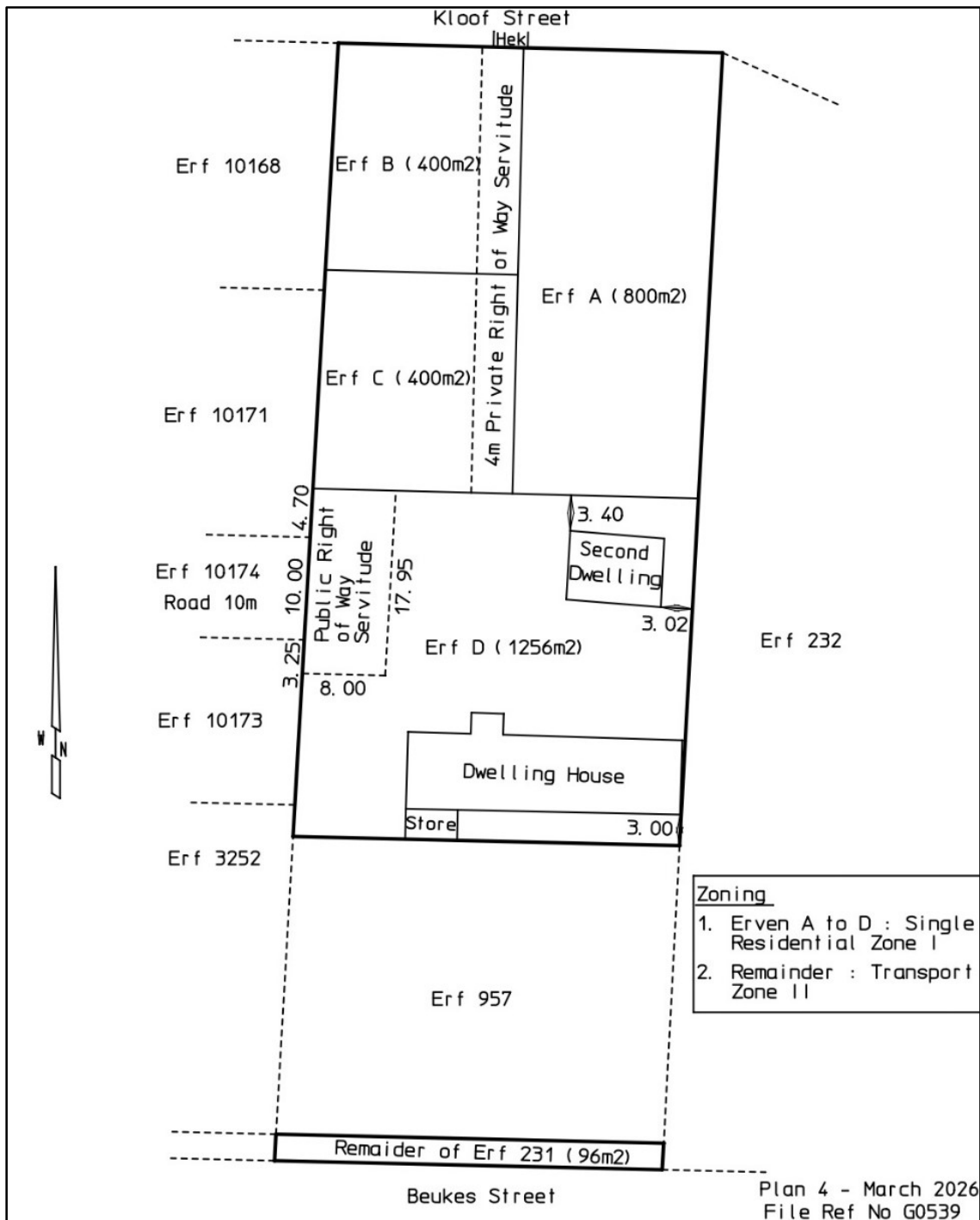
The development on the application erf, the Remainder of Erf 231 Pacaltsdorp, consists of a dwelling house, second dwelling and an outbuilding located behind the main dwelling house. The mentioned buildings are situated on the southern portion of the erf. The remainder of the property, towards the north, is vacant apart from the temporary doghouse structures, which will be removed once development of the proposed subdivided portions take place. The street boundary along Kloof Street consists of a boundary wall with an electronic access gate, and the southern rear boundary also has a boundary wall, while the side boundaries have wire fencing.

The northern portion of the Remainder of Erf 231 Pacaltsdorp is currently zoned Single Residential Zone I whilst the portion of the Remainder of Erf 231 Pacaltsdorp located to the south of Erf 957 Pacaltsdorp forms part of the existing road reserve of Beukes Street and has a Transport II zoning.

In terms of the development proposal, it is the intention of the owner to subdivide the property into 5 portions as indicated on the subdivision plan below. The zoning for all the subdivided portions will remain unchanged, thus creating four Single Residential Zone I erven (Portions A to D) and a Transport Zone II erf (Remainder) that will be transferred to the George Municipality.

Access to Portions A to D will be via a 4 metre wide private right of way servitude from Kloof Street as indicated on the subdivision plan attached hereto as **Annexure "F"**.

As discussed in point 1 above a public right-of-way servitude in the format of a dogleg turning circle with a width of 17.95 metres and depth of 8 metres as indicated on the subdivision plan attached hereto as **Annexure "F"** will be registered over Portion D in favour of the general public.



A rezoning application is thus not required as a portion of the Remainder of Erf 231 Pacaltsdorp has already been given off for road widening purposes, when Erf 957 Pacaltsdorp was

subdivided from the Remainder of Erf 231 Pacaltsdorp, as can be seen on the Surveyor General Diagram attached as **Annexure “H”**.

The owner intends to construct a new dwelling house for himself on Portion A which will have a size of 800m<sup>2</sup>. Portions B and C will both be 400m<sup>2</sup> in extent, which complies with the minimum erf size allowed for Single Residential Zone I erven in Pacaltsdorp. It is the owner’s intention to develop Portions B and C with dwelling houses to create rentable housing options.

Portion D will have a size of approximately 1 256m<sup>2</sup> in extent. The reason why it was decided to create a property with this size is because the George Integrated Zoning Scheme, 2023 allows an owner of an erf to apply for a consent use for a third dwelling, if the erf size of the erf is more than 1 200m<sup>2</sup> in extent. The owner anticipates applying to erect a third dwelling unit on Portion D in the future. The property size (±1 256m<sup>2</sup>) of the proposed Portion D together with the location of the existing structures allows sufficient space on the proposed Portion D for a third dwelling that will be able to comply with all the development parameters applicable to a third dwelling as per the George Integrated Zoning Scheme, 2023.

It is important to note that the lean-to roof at the rear of the Remainder of Erf 231 Pacaltsdorp was removed after complaints were received and the town planning inspector at that stage advised that the lean-to roof be removed.



The photos above indicate the storeroom that remained on the 0 metre rear boundary line and the open courtyard that was created after the removal of the lean-to roof.

The purpose of this application is to obtain approval for the proposed subdivision of the application erf.

## **5. GENERAL INFORMATION REGARDING THE REMAINDER OF ERF 231 PACALTSDORP**

### **5.1 Locality**

The Remainder of Erf 231 Pacaltsdorp is situated adjacent and south of Kloof Street, west of the intersection of Back Street. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure "I"**.

### **5.2 Existing land use**

The Remainder of Erf 231 Pacaltsdorp is currently used for residential purposes.

The following photo gives an indication of the dwelling house at the back and second dwelling in the forefront of the photo which are located on the southern portion of the erf.



### 5.3 Extent

The Remainder of Erf 231 Pacaltsdorp is 2 954m<sup>2</sup> in extent.

### 5.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023, the northern portion of the Remainder of Erf 231 Pacaltsdorp (Portions A to D) is zoned Single Residential Zone I whilst the southern portion (Remainder) is zoned Transport Zone II.

### 5.5 Surveyor General Diagram

The Surveyor General Diagram of the Remainder of Erf 231 Pacaltsdorp is attached hereto as **Annexure “H”**.

### 5.6 Title Deed

The Remainder of Erf 231 Pacaltsdorp is registered in the name of Bevan Hillel Cassim. A copy of the Title Deed T59758/2018 of the erf is attached hereto as **Annexure “J”**.

### 5.7 Power of Attorney

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Bevan Hillel Cassim, the registered owner of the Remainder of Erf 231 Pacaltsdorp, to prepare the application referred to in point 2 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “K”**.

### 5.8 Bondholder's Consent

The Remainder of Erf 231 Pacaltsdorp is not encumbered by a bond.

### 5.9 Conveyancer Certificate

A Conveyancer Certificate in respect of the Remainder of Erf 231 Pacaltsdorp is attached hereto as **Annexure "L"**. The Conveyancer Certificate confirms that there are no conditions in the Title Deed of the erf which restrict the development of the erf as proposed in this application.

## **6. DESIRABILITY OF THE APPLICATION FOR THE SUBDIVISION OF THE REMAINDER OF ERF 231 PACALTSDORP**

### **6.1 Introduction**

The owner intends to subdivide the application erf into 5 portions with the zoning of the 5 portions to remain Single Residential Zone I and Transport Zone II.

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

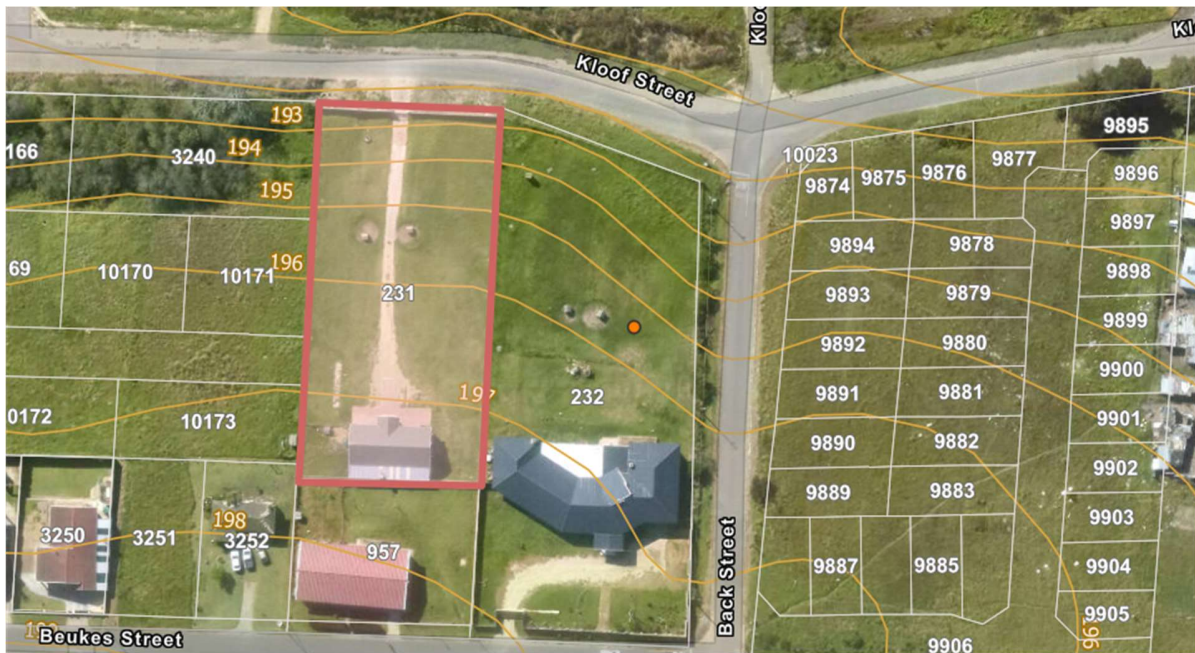
- Physical characteristics of the site.
- The proposed land uses.
- The compatibility of the proposal with existing planning documentation, spatial frameworks, legislation, and policies.
- The compatibility of the proposal with the character of the surrounding area.
- Potential of the site.
- Accessibility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

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

### **6.2 Physical characteristics of the property**

#### **6.2.1 Topography**

The area where the application erf is situated has a natural downward slope from the south to the north. The slope increases a little bit towards the street boundary, as can be seen in the aerial image below. The slope might seem steep, however several subdivisions in close proximity has previously been approved on land with similar slopes.



The topography is thus of such a nature that it will not have a negative impact on the proposed development and therefore, does not restrict the proposed subdivision as applied for in this application.

### 6.2.2 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 was determined:

- Geology - Cape Granite Suite.
- Broad soil classification (ENPAT) - Prisma-cutanic and/or pedocutanic diagnostic horizons dominant, B horizons mainly not red.

- Aquifer vulnerability – Least.
- Aquifer susceptibility – Low.
- Aquifer classification – Minor.
- Dept of groundwater – 21.28mbgl.
- Slope classification (%) – 2.00.

The existing dwelling house, second dwelling and outbuilding on the Remainder of Erf 231 Pacaltsdorp and the structures in the immediate vicinity do not appear to have construction anomalies relating to the soil conditions.

It can, therefore, be accepted that the soil condition is suitable to accommodate the proposed development. There is as such, no reason why this application cannot be supported.

### 6.2.3 Vegetation

The northern portion of the application erf (Portions A, B and C) is covered with kikuyu grass. The following photo indicates the vegetation on the southern portion of the erf. Vegetation will therefore have no influence on the proposed development.



### 6.2.4 Other characteristics

A small northern portion of the Remainder of Erf 231 Pacaltsdorp is located within the 64 metre river buffer zone according to the George Municipal Public GIS viewer. However, this did not halt subdivisions in recent years, as can be seen from the aerial image below.



The group housing properties on the corner of Back and Kloof Street is currently being developed with dwellings, as can be seen in the Google Earth image below. The properties to the west of the Remainder of Erf 231 Pacaltsdorp are also under construction and are also zoned Single Residential Zone I.



The 64 metre river buffer zone according to the George Municipal Public GIS viewer should thus also not affect the subdivision of the Remainder of Erf 231 Pacaltsdorp.

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

### 6.2.5 Conclusion

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

## 6.3 Proposed land uses

The owner intends to subdivide the Remainder of Erf 231 Pacaltsdorp into 5 portions that will retain their present zonings, namely Single Residential Zone I and Transport Zone II. The existing homestead will be situated on Portion D and will possibly be developed with a third dwelling in future, whilst the Proposed Portions A, B and C will be developed in line with the zoning parameters applicable to a Single Residential Zone I zoning as per the George Integrated Zoning Scheme By-law, 2023.

## 6.4 Density of the proposed development

The extent of the application erf is 2 954m<sup>2</sup>. Under the present Single Residential Zone I zoning it would be possible to develop 3 dwelling units (a dwelling house, a second dwelling and a third dwelling) on Portion D, two dwelling units (dwelling house and second dwelling) on Portion A and only one dwelling house on Portions B and C due to the Council policy that restrict the minimum erf size for a Single Residential Zone I erf to 400m<sup>2</sup>. A dwelling house and second dwelling house are only allowed in Pacaltsdorp on Single Residential Zone I erven of 600m<sup>2</sup> or more.

This proposal will result in a density of 24 dwelling units per hectare, which is very close to the overall density of 25du/ha as prescribed by the Western Cape Provincial Spatial Development Framework.

## 6.5 Compatibility of the development proposal with existing planning documentation and policies

### 6.5.1 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.

### 6.5.2 "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 subdivision will subsequently be evaluated on each of the principles.

<b>Spatial justice</b>		
<b>Criteria</b>	<b>Compliance</b>	<b>Planning Implication</b>
Past spatial and other development imbalances must be redressed through improved access to and use of land.	Complies with.	This application will result in an underdeveloped residential erf situated within the Urban Edge being developed to its full potential. The proposed development targets the

		lower-middle income group and will eventually result in affordable housing being made available. It will also lead to more efficient use of land.
Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.	Complies with.	George Municipality approved a Spatial Development Plan for George, 2023, as well as a Local Spatial Development Framework for Pacaltsdorp / Hans Moes Kraal, 2015. Both these Spatial Development Frameworks contain development proposals which are aimed at improving the quality of life of all the inhabitants of George, thus creating the opportunity for approval of this application which will result in creating the opportunity for affordable housing being made available.
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of smaller erven, as proposed in this application, aimed at the need for affordable housing.
Land use management systems must include all areas of a municipality and especially include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of smaller erven, as proposed in this application, aimed at the need for affordable housing.
Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal areas.	Not applicable.	This provision does not apply to this application, as no informal residential development is involved.

<p>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.</p>	<p>Not applicable.</p>	<p>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).</p>
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<p style="text-align: center;"><b>Spatial sustainability</b></p>		
<p><b>Criteria</b></p>	<p><b>Compliance</b></p>	<p><b>Planning Implication</b></p>
<p>Promote land development that is within the fiscal, institutional and administrative means of the Republic.</p>	<p>Complies with.</p>	<p>The proposed development will have no impact on the fiscal, institutional, or administrative capabilities of the George Municipality. The George Municipality's income base will in fact be broadened through this development proposal. The development proposal that forms the subject of the application is furthermore located within the urban edge of George and is earmarked for residential development in terms of the George Spatial Development Framework, 2023 and the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015.</p>
<p>Ensure that special consideration is given to the protection of prime and unique agricultural land.</p>	<p>Not applicable.</p>	<p>The Remainder of Erf 231 Pacaltsdorp is zoned as indicated in point 4.4 of this Motivation Report. The provisions of the Act on the Subdivision of Agricultural Land, 1970 (Act 70 of 1970) therefore do not apply to the application.</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 south of Kloof Street, in an area currently being transformed with medium density residential development. In the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework Plan, 2015, this area is indicated for "Medium Density" residential development, and the area concerned is, also, indicated for "Densification" in terms of the George Spatial Development Framework, 2023. Section 9.4 "<i>Densification in built-up area</i>" in the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015, states that: "<i>Group housing would be allowed anywhere in the identified residential areas at densities of 35 dwelling units per hectare</i>". The subdivision of the Remainder of Erf 231 Pacaltsdorp will provide the opportunity for the lower-middle income group to develop their own house and style without being restricted by group housing rules which include a HOA and Architectural Guidelines. Alternatively, the owner will develop the dwelling house and make it available for rental. 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 owner/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 and the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015 located within the urban edge of the George Municipal</p>

		area and is in terms of the framework targeted for urban development. The proposal will thus not result in urban sprawl.
Result in communities that are viable.	Complies with.	Due to the high maintenance cost (labour, water, and plants), as well as security risk associated with large properties, the development of large residential erven is increasingly considered not viable. This could lead to neglect, which could result in reducing property values in an area. The smaller erven, which could be developed because of this proposal, could result in a vibrant and viable neighbourhood, which will have a positive effect on property values and the economy of George. This will result in additional income for the Municipality, which could be used for the improvement of quality of services to all the citizens of George.

<b>Spatial efficiency</b>		
<b>Criteria</b>	<b>Compliance</b>	<b>Planning Implication</b>
Land development optimises the use of existing resources and infrastructure.	Complies with.	The required infrastructure for the proposed development will be provided by the developer at his costs. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden on municipal budget for the provision services infrastructure.
Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.	Complies with.	In terms of the contents of this Motivation Report the proposed development will have no negative financial, social, economic, or environmental impacts. The proposal will in fact have a positive effect on the

		upliftment of Pacaltsdorp. It will thus be possible to comply with any procedures which the George Municipality has designed to minimise negative financial, social, economic, or environmental impacts.
Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.	Complies with.	George Municipality has adopted the George Municipality: Land Use Planning 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 handled and considered in accordance with the timeframes as prescribed.

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

<b>Good administration</b>		

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

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

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

### 6.5.3 “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 6.5.4 to 6.5.6 of this report.

The development principles referred to in Section 59 of LUPA, which should also be considered when motivating an application, are directly in line with the principles of SPLUMA which have been discussed in detail in section 5.5.2 above. The comments in paragraph 6.5.2 are thus also relevant as far as Section 59 of LUPA is concerned.

## 6.5.4 Western Cape Provincial Spatial Development Framework (WC-PSDF)

### 6.5.4.1 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 6.5.2 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.

#### 6.5.4.2 Protection of agricultural land

In terms of the WC-PSDF it is indicated that agricultural land must be protected. The Remainder of Erf 231 Pacaltsdorp is zoned Single Residential Zone I and Transport Zone II and is not used for agricultural purposes. The relevant objective of the WC-PSDF is therefore not relevant to this application.

#### 6.5.4.3 Urban edge

The WC-PSDF provides for a guideline which determines that towns should identify an urban edge and that development should be restricted to areas inside the urban edge. The George Municipality identified an urban edge, and the Remainder of Erf 231 Pacaltsdorp falls within the identified urban edge. As such, the proposed development will not result in "urban sprawl". The proposal therefore meets the requirement of this guideline set out in the WC-PSDF.

#### 6.5.4.4 Densification

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

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

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

- The ability to walk to several different destinations on foot.

- Improve surveillance and security.
- Employment and retail opportunities within easy distance.
- Vibrant and active streetscape.

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

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

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

The owner intends subdividing the application erf into 4 erven to be zoned Single Residential Zone I. The density that could be achieved if all 4 erven develop to its maximum potential would be at a density of 24du/ha, however the owner at this stage only anticipate developing one house on proposed Portion A, B and C and only in the future a third dwelling on the proposed Portion D. The potential of this subdivision is in line with the density prescribed by the framework and will limit urban sprawl.

#### 6.5.4.5 Self-sufficiency

Another important guideline requires that any proposed development must be self-sufficient, as: "the development needs of the present generations should be met without the ability of future generations to meet their own needs, being compromised." The proposal will be self-sufficient and will place no financial burden on present or future inhabitants of George.

#### 6.5.4.6 Summary

From the content of point 6.5.4 it seems clear that the application can indeed be considered compatible with the WC-PSDF.

#### 6.5.5 George Spatial Development Framework, 2023 (GSDF)

The Remainder of Erf 231 Pacaltsdorp is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and the framework therefore applies to this application. The erf is situated within the Urban Edge, and within an area indicated for “Densification” on Map 37: “Composite Spatial Development Framework for the George City Area” in the George Spatial Development Framework, 2023 (GSDF). No further specific future development proposals for this area are made in the GSDF, 2023.

Under the present zoning Single Residential Zone I zoning 3 dwelling units (a dwelling house, a second dwelling and a third dwelling) could be developed on Portion D, 2 dwelling units (a dwelling house and a second dwelling) on Portion A and one dwelling each on Portions B and C, resulting in a density of 24 dwelling units per hectare, which is compatible with the GSDF, 2023.

Except for the indication that the application erf falls within the Urban Edge of George and within the Densification Area, 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.

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

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

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

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

*Further away from the high density Pacaltsdorp CBD the most appropriate locality for higher density living is close or adjacent to the public transport routes or main distributors. The higher density living adjacent to these public transport routes would be in the form of “town housing” or developments between 35 and 60 dwelling units per hectare. The rest of the residential areas would be densified with infill on available pockets and redevelopment of areas. The density would be limited to “group housing” or developments up to 35 dwelling units per hectare. This strategy should increase the very low density of Pacaltsdorp significantly, even to the desired overall average of 25 dwelling units per hectare.”*

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

The Pacaltsdorp/Hansmoeskraal LSDF clearly state that an appropriate mix of residential opportunities should be provided. Medium density is synonymous with group housing, however not everyone wants to be strictly regulated by a Home Owners Association and architectural guidelines and would like to be able to design and build a dwelling house to their own specific needs and preferences. The proposed subdivision of the Remainder of Erf 231 Pacaltsdorp into 4 Single Residential Zone I erven will create this opportunity and contribute to the mix of residential opportunities in Pacaltsdorp.

In terms of the Pacaltsdorp / Hansmoeskraal Local Spatial Development Framework, 2015 a public road is proposed to cross the Remainder of Erf 231 Pacaltsdorp in an easterly/westerly direction. The extension of the proposed road network over the Remainder of Erf 231 Pacaltsdorp is discussed in point 1 of this report. As indicated in point 1 of this report an agreement was reached between the owner and the George Municipality that a public right-of-way turning circle will be registered over Portion D in favour of the general public to ensure a turning facility for the new road.

Therefore, the proposal for subdivision may be regarded as being consistent with the Pacaltsdorp / Hansmoeskraal Local Spatial Development Framework, 2015.

### 6.5.7 George Integrated Zoning Scheme By-Law, 2023

The Remainder of Erf 231 Pacaltsdorp is zoned Single Residential Zone I and Transport Zone II in terms of the George Integrated Zoning Scheme By-law, 2023. In terms of the Single Residential Zone I zoning, the erf may be used for the purposes of one dwelling house and a second dwelling. A third dwelling may be erected with the consent of the Municipality on erven larger than 1200m<sup>2</sup>. The By-law does not contain any stipulations with regards to the subdivision of residential properties.

The owner intends to subdivide the application erf into 4 Single Residential Zone I erven with a right-of-way that will provide access to all 4 proposed portions.

In terms of Schedule 2 of the mentioned By-law the following development parameters will be applicable on Portion D:

<b>Coverage</b>	500m <sup>2</sup> or 40%, whichever is greater
<b>Building lines</b>	Street: 5 metres Side and rear: 3 metres
<b>Parking</b>	2 parking bays, plus 1 additional parking bay for the second dwelling unit
<b>Height</b>	6.5 metres to the wall plate 8.5 metres to the ridge of the roof (pitched roof).

The existing dwelling house, second dwelling and outbuildings on the Portion 3 will still comply with the mentioned development parameters after subdivision.

In terms of Schedule 2 of the mentioned By-law the following development parameters will be applicable on the proposed Portion A.

<b>Coverage</b>	325m <sup>2</sup> or 50%, whichever is greater
<b>Building lines</b>	Street: 4 metres Side and rear: 2 metres
<b>Parking</b>	2 parking bays (plus 1 additional parking bay for the second dwelling unit)
<b>Height</b>	6.5 metres to the wall plate 8.5 metres to the ridge of the roof (pitched roof).

It is the intention of the owner to build his own new house on the proposed Portion A, which will comply with the development parameters for the proposed property size of 800m<sup>2</sup>.

In terms of Schedule 2 of the mentioned By-law the following development parameters will be applicable on the proposed Portions B and C.:

<b>Coverage</b>	200m <sup>2</sup> or 65%, whichever is greater
<b>Building lines</b>	Street: 3 metres 0 metre on one side and 1,5m on all other sides Rear: 1.5 metres
<b>Parking</b>	2 parking bays
<b>Height</b>	6.5 metres to the wall plate 8.5 metres to the ridge of the roof (pitched roof).

It is the intention of the owner to only build one house each on Portion B and C in keeping with the Municipal Policy of Minimum erf sizes for Pacaltsdorp where a second dwelling unit is allowed only on erf which is more than 600m<sup>2</sup> in extent. The owner will either develop the houses and make it available to rent or sell the erven. The economic climate will determine if the owner develops himself or sell Portions B and C.

### 6.5.8 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 the Remainder of Erf 231 Pacaltsdorp was scrutinised, and it was found that it contains no conditions prohibiting the subdivision as proposed.

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

### 6.5.9 Existing Council Policy

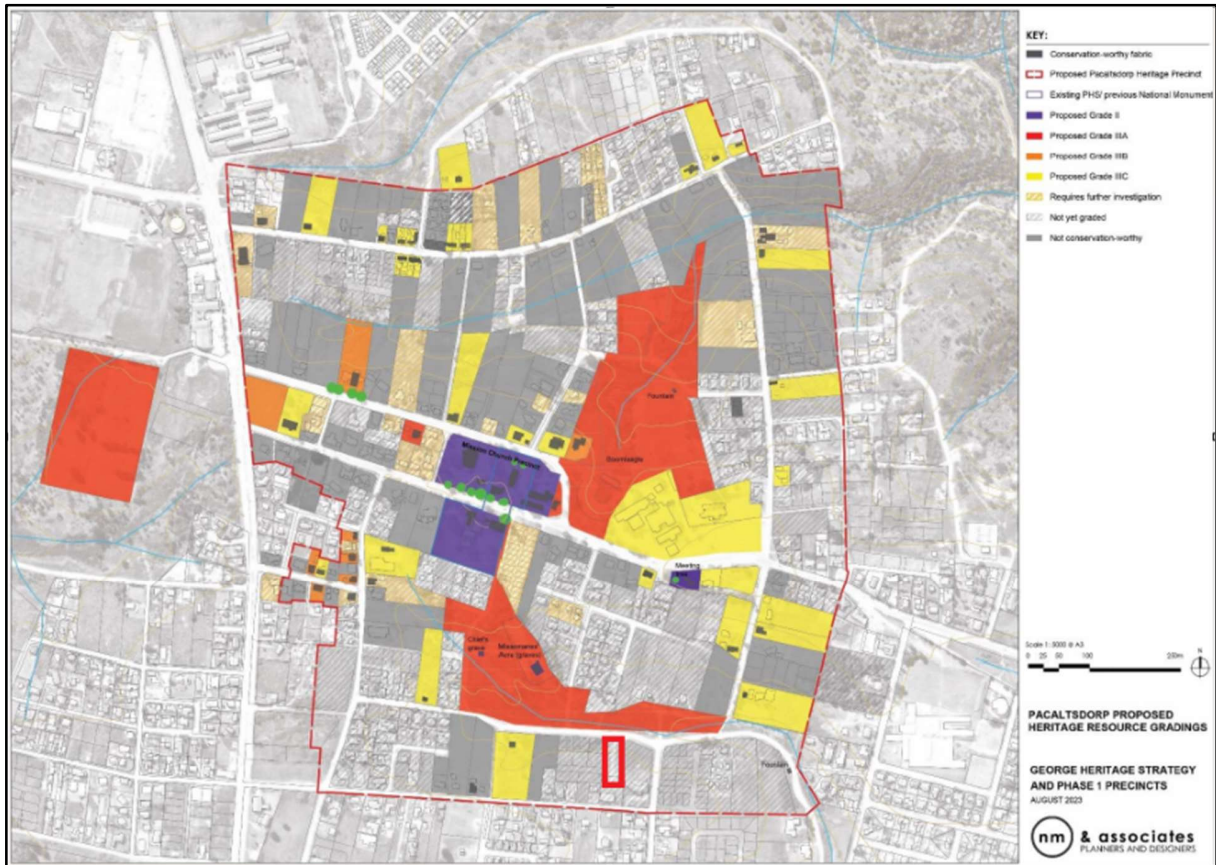
There are existing Council Policies which are indicative of minimum erf sizes in respect of the various suburbs in George. The application erf is situated in Pacaltsdorp, where the proposed minimum erf size (including a second dwelling) is indicated as 600m<sup>2</sup> and the minimum erf size (without the possibility of a second dwelling) is indicated as 400m<sup>2</sup>. All the proposed portions will comply with Council Policies.

### 6.5.10 Pacaltsdorp: Guidelines for Heritage Precinct

The Remainder of Erf 231 Pacaltsdorp falls within the proposed Pacaltsdorp Heritage Precinct. In terms of the document the Remainder of Erf 231 Pacaltsdorp has as yet not been graded. The existing dwelling house on the Remainder of Erf 231 Pacaltsdorp has undergone several additions and it is believed not be conservation worthy whilst the second dwelling unit has only been constructed in 2023. The second dwelling unit is also as such regarded to have no heritage value.

In terms of the Pacaltsdorp: Guidelines for Heritage Precinct the front door of the dwelling house and the pedestrian entrance to the dwelling houses along heritage significant streets, which includes Kloof Street, must face these heritage significant streets. Alternatively, the main living area / trading area of the building must be facing the street. The new dwelling houses to be erected on Portions A and B will therefore have to comply with this guideline. This guideline

requirement can be addressed during the submission of building plans for the proposed new dwelling houses on Portions A and B.



It is furthermore indicated in this document that the minimum width of new properties facing the public street network within the delineated precinct should be 10 metres. Portion A and B facing Kloof Street have street boundaries of more than 10 metres and therefore comply with this Heritage guidelines.

From the above it is clear that the proposed subdivision complies with the Pacaltsdorp: Guidelines for Heritage Precinct.

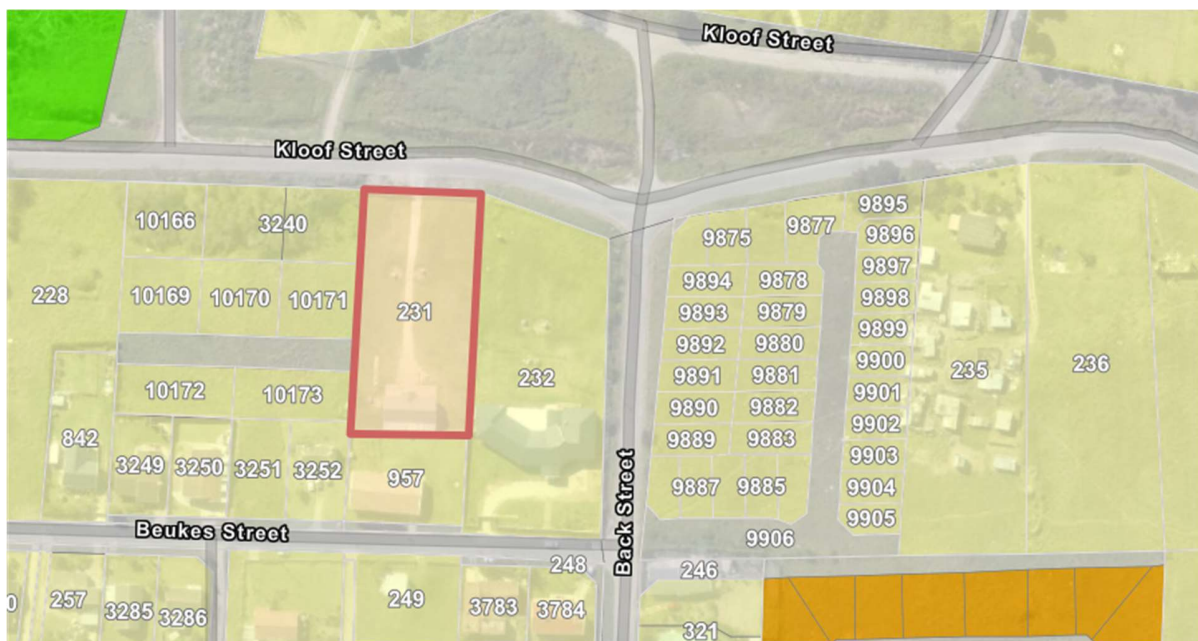
### 6.5.11 Conclusion

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

## 6.6 Compatibility of the proposal with the character of the area

It is clear from the following aerial photo indicating the zoning, that the application erf is situated in an area of Pacaltsdorp characterized by recent subdivisions and being developed with smaller single residential erven and group/town housing units south-east of the Remainder of Erf 231 Pacaltsdorp.

It is proposed to subdivide the application erf into 4 Single Residential erven of various sizes. The proposed remainder will be approximately 1 256m<sup>2</sup> with an existing dwelling house, second dwelling and possible future third dwelling. Portion A ( $\pm 800\text{m}^2$ ), Portion B ( $\pm 400\text{m}^2$ ) and Portion C ( $\pm 400\text{m}^2$ ) is proposed to be develop each with one dwelling house.



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

## 6.7 Compatibility of the proposal with the natural environment of the property

The application erf is situated within the Urban Edge of George and as indicated on the photo in point 5.2.3 of this motivation report, the erf is covered in Kikuyu grass.

There are no conservation worthy natural environmental elements situated on the application erf. The natural environment on the erf will, therefore, not be disturbed by the proposed development. The proposed development will thus not have a negative impact on the natural environment and can be considered compatible with the natural environment.

### 6.8 Potential of the property

The Remainder of Erf 231 Pacaltsdorp is zoned Single Residential Zone I and Transport Zone I in terms of the George Integrated Zoning Scheme By-Law, 2023. In terms of this zoning, the erf may be used for the purposes of 3 dwelling units (a dwelling house, a second dwelling and a third dwelling with consent). Even though a portion of Portion D will be a public right-of-way servitude, Portion D will still have sufficient developable space for a small third dwelling unit.

Even when the Remainder of Erf 231 Pacaltsdorp, is developed to its full potential with 3 dwelling



units, the erf will still have more than enough space to accommodate the proposed subdivision, as can be seen in the photo to the left. The second dwelling can be seen on the right side of the photo and Portion A will be in front of the second dwelling and Portions B and C will be opposite the dirt road as seen in the photo above.

The subdivision of the application erf, as proposed in this application, will therefore result in increasing development potential of the application erf.

## 6.9 Access to the property

The application erf is situated south of Kloof Street and gains access from Kloof Street Pacaltsdorp. The erf is easily accessible from both the Pacaltsdorp and George CBD.

As indicated on the proposed subdivision plan, attached hereto as **Annexure "F"**, all the proposed subdivided portions will gain access from the existing driveway, which is currently partly paved and partly a dirt road, which will become a right-of-way servitude. There is good visibility in both directions into Kloof Street.

The following photo shows the street elevation from Kloof Street, with the current access to the erf from Kloof Street.



## 6.10 Provision of parking

The parking requirements applicable to different land uses are set out in a table in Section 42 of the George Integrated Zoning Scheme By-Law, 2023. Two parking bays per dwelling house, plus 1 parking bay in respect of a second dwelling are required in respect of each of the proposed residential erven.

The proposed dwelling houses have not yet been design, however all the proposed dwelling houses on the subdivided portions will comply with the development parameters of the George Integrated Zoning Scheme, 2023.

### 6.11 Provision of services

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

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

The Directorate Electrical Technical Services (ETS) has indicated in the pre-application that an Electrical Services Report must be submitted for consideration. This requirement has since been waived by ETS as confirmed in the email dated 3 September 2025 attached hereto as **Annexure “M”**.

## 7. CONCLUSION

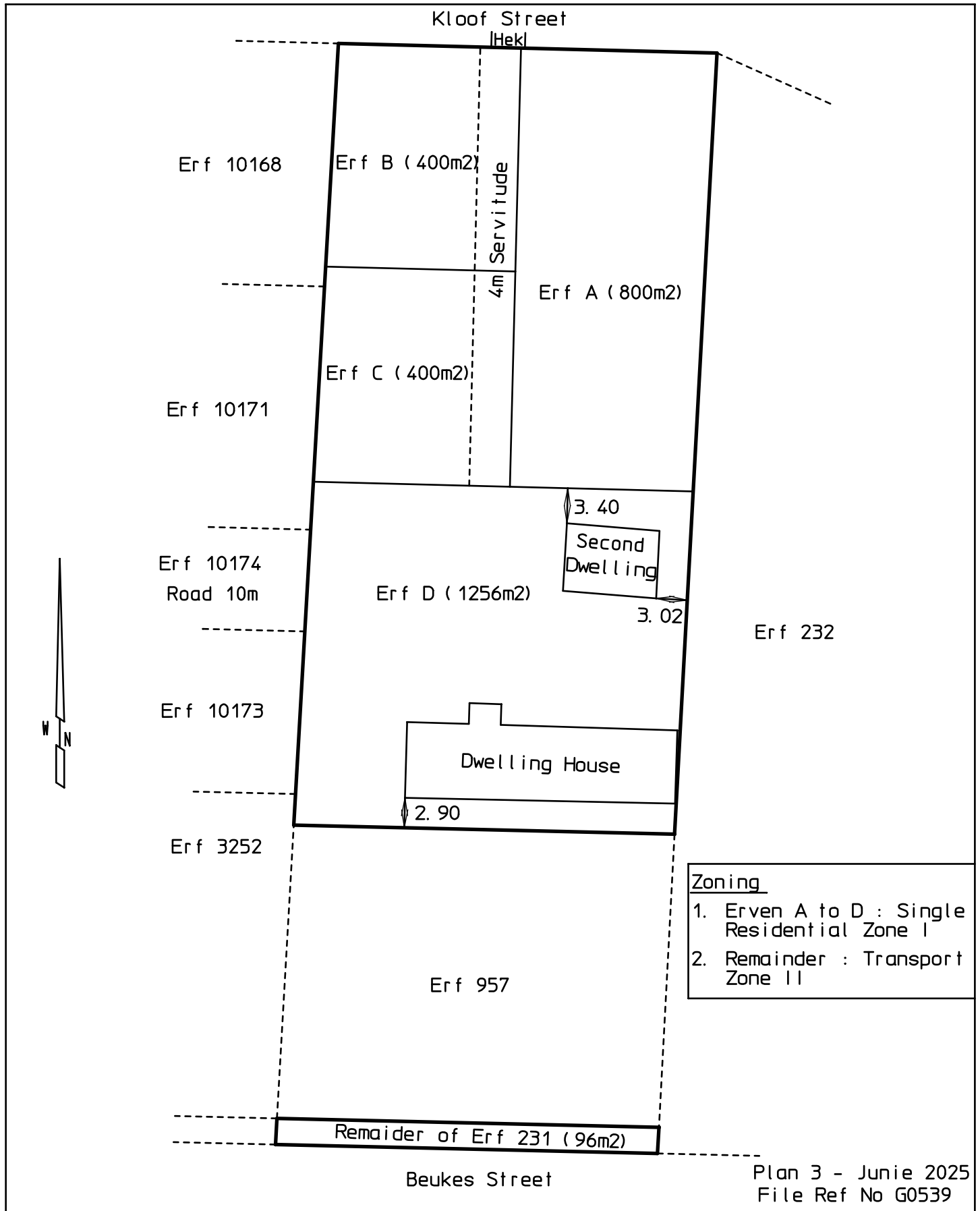
Application is made in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Remainder of Erf 231 Pacaltsdorp into five portions, namely Portion A ( $\pm 800\text{m}^2$ ), Portion B ( $\pm 400\text{m}^2$ ), Portion C ( $\pm 400\text{m}^2$ ), Portion D ( $\pm 1\,256\text{m}^2$ ) and a Remainder ( $\pm 96\text{m}^2$ ).

As indicated in this report the proposed application 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" - SUBDIVISION PLAN DATED JUNE 2025**



**SUBDIVISIONAL PLAN**  
 of the Remainder of Erf 231  
 in the town  
**PACALTS DORP**  
 Scale 1 : 500



**CONRADIE**  
LANDMETERS

Tel 044 874 0991

**ANNEXURE "B" – SECTION 40 LETTER DATED 15 JULY 2025**

APPLICATION REFERENCE: 4130555

INTERNAL REFERENCE: 3744353

DATE: 2025-07-15

APPLICANT NAME: Jan Vrolijk

EMAIL ADDRESS: janvrolijk@jvtownplanner.co.za

*In terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to the applicant as stated above. No information will be given to any third party and/or landowner (if the landowner is not the applicant).*

**LETTER (1) IN TERMS OF SECTION 40 OF LUP BY-LAW, 2023**

**1. SUBDIVISION IN TERMS OF SECTION 15(2)(d) OF THE LAND USE PLANNING BY-LAW FOR THE GEORGE MUNICIPALITY, 2023 OF THE REMAINDER OF ERF 231 PACALTSDORP INTO THE FOLLOWING 5 PORTIONS:**

- PORTION A: (SINGLE RESIDENTIAL ZONE I) (± 800M<sup>2</sup>)
- PORTION B: (SINGLE RESIDENTIAL ZONE I) (± 400M<sup>2</sup>)
- PORTION C: (SINGLE RESIDENTIAL ZONE I) (± 400M<sup>2</sup>)
- PORTION D: (SINGLE RESIDENTIAL ZONE I) (±1 256M<sup>2</sup>)
- REMAINDER (TRANSPORT ZONE II) (± 96M<sup>2</sup>)

**2. APPLICATION IS MADE IN TERMS SECTION 24(1)(F)(V) OF THE LAND USE PLANNING BY-LAW FOR THE GEORGE MUNICIPALITY, 2023 FOR THE EXEMPTION OF THE REGISTRATION OF A PRIVATE RIGHT-OF-WAY SERVITUDE WITH A WIDTH OF 4 METRES OVER:**

- PORTION B IN FAVOUR OF PORTIONS A , C AND D AS INDICATED ON THE SUBDIVISION PLAN
- PORTION C IN FAVOUR OF PORTIONS A AND D AS INDICATED ON THE SUBDIVISION PLAN

PROPERTY: Remainder Erf 231, Pacaltsdorp

Application for:

- Subdivision

The above-mentioned application(s) submitted per email dated **2025-06-30** do not comply with Section 38 of the Land Use Planning By-law for George Municipality, 2023 and is deemed to be incomplete.

The following is outstanding and/or needs to be amended:

- Pre-consultation Application is required.

All enquiries follow ups and documentation submissions need to be directed to the relevant case officer as marked below. The relevant Town Planner **Robert Janse van Rensburg**, should be copied in the e-mail: [rhjansevanrensburg@george.gov.za](mailto:rhjansevanrensburg@george.gov.za) as well as the relevant Senior Town Planners, Naudica Swanepoel (even erf numbers) [nswanepoel@george.gov.za](mailto:nswanepoel@george.gov.za) or Ilane Huyser (uneven erf numbers) [ihuyser@george.gov.za](mailto:ihuyser@george.gov.za).

**General Town Planning Comments**

The relevant case officer for this project is:

Marisa Arries email: [marries@george.gov.za](mailto:marries@george.gov.za)

Please amend the application accordingly and upload the amended application/supporting document on the Portal within 14 days from the date of letter and notify the relevant Town Planner and Case Officer per email. A request for extension may be submitted to the relevant Town Planner as well as the Senior Town Planner for consideration.

Should the application/supporting documents not be uploaded within 14 days, or an extension be granted, the application will be closed in terms of Section 41(3) read with 41(4) of the Land Use Planning By-law for George Municipality, 2023.

Yours faithfully



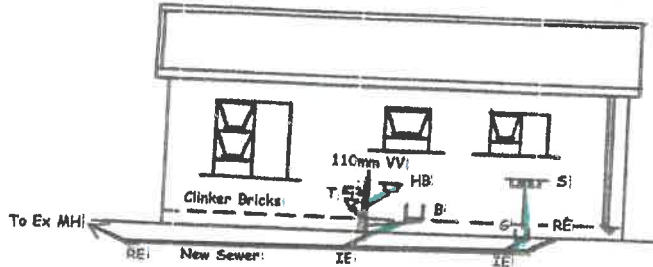
Robert Janse van Rensburg  
**Town Planner**  
**Human Settlements, Planning and Development**

**ANNEXURE "C" – APPROVED BUILDING PLAN FOR SECOND DWELLING DATED  
2023**

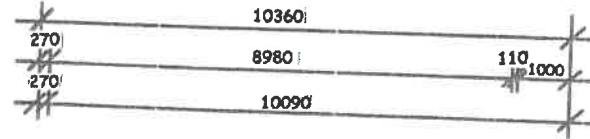


MUNICIPALITY - GEORGE - MUNISIPALITEIT  
 APPROVED/GOEDGEKEUR  
 PLAN No: 78623 DATUM/DATE: 2021-06-18  
 BOUBEHEER BEAMPT/ BUILDING CONTROL OFFICIAL

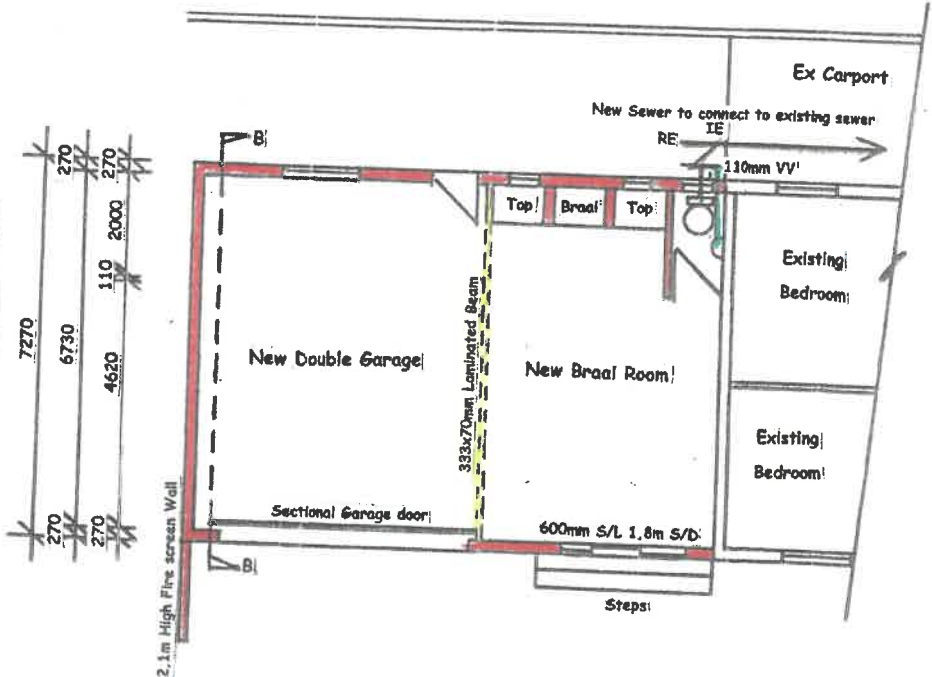
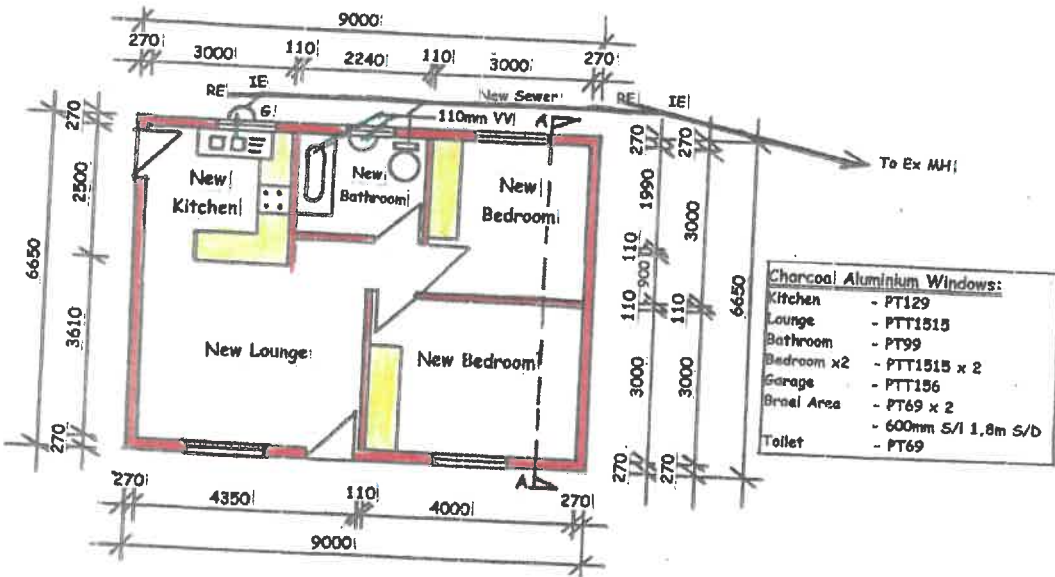
South Elevation 1:100



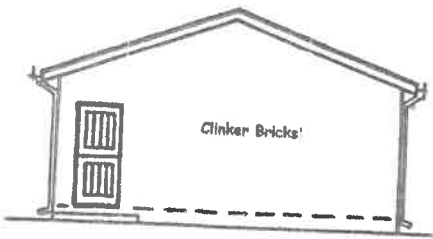
Ground Floor Plan 1:100



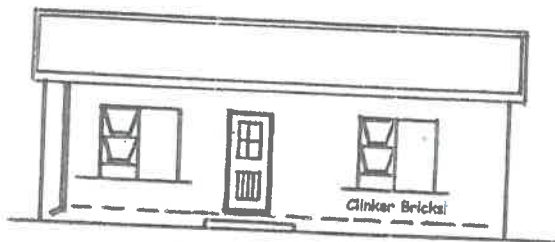
Ground Floor Plan 1:100



East Elevation 1:100



North Elevation 1:100



Existing House	- 118 m <sup>2</sup>
Existing Stoep	- 7 m <sup>2</sup>
New Additions	- 75 m <sup>2</sup>
New 2 <sup>nd</sup> Dwelling	- 60 m <sup>2</sup>
Footprint area	- 260 m <sup>2</sup>
Erf size	- 2856 m <sup>2</sup>
Coverage	9 %

Project:  
 Proposed additions on erf 231, Pacaltsdorp  
 Client: B Cassin  
 Date: 02/05/2023  
 Drawing title: Ground Floor plans, Elevations

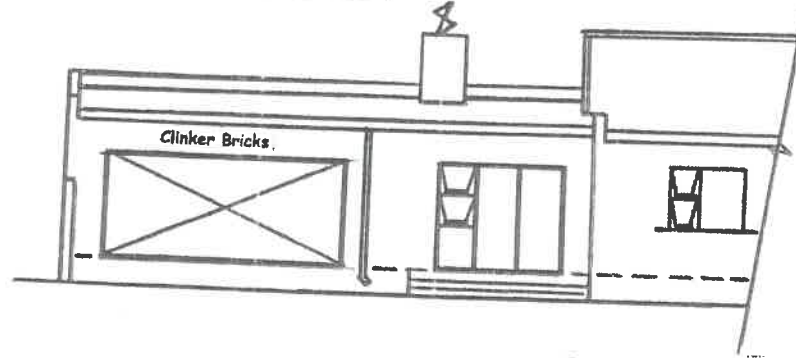
Signature-client: *[Signature]* Signature-Draughts person: *[Signature]*

**HP GROBBELAAR**  
 078-4127983  
 29 Bub-reis drive  
 Kraalfontein  
 7370  
 heingrobbie@gmail.com  
 SACAP PR. Arc D1028

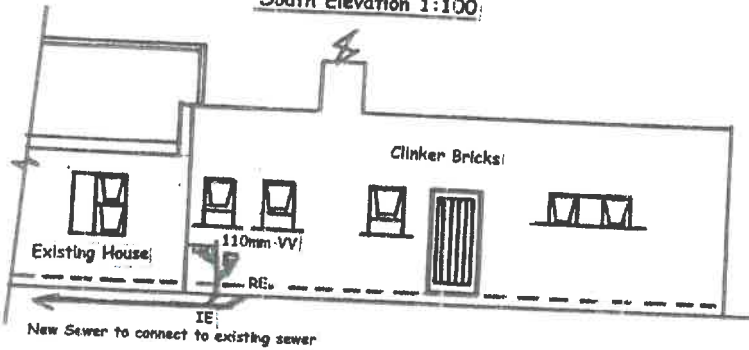
**DRAUGHTING CONSULTING**

MUNICIPALITY - GEORGE - MUNISIPALITEIT  
 APPROVED/GOEDGEKEUR  
 PLAN No: 78623 DATUM/DATE: 2023-06-18  
 BOUBEHEER BEAMPT/ BUILDING CONTROL OFFICIAL

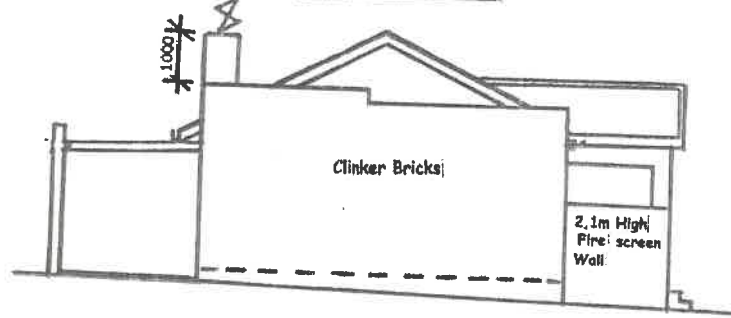
North Elevation 1:100



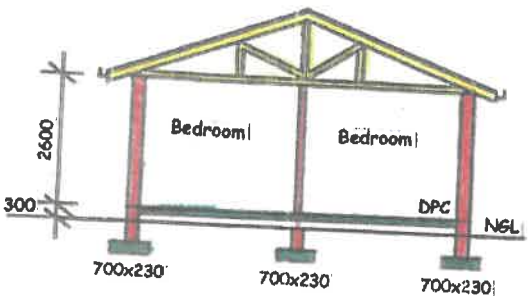
South Elevation 1:100



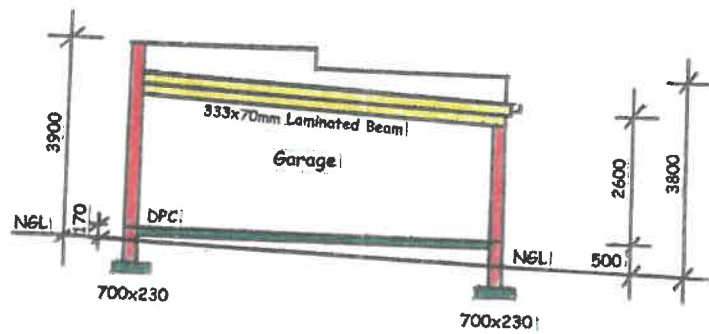
East Elevation 1:100



Section A-A 1:100



Section B-B 1:100



Existing House	- 118 m <sup>2</sup>
Existing Stoep	- 7 m <sup>2</sup>
New Additions	- 75 m <sup>2</sup>
New 2 <sup>nd</sup> Dwelling	- 60 m <sup>2</sup>
Footprint area	- 260 m <sup>2</sup>
Erf size	- 2856 m <sup>2</sup>
Coverage	9 %

Signature-client: *[Signature]*  
 Project: Proposed additions on erf 231 Pacaltsdorp  
 Client: B Cassim  
 Date: 02/05/2023  
 Drawing title: Sections, Elevations

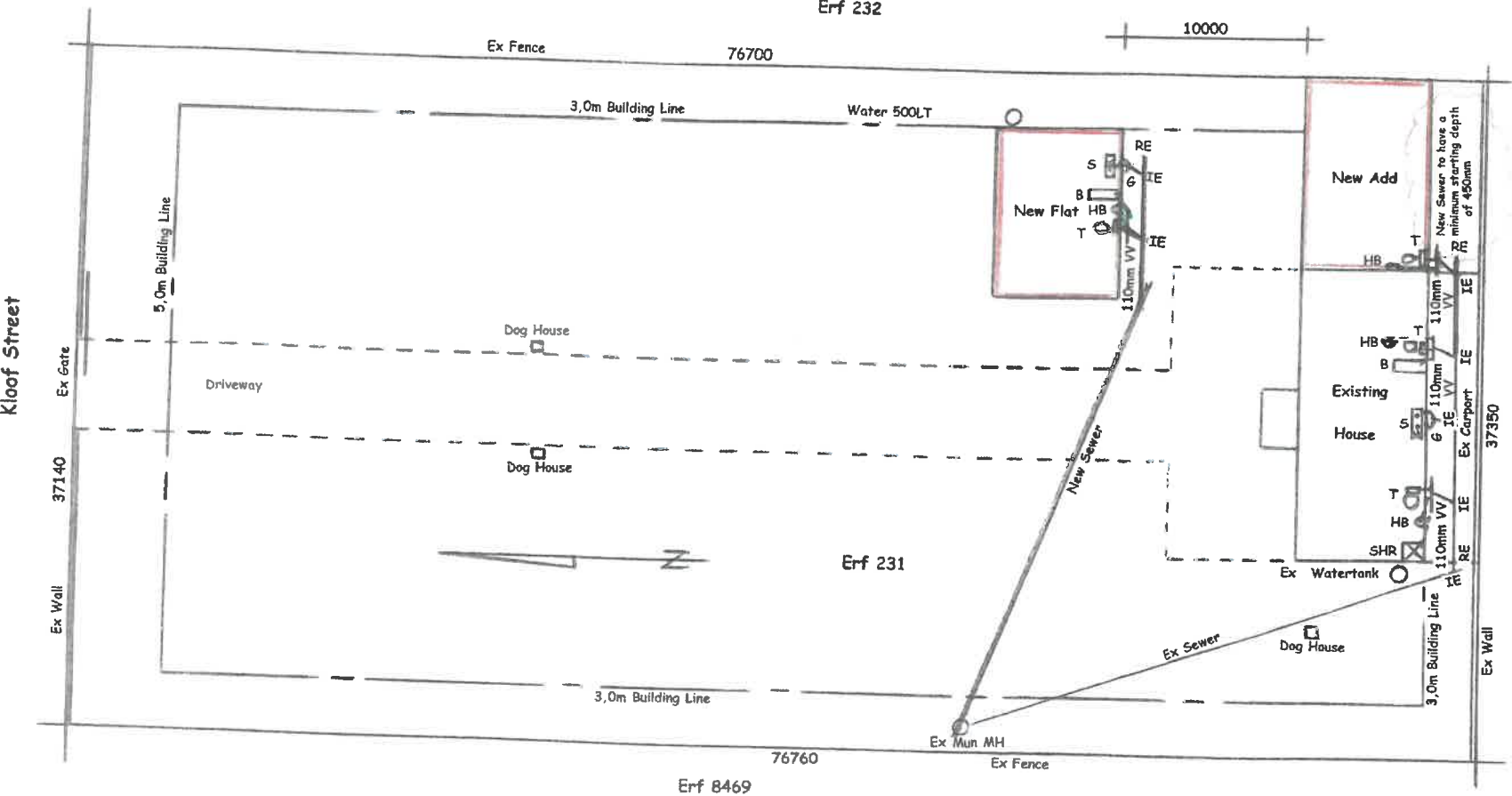
Signature-Draughts person: *[Signature]*  
**DP GROHELAAR**  
 0784427883  
 29 Duik-rein drive  
 Kralfontela  
 7570  
 helegrobbie@gmail.com  
 SACAP PR Arc D1028





MUNICIPALITY - GEORGE - MUNISIPALITEIT  
 APPROVED/GOEDGEKEUR  
 PLAN No: 75023 DATUM/DATE: 2023-08-10  
 BOUBEHEER BEAMPT/ BUILDING CONTROL OFFICIAL

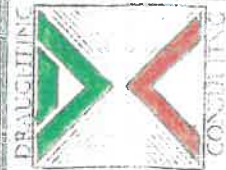
Site Plan 1:250



Existing House	- 118 m <sup>2</sup>
Existing Stoep	- 7 m <sup>2</sup>
New Additions	- 75 m <sup>2</sup>
New Flat	- 60 m <sup>2</sup>
Total footprint area	- 260 m <sup>2</sup>
Erf size	- 2856 m <sup>2</sup>
Coverage	9 %

Project:  
 Proposed additions on erf 231, Pacaltsdorp  
 Client: B. Cassim  
 Date: 03/08/2023  
 Drawing title: Site plan  
 Drawing nr: BC05/2023

Signature - client: *[Signature]* Signature - Draughtsperson: *[Signature]*



0800000000, 0, 0, 00  
 0746-1 5279886  
 29 Bub-rein drive  
 Kraaifontein  
 7570  
 bringpublic@gmail.com  
 SACAP PR Act D1028

**ANNEXURE "D" – SIGNED PRE-APPLICATION CONSULTATION FORM DATED 6  
AUGUST 2025**

**LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM**

**PLEASE NOTE:**

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

**PART A: PARTICULARS**

Reference number: **Collab no. 3787482**

Purpose of consultation: **Application for subdivision of Erf 231 Pacaltsdorp**

Brief proposal: **Subdivision of Erf 231 Pacaltsdorp into 5 portions.**

Property(ies) description: **Erf 231 Pacaltsdorp**

Date: **18 July 2025**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilane Huyser	George Municipality	044 801 9477	<a href="mailto:ihuyser@george.gov.za">ihuyser@george.gov.za</a>
Official	Robert Janse van Rensburg	George Municipality	044 801 9555	<a href="mailto:rhjansevanrensburg@george.gov.za">rhjansevanrensburg@george.gov.za</a>
Pre-applicant	Jan Vrolijk	Jan Vrolijk Town Planner / Stadsbeplanner	044 873 3011 082 464 7871	<a href="mailto:janvrolijk@jvtownplanner.co.za">janvrolijk@jvtownplanner.co.za</a>

**Documentation provided for discussion:**

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

- Title deed of erf
- Locality plan
- SG Diagram
- Proposed subdivision plan
- Approved building plan for second dwelling
- Section 40 letter

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

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

YES	NO
-----	----

**DEVELOPMENT PROPOSAL**

The development on the application erf, the Remainder of Erf 231 Pacaltsdorp, consists of a dwelling house, second dwelling and an outbuilding located behind the main dwelling house. The mentioned buildings are situated on the southern portion of the erf. The remainder of the property, towards the north, is vacant apart from the temporary doghouse structures, which will be removed once development of the proposed subdivided portions take place. The street boundary, Kloof Street has a boundary wall with an electronic access gate, and the southern rear boundary also has a boundary wall, while the side boundaries have wire fencing.

The northern portion of the Remainder of Erf 231 Pacaltsdorp is currently zoned Single Residential Zone I whilst the portion of the Remainder of Erf 231 Pacaltsdorp located to the south of Erf 957 Pacaltsdorp forms part of the existing road reserve of Beukes Street and has a Transport II zoning. In terms of the development proposal the zoning for all the subdivided portions will remain unchanged, thus creating four Single Residential Zone I properties with a right-of-way access of 4 metres wide and a Transport Zone II erf that will be transferred to the George Municipality.

Rezoning is thus not required as a portion of the Remainder of Erf 231 Pacaltsdorp has already been given off for road widening purposes, when Erf 957 Pacaltsdorp was subdivided from the Remainder of Erf 231 Pacaltsdorp, as can be seen on the Surveyor General Diagram attached hereto.

It should be noted that the owner of the Remainder of Erf 231 Pacaltsdorp did discuss the old Pacaltsdorp road network plan with the Department of Civil Engineering Services (CES). CES confirmed that the Remainder of Erf 231 Pacaltsdorp does not have to provide a portion of the erf for road purposes, because the second dwelling unit on the Remainder of Erf 231 Pacaltsdorp was approved with a building plan in 2023 and is located in the middle of the proposed old Pacaltsdorp road network. The linkage over Erf 232 Pacaltsdorp to Back Street is also very difficult due to the slope and difference in height from the erf and the existing road reserve (Back Street). Thus, CES confirmed that there is no need to provide a portion of the Remainder of Erf 231 Pacaltsdorp towards the old Pacaltsdorp road network plan. The approved building plan for the second dwelling on the Remainder of Erf 231 Pacaltsdorp is attached hereto.

It is the intention of the owner to subdivide the property into 5 portions with the zoning to remain unchanged as Single Residential Zone I and Transport Zone II as indicated on the attached subdivision plan.

Portion D will have a size of more than 1200m<sup>2</sup> in extent. The reason being that the George Integrated Zoning Scheme, 2023 allows an owner of an erf to apply for a consent use for a third dwelling, if the erf size of the erf is more than 1 200m<sup>2</sup> in extent. The owner anticipates applying for a third dwelling unit in the future. The property size (±1 256m<sup>2</sup>) of the proposed Portion D together with the location of the existing structures allows sufficient space on the proposed Portion D for a third dwelling that will be able to comply with all the development parameters applicable to a third dwelling as per the George Integrated Zoning Scheme, 2023.

The existing owner furthermore intends to construct his own new dwelling house on the proposed Portion A which is 800m<sup>2</sup> in extent. The proposed Portions B and C is both 400m<sup>2</sup> in extent, which complies with the minimum erf size allowed for Single Residential I even in Pacaltsdorp. The owner will either sell or develop the properties himself and create rentable housing options, which in turn will be a constant source of income for the owner.

The purpose of this application is to obtain approval for the proposed subdivision of the application erf. A copy of the proposed subdivision plan is attached hereto.

#### APPLICATION

- An application will have to be submitted in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Remainder of Erf 231 Pacaltsdorp into the following 5 portions:
  - Portion A: (Single Residential Zone I) (± 800m<sup>2</sup>);
  - Portion B: (Single Residential Zone I) (± 400m<sup>2</sup>);
  - Portion C: (Single Residential Zone I) (± 400m<sup>2</sup>);
  - Portion D: (Single Residential Zone I) (±1 256m<sup>2</sup>); and
  - Remainder (Transport Zone II) (± 96m<sup>2</sup>)as indicated on the subdivision plan attached hereto.
  
- An application will have to be submitted in terms of Section 24(1)(f)(v) of the Land Use Planning By-Law for the George Municipality, 2023 for the exemption of the registration of a private right-of-way servitude with a width of 4 metres over
  - Portion B in favour of Portions A , C and D as indicated on the subdivision plan attached hereto.
  - Portion C in favour of Portions A and D as indicated on the subdivision plan attached hereto.

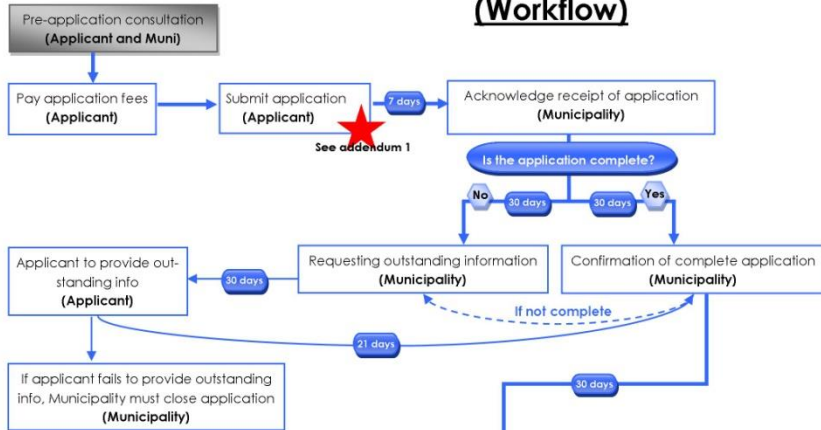
**PART B: APPLICATION PROCESS**

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

**Draft By-Law on Municipal Land Use Planning**

**(Workflow)**

**SUBMISSION**

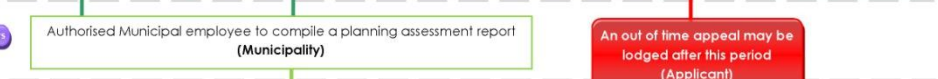


- Types of applications that can be submitted in terms of Section 15 (2)**
- (a) Rezoning of land
  - (b) Permanent departure
  - (c) Temporary departure
  - (d) Subdivision of land
  - (e) Consolidation of land
  - (f) Amendment, suspension or removal of restrictive conditions
  - (g) Permission required 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**

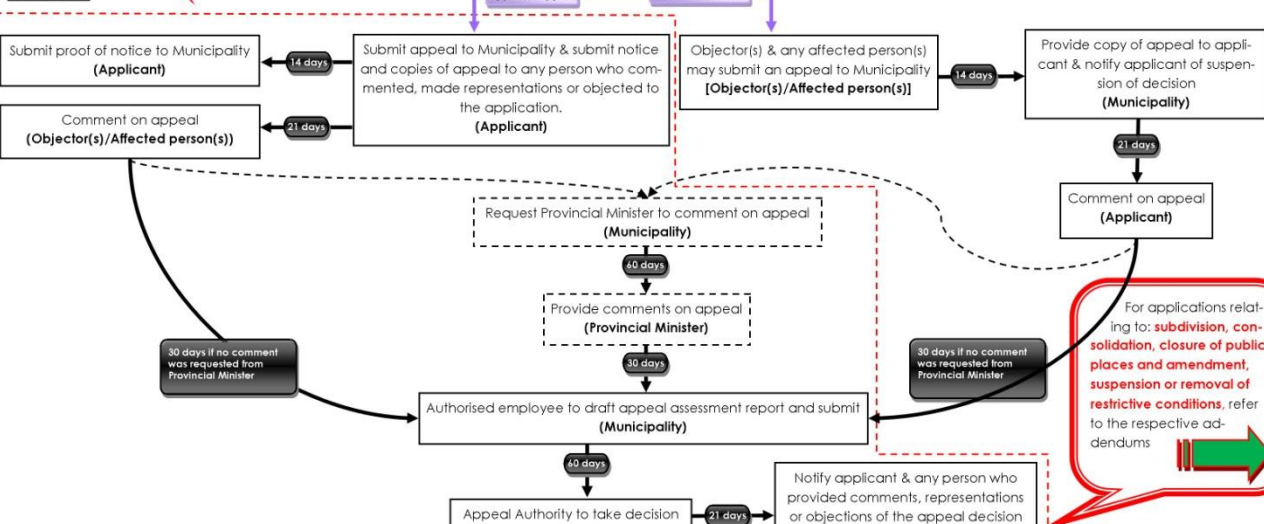


**DECISION**



**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
	2(a)	a rezoning of land;	R
	2(b)	a permanent departure from the development parameters of the zoning scheme;	R
	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
x	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,	R

		letters of consent etc.)	
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
<b>TOTAL APPLICATION FEE* (VAT excluded):</b>			R

**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?			<b>George Spatial Development Framework, 2023 and Pacaltsdorp / Hansmoeskraal Local Spatial Development Framework, 2015.</b>	<b>To be determined</b>
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)]			<b>X</b>	<b>Conveyancer to confirm</b>
Any other Municipal by-law that may be relevant to application? (If yes, specify)		<b>X</b>		
<b>Zoning Scheme Regulation considerations:</b> Which zoning scheme regulations apply to this site? <b>George Integrated Zoning Scheme By-law, 2023</b> What is the current zoning of the property? <b>Single Residential Zone I and Transport Zone II</b> What is the proposed zoning of the property? <b>Single Residential Zone I and Transport Zone II</b> Does the proposal fall within the provisions/parameters of the zoning scheme? <b>Yes</b> Are additional applications required to deviate from the zoning scheme? (if yes, specify) <b>TBD</b>				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial			<b>X</b>	

Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?				
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?			X	

**SECTION C:**

**CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE**

<b>QUESTIONS REGARDING CONSENT / COMMENT REQUIRED</b>	<b>YES</b>	<b>NO</b>	<b>TO BE DETERMINED</b>	<b>OBTAIN APPROVAL / COMMENT FROM:</b>
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) <del>(strikethrough irrelevant)</del>		X		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
				& 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? ( <del>strikethrough irrelevant</del> )		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

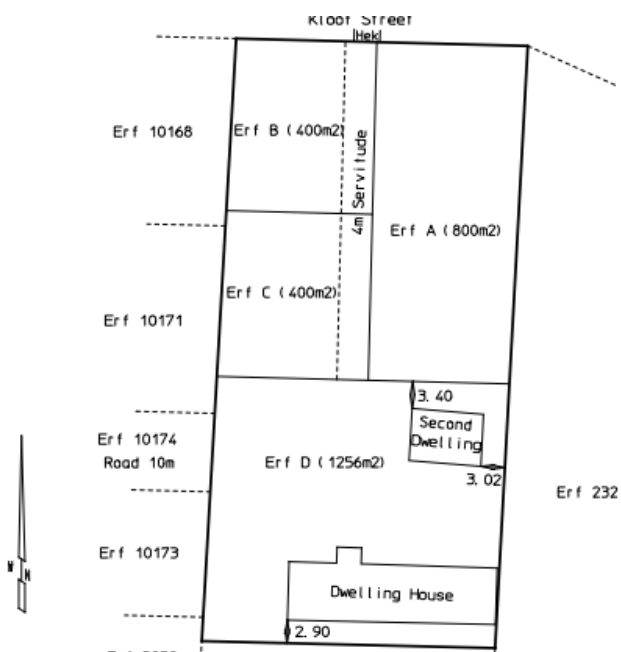
Sewerage and waste water:			<b>X</b>	Directorate: Civil Engineering Services
Stormwater:			<b>X</b>	Directorate: Civil Engineering Services
Road network:			<b>X</b>	Directorate: Civil Engineering Services
Telecommunication services:			<b>X</b>	
Other services required? Please specify.			<b>X</b>	
Development charges:			<b>X</b>	

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

<b>COMPULSORY INFORMATION REQUIRED:</b>						
<b>Y</b>	<b>N</b>	Power of Attorney / Owner's consent if applicant is not owner (if applicable)		<b>Y</b>	<b>N</b>	S.G. noting sheet extract / Erf diagram / General Plan
<b>Y</b>	<b>N</b>	Motivation report / letter		<b>Y</b>	<b>N</b>	Full copy of the Title Deed
<b>Y</b>	<b>N</b>	Locality Plan		<b>Y</b>	<b>N</b>	Site Layout Plan
<b>Y</b>	<b>N</b>	Proof of payment of fees		<b>Y</b>	<b>N</b>	Bondholder's consent
<b>MINIMUM AND ADDITIONAL REQUIREMENTS:</b>						
<b>Y</b>	<b>N</b>	Site Development Plan		<b>Y</b>	<b>N</b>	Conveyancer's Certificate
<b>Y</b>	<b>N</b>	Land Use Plan		<b>Y</b>	<b>N</b>	Proposed Zoning plan
<b>Y</b>	<b>N</b>	Phasing Plan		<b>Y</b>	<b>N</b>	Consolidation Plan
<b>Y</b>	<b>N</b>	Abutting owner's consent		<b>Y</b>	<b>N</b>	Landscaping / Tree Plan
<b>Y</b>	<b>N</b>	Proposed Subdivision Plan (including street names and numbers)		<b>Y</b>	<b>N</b>	Copy of original approval letter
<b>Y</b>	<b>N</b>	Services Report or indication of all municipal services / registered servitudes		<b>Y</b>	<b>N</b>	Home Owners' Association consent
<b>Y</b>	<b>N</b>	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) <del>(strikethrough irrelevant)</del>		<b>Y</b>	<b>N</b>	1 : 50 / 1:100 Flood line determination (plan / report)
<b>Y</b>	<b>N</b>	Other (specify)		<b>Y</b>	<b>N</b>	Required number of documentation copies

**PART E: DISCUSSION**

The Pre-Application dated 23 July 2025 refers. The plan presented is as follows:



**Town Planning**

- To provide written acceptance from CES as specified above regarding the road portion in line with the LSDF that is not required anymore (portion of road traversing through portion D).
- Application to be motivated in terms of the LSDF, MSDF, GIZS, etc.
- Departure required for the existing dwelling as the approved building plans specifies 3m from the boundary when the structure is built much closer. Applicant to confirm in accordance with surveyed diagram.
- Property falls within the Pacaltsdorp Heritage Precinct. To demonstrate compliance with the draft Heritage Guidelines.

**CES**

**Access**

- Access be restricted to a signal access via Kloof street
- Access is permitted in accordance with the George Integrated Zoning Scheme (GIZS) 2023 regulations.
- Road reserve may be required to be given of, free of charges

**Parking**

- All parking must be provided on-site, in compliance with the GIZS 2023 parking requirements
- No parking is allowed within the road reserve, and the owner may be held liable for any costs incurred to prevent unauthorized parking in this area.
- All vehicle mobility should be done on site.
- PT1 can be considered.

**Development Charges (DCs)**

- Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy.

**Water & Sewer**

- Municipal water and/or sanitation is available, subject to network &/or treatment capacity required confirmation.

**Stormwater**

- The developer must ensure full compliance with the relevant Stormwater By-law.

**ETS**

- Electrical services report will be required.
- DC's applicable.

**PART F: SUMMARY / WAY FORWARD**

See comments in Part E.

OFFICIAL: **Robert Janse van Rensburg**  
Town Planner

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



SIGNED: \_\_\_\_\_



SIGNED:

DATE: \_\_\_\_\_ **30/07/2025** \_\_\_\_\_

DATE: **18 July 2025**

OFFICIAL: **Ilané Huyser**  
(Senior Town Planner)

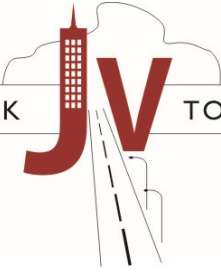


SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_ **06.08.2025** \_\_\_\_\_

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

**ANNEXURE "E" – EMAIL DATED 5 SEPTEMBER 2025**



TEL: 044 873 3011 FAX: 086 510 4383 EMAIL: [janvrolijk@jvtownplanner.co.za](mailto:janvrolijk@jvtownplanner.co.za)  
CELL: 082 464 7871 PO Box 710 George 6530  
OFFICE: Millwood Building corner of York and Victoria Street, George  
SACPLAN REG No. A/1386/2010

---

**From:** Robert Janse van Rensburg <[rhjansevanrensburg@george.gov.za](mailto:rhjansevanrensburg@george.gov.za)>

**Sent:** Friday, 05 September 2025 10:39

**To:** Jan Vrolijk <[janvrolijk@jvtownplanner.co.za](mailto:janvrolijk@jvtownplanner.co.za)>

**Subject:** Erf 231, Pacaltsdorp

Good Day

The application above and respective Section 40 letters refers.

Please amend the application accordingly and upload the amended application/supporting document on the Portal within 7 days from today and notify the relevant Town Planner and Case Officer per email. As these applications has required outstanding information for more than 14 days already, no extensions would be granted (If you have requested extensions before today, please inform the relevant town planner). Should the application/supporting documents not be uploaded within 7 days, the application will be closed in terms of Section 41(3) read with 41(4) of the Land Use Planning By-law for George Municipality, 2023. In such case, the application must be resubmitted.

If you have uploaded additional information, please remember to inform the relevant town planner of such submission.

Kind Regards  
Robert

**Robert Janse van Rensburg (Pr.Pl.n.A/2925/2020)**

Town Planner

Directorate: Planning & Development

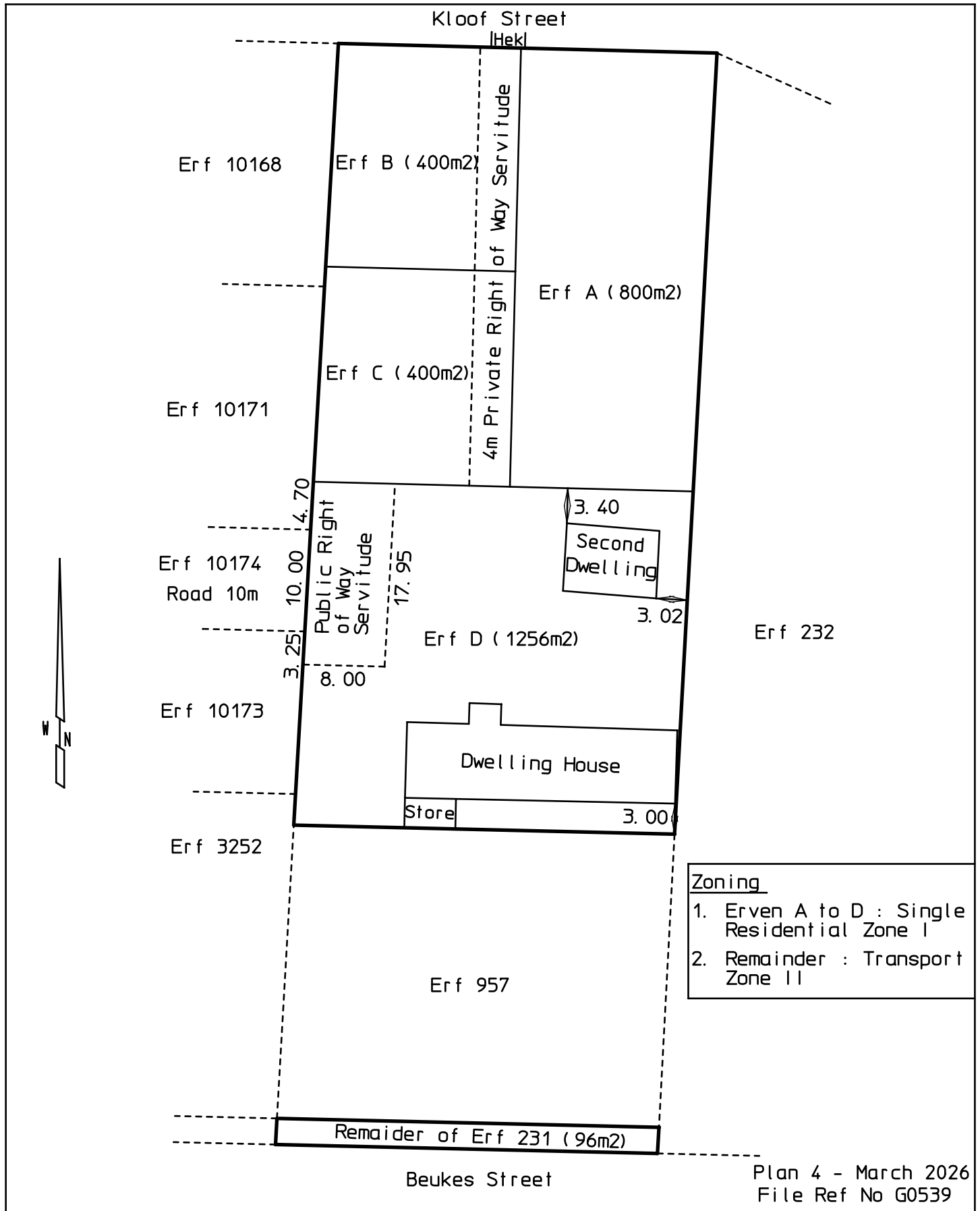
**Office(External):** 044 801 9477

**Office (Internal):** 1300

**Address:** 46 Market Street (Old York Hostel Building), George, 6529

**Email:** [rhjansevanrensburg@george.gov.za](mailto:rhjansevanrensburg@george.gov.za)

**ANNEXURE "F" – SUBDIVISION PLAN DATED MARCH 2026**



SUBDIVISIONAL PLAN  
of the Remainder of Erf 231  
in the town  
PACALTS DORP  
Scale 1 : 500



**CONRADIE  
LANDMETERS**

Tel 044 874 0991

**ANNEXURE "G" - APPLICATION FORM**



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

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

### PART A: APPLICANT DETAILS

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

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

Registered owner	Bevan Hillel Cassim		
Address	36 Kloof Street		
	Pacaltdorp	Postal code	6529
E-mail	<a href="mailto:cassimbevan@gmail.com">cassimbevan@gmail.com</a>		
Tel	N/a	Fax	N/a
		Cell	0837754145

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

Property Description [Erf / Erven / Portion(s) and	Remainder of Erf 231 Pacaltdorp
---	---------------------------------

Farm number(s), allotment area.]											
Physical Address		<b>36 Kloof Street</b>									
GPS Coordinates				Town/City		Pacaltsdorp					
Current Zoning		<b>Single Residential Zone I</b>		Extent		<b>2954m<sup>2</sup></b>		Are there existing buildings?		<b>Y</b>	<b>N</b>
Current Land Use		<b>Residential</b>									
Title Deed number & date		<b>T59758/2018</b>									
Any restrictive conditions prohibiting application?		<b>Y</b>	<b>N</b>	If Yes, list condition number(s).							
Are the restrictive conditions in favour of a third party(ies)?		<b>Y</b>	<b>N</b>	If Yes, list the party(ies).							
Is the property encumbered by a bond?		<b>Y</b>	<b>N</b>	If Yes, list Bondholder(s)?							
Has the Municipality already decided on the application(s)?		<b>Y</b>	<b>N</b>	If yes, list reference number(s)?							
Any existing unauthorized buildings and/or land use on the subject property(ies)?				<b>Y</b>	<b>N</b>	If yes, is this application to legalize the building / land use?				<b>Y</b>	<b>N</b>
Are there any pending court case / order relating to the subject property(ies)?				<b>Y</b>	<b>N</b>	Are there any land claim(s) registered on the subject property(ies)?				<b>Y</b>	<b>N</b>
<b>PART D: PRE-APPLICATION CONSULTATION</b>											
Has there been any pre-application consultation?			<b>Y</b>	<b>N</b>	If Yes, please complete the information below and attach the minutes.						
Official's name		<b>Robert Janse van Rensburg</b>		Reference number		<b>3787482</b>		Date of consultation		<b>23 July 2025</b>	

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

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

**BANKING DETAILS**

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

**PART F: DETAILS OF PROPOSAL**

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

1. **Application is made in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Remainder of Erf 231 Pacaltsdorp into the following 5 portions as indicated on the proposed subdivision plan, attached to the application**
  - **Portion A: (Single Residential Zone I) ( $\pm 800m^2$ );**
  - **Portion B: (Single Residential Zone I) ( $\pm 400m^2$ );**
  - **Portion C: (Single Residential Zone I) ( $\pm 400m^2$ );**
  - **Portion D: (Single Residential Zone I) ( $\pm 1\,256m^2$ );**
  - **Remainder (Transport Zone II) ( $\pm 96m^2$ ).**
2. **Application is made in terms Section 24(1)(f)(v) of the Land Use Planning By-Law for the George Municipality, 2023 for the exemption of the registration of a private right-of-way servitude with a width of 4 metres over**
  - **Portion B in favour of Portions A , C and D; and**
  - **Portion C in favour of Portions A and D.**
3. **Application is made in terms of Section 24(1)(f)(iv) of the Land Use Planning By-Law for the George Municipality, 2023 for the exemption of the registration of a public right-of-way servitude with a width of 17.95 metres and depth of 8 metres over Portion D in favour of the general public, as indicated on the subdivision plan attached to the application.**

**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 (no bond on property)	
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	<del>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)</del> (strikethrough irrelevant)	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)
<b>PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION</b>							
Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)		Y	N/A	Specific Environmental Management Act(s) (SEMA)	
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)		Y	N/A	(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental --	

Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	National Water Act, 1998 (Act 36 of 1998) <del>(strikethrough irrelevant)</del>
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:

**2 April 2026**

Full name:

**Johannes George Vrolijk**

Professional capacity:

**Professional Town Planner**

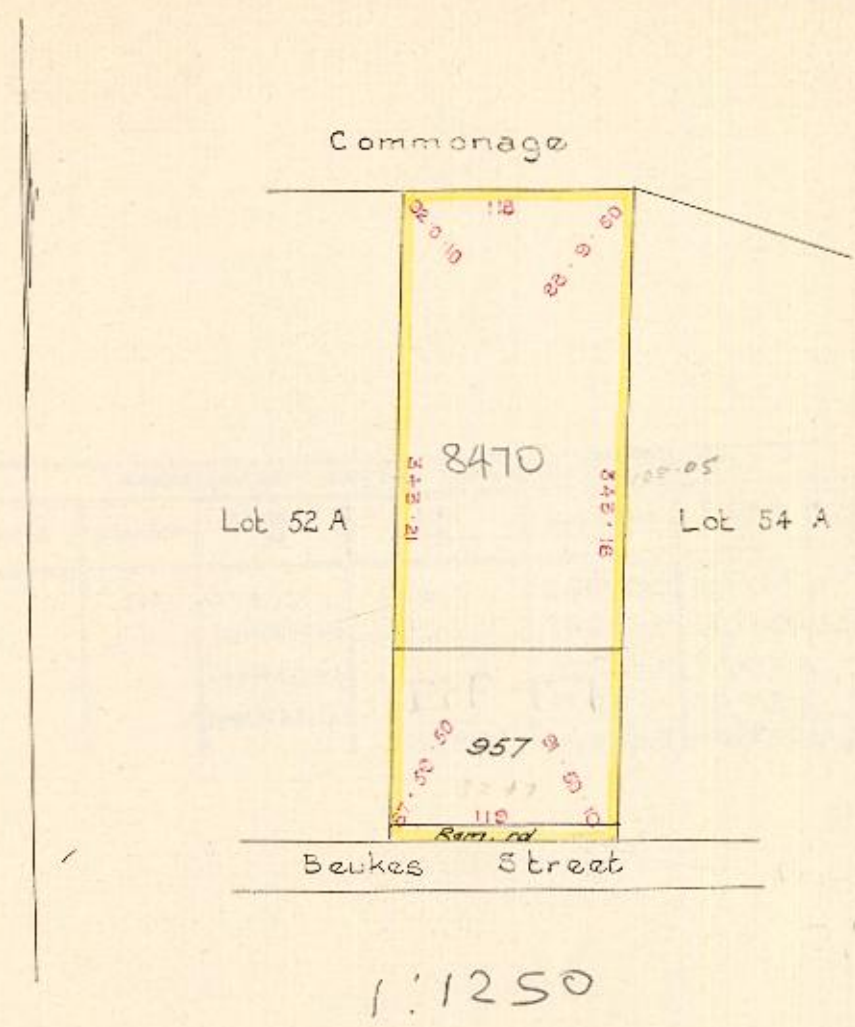
SACPLAN Reg. Nr:

**A/1386/2010**

**ANNEXURE "H" – SURVEYOR GENERAL DIAGRAM**

PACALTS DORP

The numerical Data of this Diagram are sufficiently consistent.  
S.G.Dgm. No. 2319/1876 (Sgd.) L. Marquard.  
Examiner of Diagrams.



Scale 100 Cape Feet to an Inch

\*NOW ERF NO. 231 PACALTS DORP

The above Diagram, bordered yellow, represents 282 Square Roods 37.5 Square Feet of Land, being Lot No. 53A of the Missionary Institution of Pacaltsdorp, situate in the Division of George,

Bounded	South	by	Beukes Street
	North	"	Commonage
	East	"	Lot 54A
	West	"	Lot 52A

Framed from actual Survey

(Sgd,) J.A.Thwaites

Government Surveyor

Copied from the diagram relating to  
 .....Title Deed No. Geo. E. 16. 59.  
 dated 8th. August 1879 .....in favour of  
 .....  
 .....  
 .....  
 for SURVEYOR-GENERAL,  
 CAPE TOWN.  
 15 SEP 1951

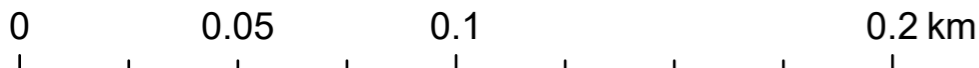
MADESIEN  
OEGEWEN MADESIEN  
7/1/61

FOR ENDORSEMENTS  
SEE BACK OF DIAGRAM

AL-188/w4  
m 4468  
m 4469  
231  
I.B. B

**ANNEXURE "I" – LOCALITY PLAN**

# Erf 231 Pacaltsdorp - Locality plan



Date: 4/17/2025 6:32 AM

Scale: 1:1,733



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 "J" – TITLE DEED**

326

TIM DU TOIT ATTORNEYS

Fourth Floor

Salga House

5 Waterkant Street

Cape Town

Prepared by me

CONVEYANCER  
ANGELA GAIL STEVENS

11

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 230 000,00	R 489,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA / CAPTURE  
09 JAN 2019  
DEBRA TALJAARD

BC 000027957 / 202  
GEKANSLEER  
CANCELLED  
VERBIND  
MORTGAGED  
REGISTRAR  
8 AUG 2023

912 789,00  
B 000028879 / 2018  
19 DEC 2018  
REGISTRAR

T 000059750 / 2018

### DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**ANTON LUTHER POSTHUMUS**

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

**HAZY CREEK TRADING PROPRIETARY LIMITED**  
REGISTRATION NUMBER 2005/023635/07

DATA / VERIFY  
2019 -01- 10  
PUMELELA MNAMATA

which said Power of Attorney was signed at CAPE TOWN on 25 October 2018

And the appearer declared that his/her said principal had, on 7 September 2018, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**BEVAN HILLEL CASSIM**  
**IDENTITY NUMBER 880211 5085 08 7**  
**UNMARRIED**

his Heirs, Executors, Administrators or Assigns, in full and free property

**REMAINDER ERF 231 PACALTS DORP**  
**IN THE GEORGE MUNICIPALITY**  
**GEORGE DIVISION**  
**PROVINCE OF THE WESTERN CAPE**

**IN EXTENT 2954 (TWO THOUSAND NINE HUNDRED AND FIFTY FOUR) SQUARE METRES**

**FIRST TRANSFERRED** by Deed of Grant dated 8 August 1879 (George Property Book Section 16 No 59) with Diagram relating thereto and held by Deed of Transfer T64632/2006.

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T7507/1911.

5



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

**HAZY CREEK TRADING PROPRIETARY LIMITED**  
**REGISTRATION NUMBER 2005/023635/07**

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

**BEVAN HILLEL CASSIM, UNMARRIED**

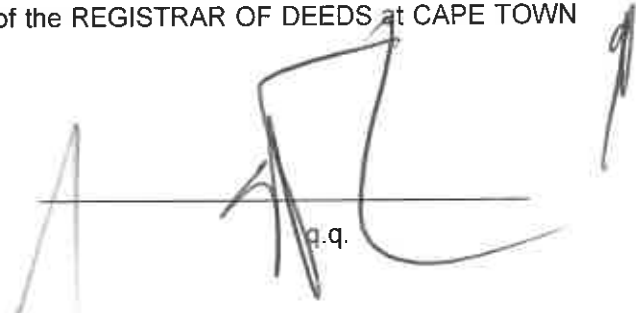
his Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R230 000,00 (TWO HUNDRED AND THIRTY THOUSAND RAND) .

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN  
on **19 DEC 2018**

In my presence

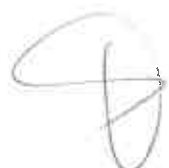
REGISTRAR OF DEEDS



A handwritten signature in black ink, appearing to be 'A. J. C.', written over a horizontal line. To the right of the signature is a small handwritten 'a.q.' and a vertical arrow pointing upwards.



A handwritten mark in black ink, resembling the number '4' or a similar symbol, located in the bottom left corner of the page.



A handwritten signature in black ink, located in the bottom right corner of the page.

**ANNEXURE "K" – POWER OF ATTORNEY**

## POWER OF ATTORNEY

I, the undersigned

**Bevan Hillel Cassim**

the registered owner of

**Remainder of Erf 231 Pacaltsdorp**

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

- An application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Remainder of Erf 231 Pacaltsdorp into the following 5 portions:
  - Portion A: (Single Residential Zone I) ( $\pm 800\text{m}^2$ );
  - Portion B: (Single Residential Zone I) ( $\pm 400\text{m}^2$ );
  - Portion C: (Single Residential Zone I) ( $\pm 400\text{m}^2$ );
  - Portion D: (Single Residential Zone I) ( $\pm 1\,256\text{m}^2$ ); and
  - Remainder (Transport Zone II) ( $\pm 96\text{m}^2$ )
  
- An application in terms Section 24(1)(f)(v) of the Land Use Planning By-Law for the George Municipality, 2023 for the exemption of the registration of a private right-of-way servitude with a width of 4 metres over
  - Portion B in favour of Portions A , C and D, and
  - Portion C in favour of Portions A and D.

Signed at George on 30 June 2025



**Bevan Hillel Cassim**

**ANNEXURE "L" – CONVEYANCER CERTIFICATE**

## CONVEYANCER'S CERTIFICATE

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

#### REMAINDER OF ERF 231 PACALTSDORP

#### APPLICATION DETAILS

- An application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Remainder of Erf 231 Pacaltsdorp into the following 5 portions:
  - Portion A: (Single Residential Zone I) ( $\pm 800\text{m}^2$ );
  - Portion B: (Single Residential Zone I) ( $\pm 400\text{m}^2$ );
  - Portion C: (Single Residential Zone I) ( $\pm 400\text{m}^2$ );
  - Portion D: (Single Residential Zone I) ( $\pm 1\,256\text{m}^2$ ); and
  - Remainder (Transport Zone II) ( $\pm 96\text{m}^2$ )
  
- An application in terms Section 24(1)(f)(v) of the Land Use Planning By-Law for the George Municipality, 2023 for the exemption of the registration of a private right-of-way servitude with a width of 4 metres over
  - Portion B in favour of Portions A , C and D, and
  - Portion C in favour of Portions A and D.

#### APPLICATION DATE

June 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:

**T59758/2018** (current Title Deed)

in respect of:

**REMAINDER OF ERF 231 PACALTS DORP  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
WESTERN CAPE PROVINCE**

**IN EXTENT: 2 954 (TWO NINE FIVE FOUR) SQUARE METRES**

**HELD BY DEED OF TRANSFER NUMBER T59758/2018**

REGISTERED in the name of

**BEVAN HILLEL CASSIM**

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 27 June 2025



**CONVEYANCER**

**ANNEXURE "M" – EMAIL DATED 3 SEPTEMBER 2025**

## Jan Vrolijk

---

**From:** Bevan Cassim <bcassim@george.gov.za>  
**Sent:** Wednesday, 03 September 2025 14:14  
**To:** janvrolijk@jvtownplanner.co.za; ILANE HUYSER; Daniel Greeff  
**Subject:** FW: Erf 231, Pacaltsdorp

Good day All,

Please find below e-mail for your further attention.

[@Daniel Greeff](#) thank you for the meeting and for the feedback supplied below.

Vriendelike Groete/ Kind Regards,

**Bevan Cassim**

Adjunk-Direkteur: Menslike Hulpbronne/  
Deputy Director: Human Resources  
Korporatiewe Dienste/ Corporate Services

**Office:**044 801 9365

**Email:** [bcassim@george.gov.za](mailto:bcassim@george.gov.za)



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---

**From:** Daniel Greeff <Dgreeff@george.gov.za>  
**Sent:** Wednesday, 03 September 2025 13:11  
**To:** Bevan Cassim <bcassim@george.gov.za>  
**Cc:** Mzwanele Gatyeni <mgatyeni@george.gov.za>; Aphiwe Matiwane <amatiwane@george.gov.za>  
**Subject:** Erf 231, Pacaltsdorp

Mr Cassim,

With reference to our discussion in this regard.  
Please submit this with your application to Town Planning.

According to the Electricity Installation Regulations (South Africa) under Government Notice R. 242 of 6 March 2009, clause contained in Regulation 5 ("Design and construction"), the following is applicable:

Clause reads:

“Where the intention is to supply five or more users from a new point of supply, the user shall appoint an approved inspection authority for electrical installations or a person deemed competent in terms of the General Machinery Regulations, 1988, or a person registered in a professional category in terms of the Engineering Profession Act, 2000, who shall ensure the compliance contemplated in subregulation (1) from the commencement to the commissioning of the electrical installation.” — Regulation 5(6).

**Due to the uncertainty relating to the development proposal, the request for the above & technical report will only be applicable for any connection after the third unit.**

Trust this will suffice.

Kind Regards

Danie Greeff Pr.Eng

Electrical Engineering Services: Deputy Director – Planning & Design

Office: 044 874 3917 / 044 801 9221

Email: [dgreeff@george.gov.za](mailto:dgreeff@george.gov.za)



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