

GEORGE MUNICIPALITY



APPLICATION FORM FOR APPLICATION SUBMITTED IN TERMS OF THE LAND-USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY

NOTE: Please complete this form using BLOCK capitals and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	Hendrik Willem				
Surname	le Roux				
SACPLAN Reg No. (if applicable)	N.A.				
Company name (if applicable)	Bailey & le Roux				
Postal Address	PO Box 9583				
	George	Postal Code	6530		
Email	henk@blrland.co.za				
Tel	044 874 5315	Fax	044 874 5345	Cell	082 466 1793

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

Registered owner	M van der Fort, I Richards & SF Ohlson				
Address	43 East Street				
	Pacaltsdorp	Postal code	6529		
E-mail	suzelleohlson@gmail.com				
Tel		Fax		Cell	064 975 0887

PART C: PROPERTY DETAILS (in accordance with Title Deed)										
Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 996 Pacaltsdorp									
Physical Address	43 East Street									
GPS Coordinates	34°01'04.44"S 22°27'36.59"E			Town/City		Pacaltsdorp				
Current Zoning	Single Residential Zone I		Extent	3139 m² / ha		Are there existing buildings?		Y	N	
Current Land Use	Residential									
Title Deed number & date	T72364/2017									
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).							
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).							
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?							
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?							
Any existing unauthorized buildings and/or land use on the subject property(ies)?				Y	N	If yes, is this application to legalize the building / land use?			Y	N
Are there any pending court case / order relating to the subject property(ies)?				Y	N	Are there any land claim(s) registered on the subject property(ies)?			Y	N
PART D: PRE-APPLICATION CONSULTATION										
Has there been any pre-application consultation?		Y	N	If Yes, please complete the information below and attach the minutes.						
Official's name	Naudica Swanepoel		Reference number	3870825		Date of consultation	29/09/2025			

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

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

BANKING DETAILS

Name: **George Municipality**
 Bank: **ABSA**
 Branch no.: **632005**
 Account no.: **01022220981**
 Type: **Cheque**
 Swift Code: **ABSAZAJJCPE-SORTCODE 632005**
 VAT Registration Nr: **4630193664**
 E-MAIL: **ronel@george.org.za**
 *Payment reference: GRG.....or Erf nr:

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

Rezoning of Erf 996 Pacaltsdorp to a Subdivisional Area and subdivision of Erf 996 Pacaltsdorp into 4 new portions and a portion remainder road.

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

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

Is the following compulsory information attached?

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

Minimum and additional requirements:

Y	N	N/A	Conveyancer's Certificate	Y	N	N/A	Land Use Plan / Zoning plan
----------	----------	------------	---------------------------	----------	----------	------------	-----------------------------

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

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

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)	Y	N/A	(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y	N/A	National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)	Y	N/A	National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y	N/A	Other (specify)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	
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.

Applicant's signature:



Date:

2026/03/18

Full name:

Hendrik Willem le Roux

Professional capacity:

Professional Land Surveyor

SACPLAN Reg. Nr:

N.A.

FOR OFFICE USE ONLY

Date received:

--

Received by:

--

Receipt number:

--

Date application
complete

--

ANNEXURES

Please do not submit these Annexure exemplars with the application form.

Annexure A: Exemplar of locality plan (consult guidelines for precise requirements)

Annexure B: Application submission checklist

Annexure C: Exemplar of typical layout plan (consult guidelines for precise requirements)

SPESIALE PROKURASIE

Ons, die ondergetekendes, en geregistreerde eienaars van

Erf 996 PACALTS DORP

nomineer, konstitueer en stel hiermee aan

BAILEY & LE ROUX LANDMETERS

om ons wettige Gevolmagtigde en Agent te wees in ons naam, plek en stede, en om namens ons aansoek te doen vir die volgende in terme van die Verordeninge op Grondgebruikbeplanning vir die GEORGE Munisipaliteit:

● Onderverdeling van Erf 996 PACALTS DORP

en in die algemeen om voorgenoemde doeleindes te verwesenlik, en om wat ook al nodig mag wees net so volledig en doeltreffend te doen of laat doen as wat ons dit sou kon doen indien ons persoonlik teenwoordig was en hierin gehandel het, en ons bekragtig, laat toe en bevestig hiermee en stem toe om te bekragtig, toe te laat en te bevestig alles en wat ook al ons gemelde Gevolmagtigde en Agent hierkragtens wettiglik mag doen of laat doen.

Geteken te Kaapstad op hierdie 1 dag van Feb 2026

in die teenwoordigheid van die ondergetekende getuie.

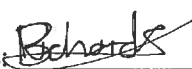

MOERIDA VAN DER FORT

AS GETUIE: 

Geteken te GEORGE op hierdie 12 dag van Februarie 2026

in die teenwoordigheid van die ondergetekende getuie.


IRMA RICHARDS

AS GETUIE: 

Geteken te Gauteng op hierdie 12 dag van Februarie 2026

in die teenwoordigheid van die ondergetekende getuie.


SUZELLE FELICIA OHLSON

AS GETUIE: 

PROJECT DESCRIPTION:

**Proposed Rezoning and Subdivision of
Erf 996, Pacaltsdorp**

APPLICATION DETAILS:

**Rezoning to Subdivisional Area
Subdivision into Four Portions and Remainder Road
Rezoning of Remainder to Transport Zone II
Building Line Relaxation & Servitude Exemption**

PREPARED FOR:

**George Municipality
Department of Planning & Development**

PREPARED BY:

**H W le Roux (PLS-1055D)
Bailey & Le Roux Land Surveyors**

PROPERTY DETAILS:

Erf 996 Pacaltsdorp

INDEX / TABLE OF CONTENTS

1. Application	1
1.1 Rezoning Application	
1.2 Subdivision Proposal	
1.3 Rezoning of Remainder	
1.4 Building Line Relaxation	
1.5 Servitude Exemption	
2. Purpose of Application	2
3. General Motivation	3
3.1 Location & Site Characteristics	
3.2 Service Provision	
3.3 Access & Right of Way Servitude	
3.4 Existing Structures	
3.5 Building Lines	
3.6 Stormwater	
3.7 Design	
4. Need and Desirability	5
4.1 Need	
4.2 Desirability	
4.3 Site Suitability	
5. Technical Compliance	7
6. SPLUMA Motivation	8
6.1 Spatial Justice	
6.2 Spatial Sustainability	
6.3 Efficiency	
6.4 Spatial Resilience	
6.5 Good Administration	
6.6 Public Interest	
6.7 Conclusion	
7. MSDF Motivation	11
8. LSDF Motivation	14
9. Zoning Scheme Motivation	17
10. Title Deed	20
11. Bond	20
12. Other Legislation	20

13. Heritage Western Cape	20
14. Pre-Application Comments	20
15. Summary / Conclusion	21

MOTIVATIONAL REPORT

PROPOSED REZONING AND SUBDIVISION

ERF 996 PACALTSDORP

1. APPLICATION

This application entails a proposal for the rezoning of Erf 996 Pacaltsdorp to a subdivisinal area, the subdivision of the erf into four new erven and a portion remainder road. Furthermore, it includes the rezoning of the remainder to Transport Zone II.

1.1

Application is made in terms of Section 15(2)(a) of the George Municipality's Land Use Planning By-Law, 2023, for the rezoning of Erf 996, Pacaltsdorp from Single Residential Zone I to Subdivisinal Area.

1.2

Application is made in terms of Section 15(2)(d) of the George Municipality's Land Use Planning By-Law, 2023, for the subdivision of Erf 996, Pacaltsdorp into:

Portion A	±582m ²
Portion B	±848m ²
Portion C	±769m ²
Portion D	±773m ²
Remainder road	±167m ²

1.3

Application is made in terms of Section 15(2)(a) of the George Municipality's Land Use Planning By-Law, 2023, for the rezoning of the Remainder in 1.2 above from Single Residential Zone I to Transport Zone II.

1.4

Application is made in terms of Section 15 (2)(b) of the George Municipality's Land Use Planning By-Law, 2023, for the relaxation of the following building line: (see also 4.12 below):

Proposed Portion B:

- Relaxation of the southern building line from 2m to 0.44 m as shown on Plan No. PE996-SP

1.5

Application is made in terms of Section 24(1)(f)(v) of the George Municipality's Land Use Planning By-Law, 2015, for the exemption of the proposed private right of way servitude.

2. PURPOSE

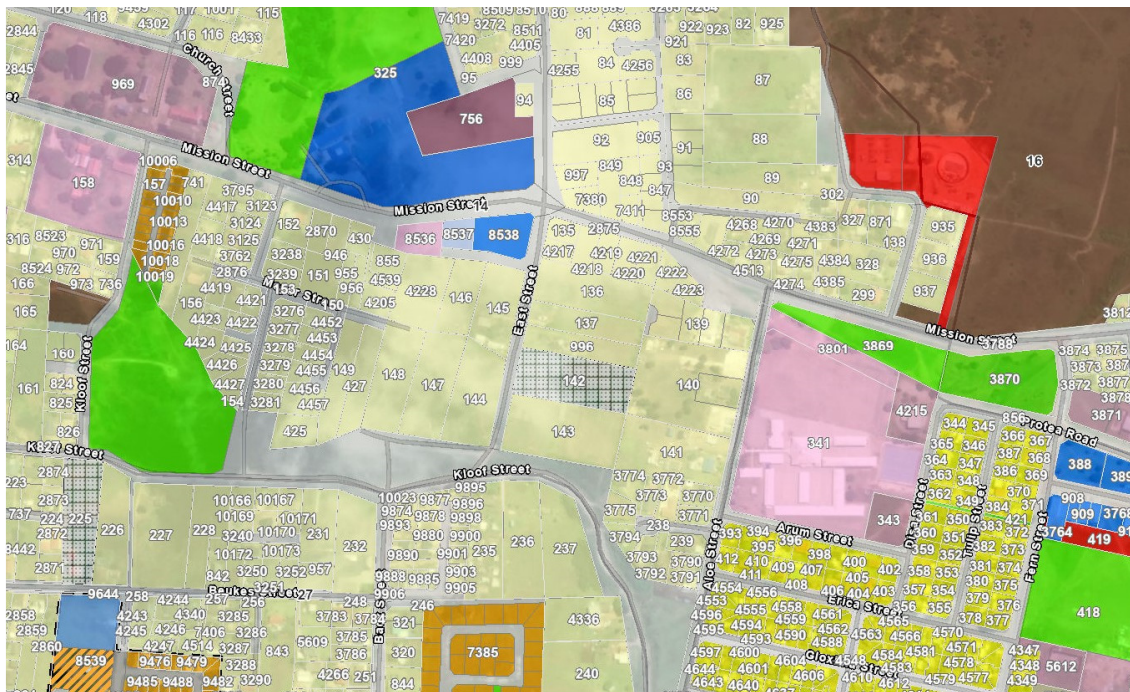
The purpose of this application is to obtain approval for the above-mentioned proposals in terms of Section 60 of the Land Use Planning By-Law for the George Municipality, 2023.

3. GENERAL MOTIVATION

The following considerations influence the desirability or not of approving the proposed rezoning and subdivision:

3.1 Location, physical characteristics and character of the area:

Figure A



According to the George Municipal Zoning Scheme (Figure A) and Local Spatial Development Framework (LSDF) the erf falls in an area designated for single residential purposes (light yellow) in the suburb Oudorp.

It borders on East Street to the west.

The average size of erven in the surrounding area varies greatly, from 350m² to approximately 4000m². The proposed subdivisions will have areas as stated above. See also Plan No. P996-SP.

The erf is reasonably level with no problematic slope. The slope is approximately 1:15 falling in a south-westerly direction.

Development on the erf is in line with the existing character of the area, and no adverse land use, environmental, or infrastructural impacts are anticipated. from the approval of the application.

3.2 Service Provision

The subdivision will not have a significant impact on overall municipal services.

There is sufficient space for parking on the proposed subdivisions.

The existing buildings are already serviced. Separate service connections will be provided for all future residential units.

3.3 Access, Roads and exemption of Right of Way Servitude

The erf borders on East Street to the west. Access to all proposed portions in the interim will be via the proposed right of way servitude. Once the proposed mid-block road according to the Structure Plan is developed, Portion A and B will gain access from East Street and Portion C and D will gain access via the future mid-block road.

The proposed right of way servitude as shown on PE996-SP is exempt from the Land Use Planning By-law for the George Municipality Section 24.(1)(f)(v) in that it is a private right of way servitude. Application is therefore made for the exemption of the proposed servitude,

Civil Engineering Services has indicated that the proposed remainder will be required for future road purposes.

The remainder road corresponds with the existing proposed block plan.

Sight distances on both sides of the access points are not problematic.

The interim access arrangement is functional and compliant with municipal standards, and does not rely on the future road for basic access compliance.

3.4 Existing Structures

There are two existing dwellings on the property. Their location corresponds with the subdivision proposal.

3.5 Building Lines

The main dwelling on Portion B encroaches on the southern 2m building line as shown on Plan No. PE996-SP.

Application is hereby made for the relaxation of the following building line in terms of the Land Use Planning By-Laws for the George Municipality:

Proposed land portion:

Portion B:

Relaxation of the southern side building line from 2m to 0.44 m to accommodate the existing building as shown on Plan No. PE996-SP.

This will also accommodate the second dwelling on Portion B which also encroaches on this building line.

Both structures are single storey buildings.

As can be seen on the photo below, the relaxation of the building line will not result in significant overshadowing of the adjoining property to the south of Erf 996.



The neighbour's amenity to sunlight will also not be affected in a significant way.

The adjoining property does not enjoy scenic views to the north as can be seen in the photos below.



The existing buildings also do not intrude on the skyline in a significant way.

Any possible privacy concerns can be addressed with an appropriate boundary wall if required.

3.6 Stormwater

The property is already partially developed. Stormwater on the site is handled through infiltration. The impact of the subdivision on the current situation should be minimal.

3.7 Design

The existing buildings align with the subdivision proposal.

4. NEED AND DESIRABILITY

(In terms of Section 65 of the George Municipality Land Use Planning By-Law, 2023 and Western Cape planning practice)

The assessment of need and desirability considers both the **strategic necessity** of the proposed development and its **site-specific suitability**.

4.1 Need

There is a clear and ongoing need for additional residential opportunities within Pacaltsdorp and the greater George area. This need arises from:

- Population growth and increasing urbanisation;
- Demand for affordable and well-located housing;
- The need to utilise well-situated land more efficiently;
- Municipal policy directives promoting densification within the urban edge.

The proposal responds directly to this need by:

- Enabling additional residential units through subdivision;
 - Supporting incremental housing delivery;
 - Contributing to a more diverse and accessible housing market.
-

4.2 Desirability

The desirability of the proposal is informed by its location, context, and alignment with planning policy.

The proposal is desirable because:

- The property is located within an established, serviced residential area;
 - It falls within an area identified for **infill development and densification**;
 - It promotes efficient land use and infrastructure utilisation;
 - It maintains compatibility with surrounding land uses;
 - It contributes to spatial transformation and integration.
-

4.3 Site Suitability

The site is particularly suitable for the proposed development due to:

- Availability of municipal engineering services;
 - Adequate access via existing road networks;
 - Proximity to public transport, schools, and community facilities;
 - Absence of significant environmental constraints.
-

5. TECHNICAL COMPLIANCE

TECHNICAL COMPLIANCE TABLE

Criteria	Assessment	Compliance
SPLUMA Principles	Promotes spatial justice, sustainability, efficiency, and resilience	✓ Complies
MSDF	Located within urban edge; supports densification and infill	✓ Complies
LSDF	Within established residential area suitable for incremental densification	✓ Complies
Zoning Scheme	Appropriate rezoning to enable subdivision and increased density	✓ Complies
Land Use Compatibility	Surrounding area is residential in nature	✓ Complies
Access	Adequate access via existing road network	✓ Complies
Engineering Services	Services available; upgrades (if any) can be conditioned	✓ Complies
Environmental Impact	No significant impacts anticipated	✓ Complies
Traffic Impact	Minimal increase; manageable within existing network	✓ Complies
Desirability	Strong planning and public interest justification	✓ Complies

6. MOTIVATION IN TERMS OF SPLUMA

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

The proposed rezoning and subdivision of Erf 996, Pacaltsdorp, is assessed against the Development Principles contained in Chapter 2 of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA). These principles guide all land use and development decisions and are applicable to this application.

6.1 Spatial Justice

SPLUMA requires that past spatial imbalances be redressed through improved access to land and development opportunities.

The proposal promotes spatial justice by:

- Providing additional residential opportunities within an established urban area;
- Improving access to well-located land in Pacaltsdorp;
- Contributing to more equitable settlement patterns;
- Supporting inclusionary growth within a historically disadvantaged area.

The development enables more efficient use of land, thereby broadening access to housing opportunities.

6.2 Spatial Sustainability

Spatial sustainability relates to the protection of the environment, the prudent use of resources, and the creation of viable communities.

The proposal supports spatial sustainability by:

- Promoting infill development within the existing urban edge;
- Reducing pressure for urban sprawl and peripheral expansion;
- Utilising existing infrastructure and services efficiently;
- Supporting a compact and sustainable urban form.

The development represents a responsible use of land within an already transformed environment.

6.3 Efficiency

The principle of efficiency requires that land development optimises the use of existing resources and infrastructure.

In this regard, the proposal:

- Makes use of existing municipal engineering services;
- Reduces the need for costly infrastructure expansion;
- Maximises the development potential of a well-located property;
- Improves the overall efficiency of land utilisation.

The subdivision and rezoning ensure that the property is used to its full potential in line with municipal planning objectives.

6.4 Spatial Resilience

Spatial resilience refers to the ability of communities and systems to adapt to changing conditions.

The proposal contributes to spatial resilience by:

- Supporting incremental and flexible residential development;
- Allowing for diversification of housing typologies;
- Strengthening the existing urban fabric through densification;
- Enhancing the long-term adaptability of the area.

The development allows the neighbourhood to evolve in response to social and economic changes.

6.5 Good Administration

SPLUMA promotes integrated, transparent, and efficient decision-making processes.

The application supports this principle by:

- Being consistent with the Municipal Spatial Development Framework (MSDF) and Local Spatial Development Framework (LSDF);
- Aligning with the George Municipality Zoning Scheme By-Law, 2023;
- Providing a clear and well-motivated planning rationale;
- Facilitating informed decision-making by the Municipality.

The proposal is procedurally sound and substantiated by relevant planning policies.

6.6 Public Interest

In terms of SPLUMA, development must be desirable and in the public interest.

The proposal is in the public interest as it:

- Promotes sustainable human settlement development;
- Contributes to housing delivery in a well-located area;
- Enhances the municipal rates base;
- Supports local economic activity;
- Aligns with national and municipal planning objectives.

6.7 Conclusion

The proposed rezoning and subdivision of Erf 996, Pacaltsdorp, is fully consistent with the Development Principles of SPLUMA.

7. MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (MSDF) MOTIVATION

The proposed rezoning and subdivision of Erf 996, Pacaltsdorp, is strongly aligned with the principles, spatial directives, and development objectives of the George Municipal Spatial Development Framework (MSDF).

7.1 Alignment with MSDF Spatial Vision

The MSDF promotes the development of **integrated, sustainable, and inclusive human settlements** through:

- Densification of well-located urban land;
- Improved spatial efficiency;
- Redressing historical spatial imbalances;
- Enhancing access to opportunities.

The subject property is situated within the established urban area of Pacaltsdorp, which has been identified as a priority area for **infill development and incremental densification**. The proposal directly supports this spatial vision by optimizing the use of underutilised land within the urban edge.

7.2 Densification and Infill Development

A key objective of the MSDF is to promote **higher residential densities** in areas that are already serviced and accessible. The proposed rezoning and subdivision:

- Introduces additional residential opportunities on a single erf;
- Makes more efficient use of existing infrastructure;
- Limits urban sprawl by accommodating growth within the existing urban footprint.

The development therefore contributes to **compact urban form**, which is a central principle of the MSDF.

7.3 Integration and Spatial Justice

The MSDF places emphasis on **spatial transformation and integration**, particularly in historically disadvantaged areas such as Pacaltsdorp.

The proposal supports these objectives by:

- Providing additional housing opportunities in a well-located area;
- Improving access to social and economic amenities;
- Contributing to the restructuring of fragmented settlement patterns.

In doing so, the development advances the principles of **spatial justice and inclusivity**.

7.4 Accessibility and Location Efficiency

The subject property is well-located in relation to:

- Public transport routes;
- Educational facilities;
- Local economic nodes;
- Community services.

The MSDF encourages development in areas where residents can **live closer to opportunities**, thereby reducing travel costs and improving quality of life. The proposal supports this objective by intensifying land use in a highly accessible location.

7.5 Efficient Use of Infrastructure

The MSDF promotes the **optimal utilisation of existing bulk infrastructure** to ensure cost-effective service delivery.

The proposed development:

- Utilises existing municipal services;
- Minimises the need for costly infrastructure extensions;
- Supports sustainable infrastructure investment.

This aligns with the MSDF's directive to prioritise development within serviced areas.

7.6 Economic and Social Development

By enabling additional residential units, the proposal contributes to:

- Local economic activity (construction and related sectors);
- Increased property values and rates base;
- Improved living conditions for residents.

The MSDF recognises the importance of **land development as a catalyst for socio-economic upliftment**, particularly in areas such as Pacaltsdorp.

7.7 Consistency with Urban Edge Policy

The property is located within the designated **urban edge** as defined in the MSDF. The framework encourages development within this boundary to:

- Prevent urban sprawl;
- Protect agricultural and environmentally sensitive land;
- Promote efficient land use patterns.

The proposal is fully consistent with this policy, as it represents **infill development within the urban edge**.

7.8 Conclusion

The proposed rezoning and subdivision of Erf 996, Pacaltsdorp, is fully consistent with the George MSDF.

8. LOCAL SPATIAL DEVELOPMENT FRAMEWORK (LSDF) MOTIVATION

The proposed rezoning and subdivision of Erf 996, Pacaltsdorp, is evaluated against the relevant Local Spatial Development Framework (LSDF) applicable to the Pacaltsdorp/George area. The LSDF provides more detailed, area-specific planning guidance to support the broader Municipal Spatial Development Framework (MSDF).

8.1 Alignment with LSDF Development Objectives

The LSDF for Pacaltsdorp promotes:

- Managed densification within established residential areas;
- Upgrading and consolidation of existing neighbourhoods;
- Improved access to housing opportunities;
- Efficient utilisation of land and infrastructure.

The proposal directly supports these objectives by enabling the subdivision of a well-located erf to accommodate additional residential units in a controlled and sustainable manner.

8.2 Infill Development and Urban Consolidation

A key directive of the LSDF is to prioritise **infill development** within the existing urban footprint, particularly in areas that are already serviced.

Erf 996 is situated within a fully established residential area, making it ideal for:

- Incremental densification;
- Optimisation of underutilised land;
- Reinforcement of the existing urban structure.

The proposed development avoids outward expansion and instead contributes to **urban consolidation**, which is strongly supported by the LSDF.

8.3 Residential Densification Strategy

The LSDF identifies certain areas within Pacaltsdorp as suitable for **moderate increases in residential density**, particularly where:

- Properties are larger than typical erven;
- Adequate infrastructure capacity exists;
- Access and connectivity are sufficient.

The subject property meets these criteria, and the proposed subdivision introduces a density that remains appropriate to the surrounding context while supporting the LSDF's densification strategy.

8.4 Neighbourhood Integration and Character

The LSDF emphasises the importance of maintaining and enhancing neighbourhood character while accommodating growth.

The proposal:

- Retains a residential land use consistent with the surrounding area;
- Introduces a scale of development that is in keeping with the existing built form;
- Enhances the overall functionality of the neighbourhood without disrupting its character.

As such, the development represents **sensitive infill** rather than a radical transformation.

8.5 Accessibility and Connectivity

The LSDF promotes development in locations that are well-connected to:

- Movement networks;
- Public transport routes;
- Social and economic amenities.

Erf 996 is favourably located with access to these networks, making it suitable for increased residential activity. The proposal supports the LSDF objective of creating **accessible and connected communities**.

8.6 Infrastructure Efficiency

The LSDF encourages the efficient use of existing infrastructure systems.

The proposed development:

- Relies on existing municipal services;
- Minimises the need for major infrastructure extensions;
- Supports cost-effective service delivery.

This approach aligns with the LSDF's focus on **sustainable infrastructure utilisation**.

8.7 Socio-Economic Upliftment

The LSDF recognises the need for ongoing socio-economic development in Pacaltsdorp, including:

- Improved access to housing;
- Opportunities for property ownership;
- Local economic stimulation.

By enabling additional residential opportunities, the proposal contributes to:

- Incremental housing delivery;
 - Economic activity during construction;
 - Strengthening of the local property market.
-

8.8 Desirability in Terms of the LSDF

In terms of the LSDF, the proposal is desirable because it:

- Promotes infill development within a priority area;
 - Supports managed densification;
 - Enhances the use of well-located land;
 - Aligns with neighbourhood planning principles;
 - Contributes to sustainable settlement patterns.
-

8.9 Conclusion

The proposed rezoning and subdivision of Erf 996, Pacaltsdorp, is fully aligned with the applicable LSDF for the area.

9. ZONING SCHEME MOTIVATION

(In terms of the George Municipality Zoning Scheme By-Law, 2023)

The proposed rezoning and subdivision of Erf 996, Pacaltsdorp, is assessed against the provisions and intent of the George Municipality Zoning Scheme By-Law, 2023 (hereafter “the Zoning Scheme”).

9.1 Purpose of the Zoning Scheme

The Zoning Scheme aims to:

- Regulate land use in an orderly and sustainable manner;
- Promote compatible land uses;
- Ensure efficient utilisation of land and infrastructure;
- Protect and enhance the amenity of neighbourhoods.

The proposal supports these objectives by introducing a more efficient and appropriate zoning that responds to current development pressures and the spatial context of the area.

9.2 Existing vs Proposed Zoning

- **Current Zoning:** Single Residential Zone I
- **Proposed Zoning:** Subdivisional Area, Single Residential Zone I and Transport Zone II

The current zoning restricts the property to low-density development, which underutilises the land given its size and strategic location. The proposed zoning will allow for:

- Increased residential density;
- Greater flexibility in housing typologies;
- Subdivision into smaller, functional erven.

This transition is consistent with the intent of the Zoning Scheme to enable **context-sensitive intensification** where appropriate.

9.3 Compliance with Development Parameters

The proposed rezoning will ensure compliance with applicable development controls, including:

- **Coverage:** Development will adhere to permissible coverage limits;
- **Height:** Building height will remain within allowable thresholds;
- **Building Lines:** Required setbacks will be maintained in future. Application is hereby made for the relaxation of a building line to accommodate the existing buildings;

- **Density:** The proposed density falls within zoning category.

Detailed compliance will be addressed at the building plan stage, ensuring adherence to all Zoning Scheme requirements.

9.4 Subdivision Suitability

The Zoning Scheme allows for subdivision where:

- The resulting erven are of appropriate size and configuration;
- Adequate access and services can be provided;
- The subdivision does not negatively impact the surrounding area.

The proposed subdivision:

- Creates erven that are functional and in keeping with the surrounding urban grain;
 - Allows for proper access, servicing, and development;
 - Maintains the character of the neighbourhood while enabling moderate densification.
-

9.5 Compatibility with Surrounding Zoning

The surrounding area predominantly comprises residential zoning categories, including single residential and incremental higher-density developments.

The proposed rezoning:

- Remains residential in nature;
- Introduces a scale and intensity that is compatible with the surrounding context;
- Acts as a transitional densification, rather than a disruptive land use change.

As such, the proposal does not introduce incompatible or undesirable land uses.

9.6 Impact on Amenity

The Zoning Scheme seeks to protect the amenity of surrounding properties. The proposed development will:

- Maintain appropriate building lines and heights;
- Avoid overlooking and loss of privacy through proper design;
- Ensure adequate parking and access arrangements;
- Not generate excessive noise or traffic.

Any potential impacts can be mitigated through standard development conditions and building plan controls.

9.7 Engineering Services and Access

The Zoning Scheme requires that all development be adequately serviced.

In this regard:

- The property is located within a serviced urban area;
- Water, sewer, electricity, and road infrastructure are available;
- Any upgrades required can be addressed through conditions of approval.

The proposal therefore complies with the servicing requirements of the Zoning Scheme.

9.8 Desirability in Terms of the Zoning Scheme

In terms of the Zoning Scheme, the desirability of a rezoning application is a key consideration.

The proposal is desirable because it:

- Promotes efficient land use within the urban edge;
 - Supports municipal densification objectives;
 - Enhances housing opportunities in a well-located area;
 - Aligns with the surrounding land use pattern;
 - Utilises existing infrastructure effectively.
-

9.9 Conclusion

The proposed rezoning and subdivision of Erf 996, Pacaltsdorp, complies with the intent and provisions of the George Municipality Zoning Scheme By-Law, 2023.

10. TITLE DEED

There are no restrictive title conditions affecting the development proposal. A Conveyancer's certificate confirming this is submitted with the application.

11. BOND

The property is not encumbered by a bond.

12. OTHER LEGISLATION AFFECTING THE DEVELOPMENT

No studies were required in terms of other legislation for the proposed subdivision.

13. HERITAGE WESTERN CAPE

The proposed subdivision of Erf 996 does not trigger the National Heritage Resources Act, and therefore an application is not required to Heritage Western Cape. This has been confirmed by Heritage Western Cape. Their letter has been included in the application.

14. PRE APPLICATION TOWN PLANNING COMMENTS

- The right of way servitude has been widened to 5.5m;
 - Civil Engineering Services has indicated that the proposed remainder will be required for future road purposes.
-

15. IN SUMMARY

The existing development of the property aligns with the subdivision proposal. No negative impacts are anticipated if the proposal is approved.

The proposal will lead to the effective development of the land unit and could lead to the development of up to 5 additional dwellings on the erf.

The proposal is well-founded in planning policy, technically feasible, and desirable in the public interest. It is therefore respectfully submitted that the application merits approval.

H W LE ROUX PLS-1055D

BAILEY & LE ROUX LAND SURVEYORS

Opgestel deur my,

Fee endorsement		
	Amount	Office No.
Purchase price/Value	R. 427.600,00	R. 580,00
Mortgage capital Amount	R.	R.
Reason for exemption	Exempt r.t.o.	

TRANSPORTBESORGER
NAWAAL CLOETE

COPIES FOR INFORMATION ONLY
ALLEN VIR INFORMASIEDOELINGE SLEK

T 000072364 / 2017

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

CHARLES ROBERT KANNENBERG

DATA / VERIFY

11 DEC 2017

PENELOPE NGOGOWANA

voor my verskyn het, REGISTRATEUR VAN AKTES te Kaapstad, hy/sy die genoemde
Komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom/haar verleen deur:

**DIE EKSUKUTEUR IN DIE
BOEDEL WYLE MAGDALENA STOFFELS
BOEDEL NOMMER 18799/2015**

DATA / CAPTURE

05 DEC 2017

VUYELWA LAMANI

Geteken te **GEORGE** op 11 AUGUSTUS 2017

EN die genoemde Komparant het verklaar dat:

NADEMAAL die Wyle MAGDALENA STOFFELS oorlede is op 26 Oktober 2015 en nademaal-die-voormelde Transportnemers die erfgename is van die hierinvermelde eiendom in terme van klousule 2(b) van die oordedene se 'n Laaste Wil en Testament gedateer 26 April 2004 en geteken te George, en onderhewig aan klousule 6 van die voormelde Laaste Wil en Testament, soos meer volledig hieronder uiteengesit:

Nou Derhalwe het hy, die genoemde Komparant, in sy voornoemde hoedanigheid, hierby sedeer en transporteer aan en ten gunste van:

1. **MOERIDA VAN DER FORT**
IDENTITEITSNOMMER 630824 0066 08 5
GETROUD MET IGSAN VAN DER FORT BINNE GEMEENSAP VAN
GOEDERE, WELKE HUWELIK UITGESLUIT WORD DEUR TESTAMENTERE
BEPALING

en

2. **IRMA RICHARDS**
IDENTITEITSNOMMER 680318 0055 08 0
GESKEI

en

3. **SUZELLE FELICIA OHLSON**
IDENTITEITSNOMMER 760306 0080 08 6
WEDUWEE

ISSUED FOR INFORMATION ON
ALL BEN VIA THE TESTAMENTARY ESTATE

Hul Erfgename, Eksekuteurs, Administrateurs of Regsverkrygendes in volkome en vrye eiendom:

ERF 996 PACALTS DORP
IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE
PROVINSIE WES-KAAP;

GROOT: 3139 (DRIE DUISEND EEN HONDERD NEGE EN DERTIG)
VIERKANTE METER

AANVANKLIK getransporteer en nog steeds gehou kragtens Transportakte No.: T18264/1983 met aangehegte Kaart Nr. 8724/77 wat daarop betrekking het.

- A. **ONDERHEWIG** aan die voorwaardes genoem in Grondbrief gedateer 28 Mei 1906 (George Eiendomsbriewe Boekdeel 18 nr. 15), naamlik:-

".... on condition that this Grant shall be subject to all reservations usual in Quitrent Grants of State Land, except as regard payment of Quitrent; that no spirituous or fermented liquors shall be sold on the land hereby granted, except under the provisions of the sixth section of the Act aforesaid; and that the conditions mentioned in the said Act so far as applicable and to the Regulations referred to in the Seventh, Eighth and Ninth Sections of the Act aforesaid, which sections are endorsed on this Deed of Grant, and shall be considered as inserted herein."

RECEIVED FOR INFORMATION ONLY
17-1-1983 PLAMASIDOC UNIT/STIGEREN

- B. **ONDERHEWIG VERDER** aan die volgende voorwaardes bevat in Transporteer No. T 18264/1983 opgelê deur die Administrateur kragtens Artikel 9 van Ordonnansie 33 van 1934 met die goedkeuring van die onderverdeling van Erf 137, Pacaltsdorp, naamlik:-

- (a) Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat hoofgasleidings; elektrisiteits, telefoon en televisiekabels en/of -drade, hoof- en of ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, oor hierdie erf gevoer word en dat bopgrondse installasies soos mini-substasies, meter kiosks en dienspale daarop geïnstalleer word, indien dit deur die Plaaslike Owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
- (b) Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word weens verskil tussen die hoogte van die straat soos finaal aangelê en die erf, tensy hy verkies om steunmure te bou tot en genoeg van en binne 'n tydperk wat die plaaslike owerheid bepaal.

- C. **ONDERHEWIG VERDER** aan klousule 6 van die Laaste Wil en Testament van wyle MAGDALENA STOFFELS gedateer 26 April 2004, wat as volg lees:

UITSLUITING VAN VOORDELE

Dit is 'n uitdruklike voorwaarde van hiedie testament dat alle bates, vaste eiendomme sowel as los goedere, beleggings en kontant van watter aard ookal wat enige erfgenaam hierkragtens ontvang, sowel as die opbrengs daarvan by tegeldemaking en herbelegging daarvan, asook alle inkomste wat daaruit verdien mag word, nooit deel sal uitmaak van enige gemeenskaplike boedel wat as gevolg van 'n bestaande of toekomstige huwelik van so 'n erfgenaam mag ontstaan nie, en of van die aanwasbedeling kragtens die Wet op Huweliksgoedere, Wet 88/84.

Dit sal ook nie in beslag geneem kan word vir die skulde of verpligtinge van so 'n erfgenaam se gade nie, en sal ook nie deel uitmaak van enige insolvente boedel van so 'n gade nie, maar sal die uitsluitlike eiendom van die begunstigde bly.

180 0 0 FOR INFORMATION ONLY
180 0 0 FOR INFORMATION ONLY



**WESHALWE die Komparant afstand doen van al die regte en titel wat die
Transportgewer**

BOEDEL WYLE MAGDALENA STOFFELS

voorheen op genoemde eiendom gehad het, en gevolglik ook erken dat hul geheel en al
van die besit daarvan onthef is en nie meer daarop geregtig is nie en dat, kragtens hierdie
Akte, bogenoemde Transportnemers

**MOERIDA VAN DER FORT, getroud soos voormeld en
IRMA RICHARDS, geskei en
SUZELLE FELICIA OHLSON, weduwee**

Hul Erfgename, Eksekuteurs, Administrateurs of Regsverkrygendes, tans en voortaan
daarop geregtig is, ooreenkomstig plaaslike gebruik, behoudens die Regte van die Staat;
en teñ slotte verklaar hy dat die waarde van die eiendom die bedrag van R427 600-00
(vier honderd sewe en twintig duisend ses honderd rand) beloop.

TEN BEWYSE WAARVAN EK, die genoemde REGISTRATEUR VAN AKTES tesame
met die Komparant, q.q., hierdie Akte onderteken en dit met die Ampseël bekragtig het.

**ALDUS GEDOEN EN geteken op die kantoor van die REGISTRATEUR VAN AKTES in
KAAPSTAD, WES-KAAP PROVINSIE op - 1 DEC 2017**

is a true and
correct copy of record in this Registry in terms of

Reg 66

q.q. sy Prinsipaal

In my teenwoordigheid,

Deeds Registry
Cape Town

Prinsipaal

REGISTRATEUR VAN AKTES

PROD / DEEDS REGISTRATION SYSTEM - CAPE TOWN
PREPARED BY : DRS08131 - ERASMUS N

DATE : 20250404 TIME : 11:22:34.3 PAGE : 1

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 996
TOWNSHIP PACALTSDORP
REG DIV GEORGE RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION PTN OF 137
DIAGRAM DEED NO T18264/1983
EXTENT 3139 SQM
CLEARANCE PACALTSDORP MUN

FIRM NR : 999
FIRM NAME : AKTEKANTOOR KAAPSTAD
FILE NR : PREP
FEE AMOUNT: R .00

NO INTERDICTS

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	MDD
VA5540/2000	T18264/1983			2001 0025 5408	1211

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	DATE OF BIRTH	TITLE DEED	MDD	SCAN/MICRO REF
FORT MOERIDA VAN DER				6308240066085	63/08/24	T72364/2017	1201	20171228065113
0.333333 1/3		ESTATE						
RICHARDS IRMA				6003180055000	68/03/18	T72364/2017	1201	20171228065113
0.333333 1/3		ESTATE						
OHILSON SUZELLE FELICIA				7603060000006	76/03/06	T72364/2017	1201	20171228065113
0.333333 1/3		ESTATE						

THE SUM OF THE SHARE TOTALS IS : 0.999999

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

CONVEYANCER CERTIFICATE

I, the undersigned

MADELEINE GOLDIE

Conveyancer of Millers Incorporated, Beacon House, 123 Meade Street, George hereby certify as follows:

1. That I have perused Deed of Transfer No T72364/2017 in respect of Erf 996 PACALTSDORP in the Municipality and Division of GEORGE, Western Cape Province IN EXTENT 3139 square metres registered in the names of

- 1.1 MOERIDA VAN DER FORT

Identity Number 630824 0066 085

Married to IGSAN VAN DER FORT in community of property, which marriage is excluded in terms of the Will of the Late Magdalena Stoffels

- 1.2 IRMA RICHARDS

Identity Number 680316 0055 080

Divorced

- 1.3 SUZELLE FELICIA OHLSON

Identiteitsnommer 760306 0080 086

Widow

2. No bond is registered on the property.
3. To the best of my knowledge there are no restrictive conditions of title in the said Deed of Transfer which prohibit the subdivision of the property.

Signed at GEORGE on this 27th day of JUNE 2025



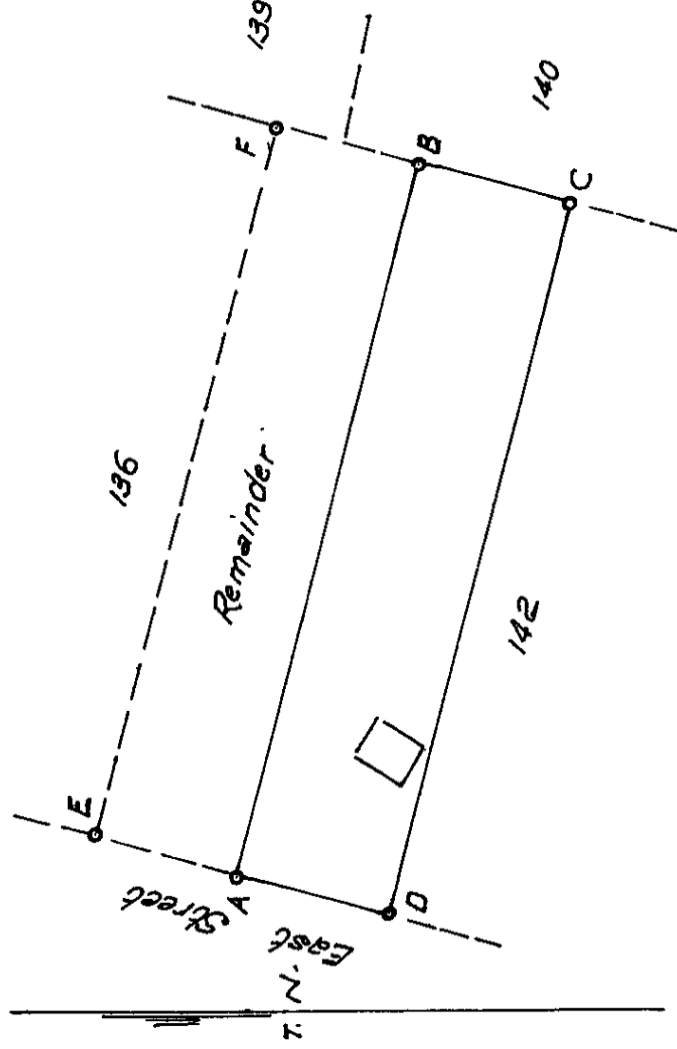
MADELEINE GOLDIE

OFFICE COPY

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System		X	S.G. No.
AB	122,14	283.29.50				872477
BC	26,09	14.54.30				
CD	122,04	103.50.50				
DA	25,34	194.42.50				
AE	25,34	194.42.50				
BF	24,42	194.54.30				

Approved

H. J. L. L.

Surveyor-General
5.12.1977.Beacons:-

A.B.C.D & E, iron peg 12 m.m. dia.
E, planted stone underground.

Scale: 1/1250

The figure ABCDrepresents 3139 Sq. metres.

of land, being

— Erf 996 portion of Erf 137 Pacaltsdorp.situate in the Municipality of Pacaltsdorp.Administrative District of George.Province of Cape of Good Hope.Surveyed in Oct. 1977

by me,

Land Surveyor

This diagram is annexed to
Deed of PartitionFile No. S/110/19

No. Transfer

S.R. No. E. 2050/77dated T. 18264/1983No. 2385/1876 annexed to

i.f.o.

Transfer/Grant

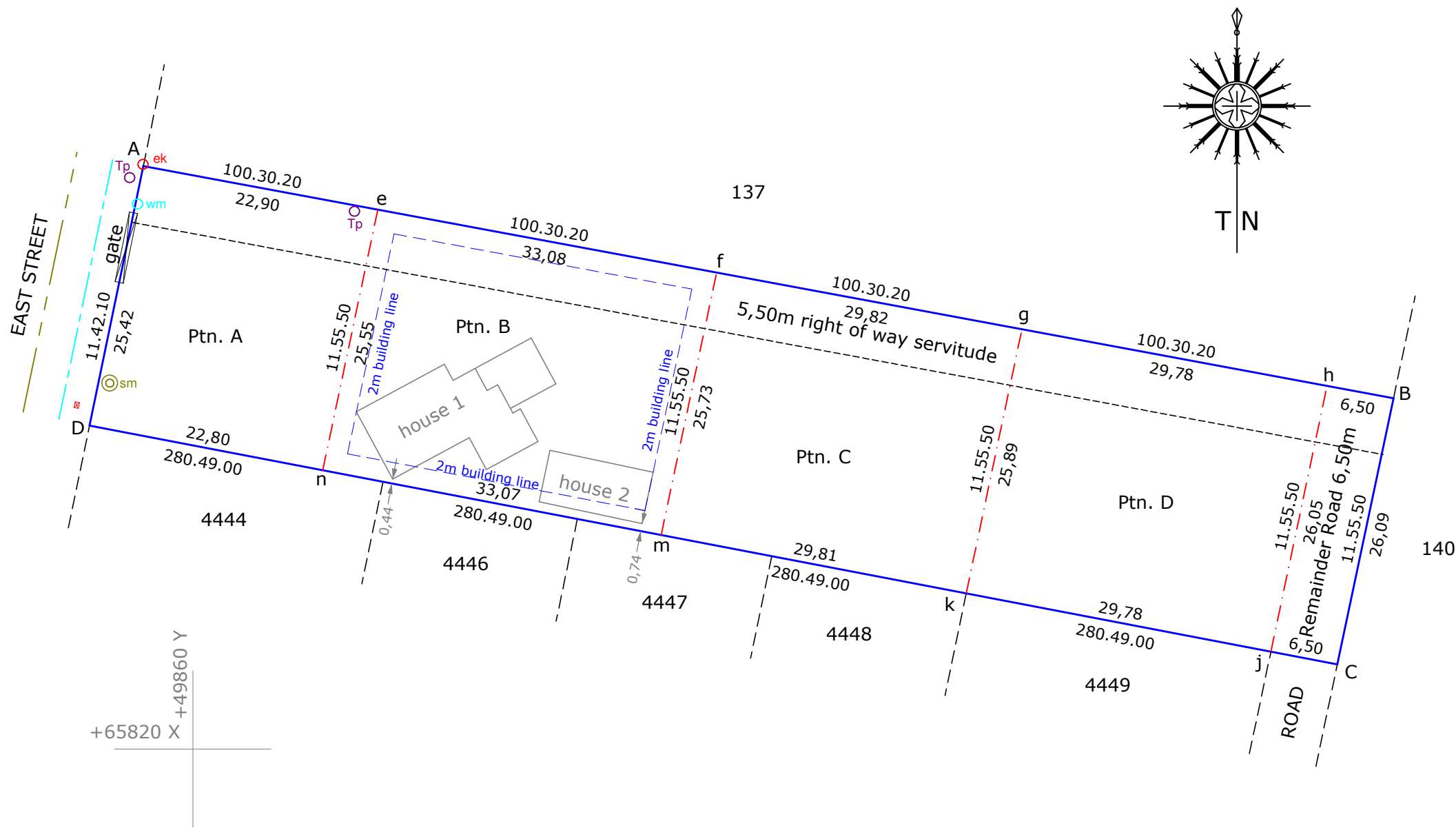
No. Geo. F 18.15

Registrar of Deeds

SKAAL 1:5 000 PLAN No. PE996-L



Professional Land Surveyors
88 Meade Street, P O Box 9583
GEORGE 6530, Tel (044) 8745315
Fax (044) 8745345



PROPOSAL:

The figure bordered blue A B C D represents Erf 996 Pacaltsdorp in extent 3139m².

Situate in the Municipality and Administrative District of George, Province Western Cape.

It is proposed to rezone Erf 996 to a subdivisinal area.

It is further proposed to subdivide Erf 996 into four new portions and a remainder as shown in the area schedule.

AREA SCHEDULE: (square metres)

Ptn. No.	Area
Ptn. A	582
Ptn. B	848
Ptn. C	769
Ptn. D	773
Remainder	167

NOTES :

1. All dimensions are metric and approximate
2. Date : April 2025
3. Current zoning : SINGLE RESIDENTIAL ZONE I
4. - - - - - = proposed subdivision boundary
5. Sewer: - - - - -
6. Water: - - - - -

OFFICIAL REF.

APPLICATION TO REZONE AND SUBDIVIDE

I.T.O. SECTION 15 OF THE LAND-USE
PLANNING BY-LAW OF THE
GEORGE MUNICIPALITY

SCALE - 1 : 500

PROPERTY : Erf 996 PACALTSDORP

OWNERS : M van der Fort
I Richards
S F Ohlson

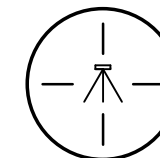
LEGEND

- ⊙sm sewer manhole
- wm water meter
- ek electricity connection point
- ⊗ electricity kiosk
- Tp Telkom pole

C ref./verw. 4466/VH

ENDORSEMENT :

DATE	AMENDMENT	No.
------	-----------	-----



BAILEY & LE ROUX
Professional Land Surveyors

88 Meade Street, P O Box 9583
GEORGE 6530, Tel (044) 8745315
Fax (044) 8745345

PLAN No. PE996-SP

henk@blrland.co.za

From: Ricus Fivaz <Jmfivaz@george.gov.za>
Sent: Monday, 26 January 2026 14:04
To: henk@blrland.co.za
Cc: Suzelle Ohlson; Naudica Swanepoel
Subject: Subdivision: Erf 996 Pacaltsdorp

Hi Henk,

With reference to the proposed subdivision of Erf 996, Pacaltsdorp, please note that a portion of the property will be required for future road network expansion. It is advisable to include the designated area within the proposed subdivision application to accommodate future planning requirements.

Regards

Ricus Fivaz
Manager: Land development
Civil Engineering Services
George Municipality

Office: 044 801 9350 (Internal #1573)
Email: jmfivaz@george.gov.za



From: henk@blrland.co.za <henk@blrland.co.za>
Sent: Monday, 12 January 2026 15:29
To: Ricus Fivaz <Jmfivaz@george.gov.za>
Subject: RE: Onderverdeling Erf 996 Pacaltsdorp

Caution: There is no DKIM signature present. DKIM helps ensure that the email has not been altered during transit.

Caution: External email. Avoid links or attachments unless sender is trusted.

Goeie middag Ricus,

Voorspoed vir 2026. Ek wil jou net asseblief herinner aan die e-pos hieronder.

Beste groete

Henk



From: henk@blrland.co.za <henk@blrland.co.za>

Sent: Monday, 24 November 2025 16:54

To: 'Ricus Fivaz' <Jmfivaz@george.gov.za>

Subject: RE: Onderverdeling Erf 996 Pacaltsdorp

Goeie middag Ricus,

Ek wil jou net asseblief herinner aan die e-pos hieronder.

Beste groete

Henk



From: henk@blrland.co.za <henk@blrland.co.za>

Sent: Tuesday, 04 November 2025 13:45

To: 'Ricus Fivaz' <Jmfivaz@george.gov.za>

Subject: Onderverdeling Erf 996 Pacaltsdorp

Goeie middag Ricus,

Sien asseblief hierby aangeheg die voor-aansoek uitslag vir die voorgestelde onderverdeling. Sien asseblief punt 5 onder beplanning se kommentaar op bl. 9 en die voorgestelde onderverdeling aansoek plan, Plan No. PE996-SP.

Kan julle asseblief skriftelik vir ons bevestig of die voorgestelde pad gedeelte aan die oostekant van die erf wel afgestaan moet word vir pad doeleindes of nie?

Baie dankie by voorbaat.

Beste groete

Henk

H W LE ROUX

T: +27 (0) 44 874 5315

F: +27 (0) 44 874 5345

E: henk@blrland.co.za



BAILEY & LE ROUX
PROFESSIONAL LAND SURVEYORS
PROFESIONELE LANDMETERS

A: 88 Meade Street, POBox 9583, GEORGE 6530

CONFIDENTIALITY & DISCLAIMER NOTICE The information contained in this message is confidential and is intended for the addressee(s) only. If you have received this message in error or there are any problems please notify the originator immediately. The unauthorized use, disclosure, copying or alteration of this message is strictly forbidden. George Municipality will not be liable for direct, special, indirect or consequential damages arising from alteration of this message by a third party or as a result of any malicious code or virus being passed on. If you have received this message in error, please notify the sender immediately by email, facsimile or telephone and return and/or destroy the original message. ***** Privacy policy George Municipality implements a privacy policy aimed at protecting visitors to our social media sites. POPIA We respect the privacy rights of everyone who uses or enquires about our services. Protecting your personal information, as defined in the Protection of Personal Information Act, Act 4 of 2013, will be respected. Personal information will only be shared for purposes of resolving customer enquiries, providing customer services or for any other legitimate purpose relating to George Municipal functions. For your reference, the POPI and PAIA Acts are available at www.gov.za/documents/acts with amendments listed on www.acts.co.za

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: **3870825**

Purpose of consultation: **Proposal for the rezoning and subdivision of Erf 996 Pacaltsdorp.**

Brief proposal: **To rezone Erf 996 to a Subdivisional Area and to subdivide Erf 996 into four portions and a portion remainder road.**

Property(ies) description: **Erf 996 Pacaltsdorp.**

Date: **29 September 2025.**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Naudica Swanepoel	George Municipality	044 801 9477	nswanepoel@george.gov.za
	Amelia Lombard	George Municipality	044 801 9303	alombard@george.gov.za
Pre-applicant	Henk le Roux	Bailey & le Roux	0824661793	henk@blrland.co.za

Documentation provided for discussion:

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

- 1) Proposed plan of subdivision PE996-SP
- 2) Copy of title deed
- 3) SG Diagram Erf 996
- 4) Locality plan

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
-----	----

Comprehensive overview of proposal:

It is proposed to rezone Erf 996 Pacaltsdorp to a Subdivisional Area. It is further proposed to subdivide Erf 996 into four portions and a portion remainder road as shown on Plan PE996-P. Application is also to be made for the registration of a right of way servitude as shown on Plan PE996-P.

PART B: APPLICATION PROCESS

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

SUBMISSION

Draft By-Law on Municipal Land Use Planning

(Workflow)

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

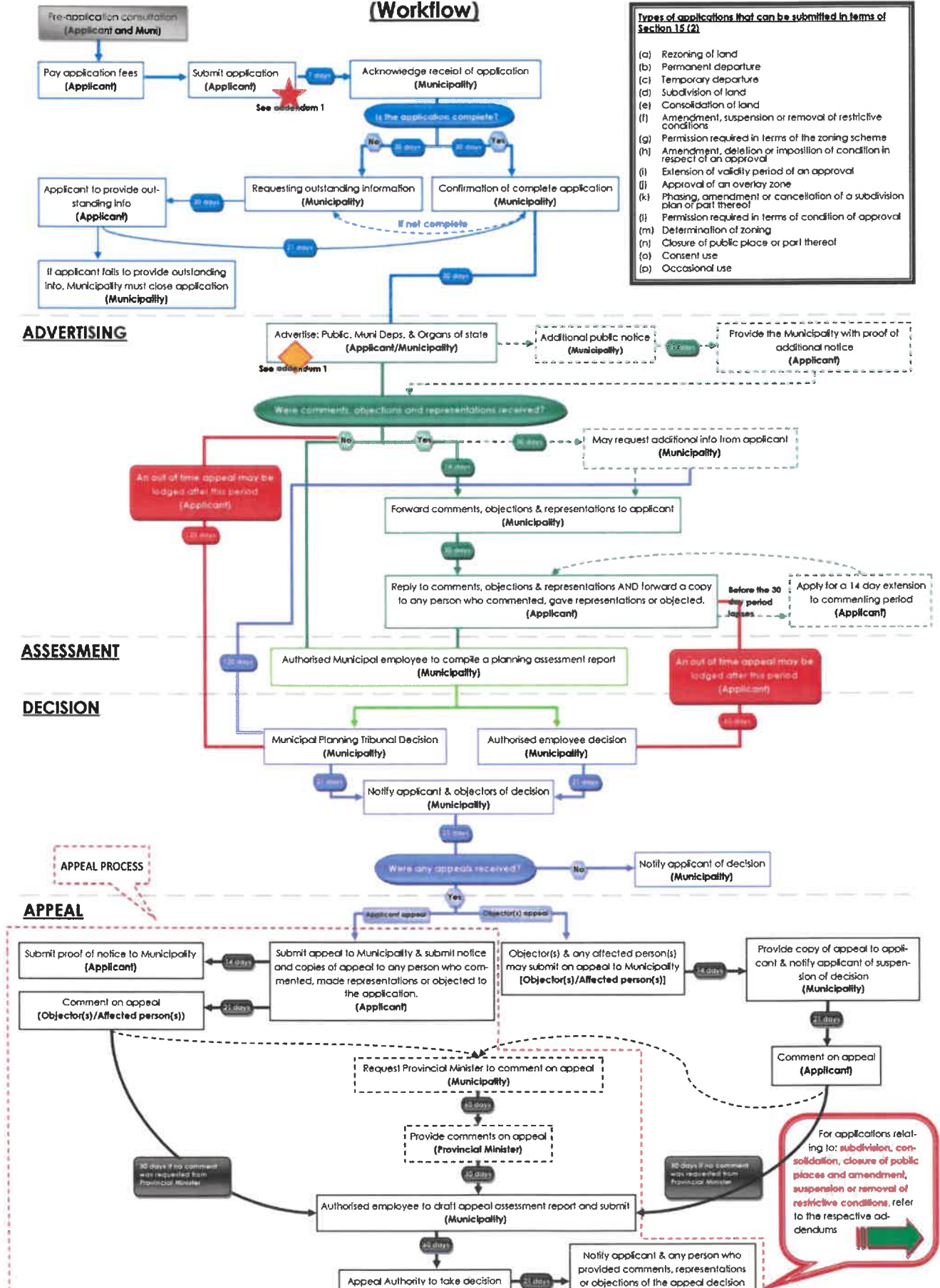
ADVERTISING

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

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 afore-mentioned documentation/plans?			X	Motivate MSDF and LSDF – specific to proposal.
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X	Conveyancer Certificate required to confirm the restrictive conditions that prohibit the proposal, the beneficiaries to be notified, and the method to be dealt with.
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? George Integrated Zoning Scheme, 2023 What is the current zoning of the property? Single Residential Zone I _____ What is the proposed zoning of the property? Subdivisional Area: Single Residential Zone I and Transport Zone II _____ Does the proposal fall within the provisions/parameters of the zoning scheme? Yes _____ Are additional applications required to deviate from the zoning scheme? (if yes, specify) No _____				

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

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		✓		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		✓		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		✓		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)		✓		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)?		✓		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)?			✓	South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)

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

Water supply:			✓	Directorate: Civil Engineering Services
Sewerage and waste water:			✓	Directorate: Civil Engineering Services
Stormwater:			✓	Directorate: Civil Engineering Services
Road network:			✓	Directorate: Civil Engineering Services
Telecommunication services:		✓		
Other services required? Please specify.		✓		
Development charges:				

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

COMPULSORY INFORMATION REQUIRED:

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

MINIMUM AND ADDITIONAL REQUIREMENTS:

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

PART E: DISCUSSION

The pre-application was discussed at a meeting held on 1 October 2025.

Town Planning:

- Motivate the application in terms of SPLUMA, LUPA, PSDF, George MSDF and the relevant LSDF. Please be specific to the proposal.
- Indicate compliance with the objective of the zoning and development parameters as presented in the George Integrated Zoning Scheme By-law, 2023.
- Any deviation from the Zoning Scheme should be addressed by means of a departure application.
- It is advised that the right of way servitude be increased to 5.5m width, noting the length of a driveway to Portion D.
- The need for the road remainder should be confirmed in writing from CES and be included in the application.
- If there is uncertainty from CES, it may be an option to only subdivide into four portions and deal with the road portion at a later stage by means of an exemption, should this land be required for road purposes.
- Please still address the block plan in the motivation report but elaborate on the outcome with the discussion from CES and whether it is required. Then motivate a deviation.
- Please address the building on the property in terms of heritage significance.
- Please obtain a permit from Heritage Western Cape should Section 34 of the National Heritage Resources Act be applicable.

Civil Engineering Services (CES):

Access

- Access be restricted via East Street
- Access is permitted in accordance with the George Integrated Zoning Scheme (GIZS) 2023 regulations.
- Sufficient registered servitude would be required.

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 and must be indicated on the layout plan.

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.
- Developer will be required to submit building plans, indicating structure within the corresponding approved land use.

Water & Sewer

- Municipal water and/or sanitation is limited and available, subject to network &/or treatment capacity required confirmation.
- The location of existing municipal services must be confirmed on site.

Stormwater

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

Electro-Technical Services (ETS):

- Proposed development noted. DCs applicable.

PART F: SUMMARY / WAY FORWARD

- An application may be submitted subject to the comments as per Part E above.

OFFICIAL: Amelia Lombard

PRE-APPLICANT: **Hendrik Willem le Roux**



SIGNED: _____

DATE: 6 October 2025



SIGNED: _____

DATE: 29 September 2025

OFFICIAL: Naudica Swanepoel



SIGNED: _____

DATE: 13 October 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 be deemed necessary.*

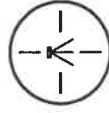
**APPLICATION TO
SUBDIVIDE**

SCALE - 1 : 500

OWNERS : M van der Fort
I Richards
S F Ohlson

sewer manhole
water meter
electricity connection point
electricity kiosk
Telkum pole

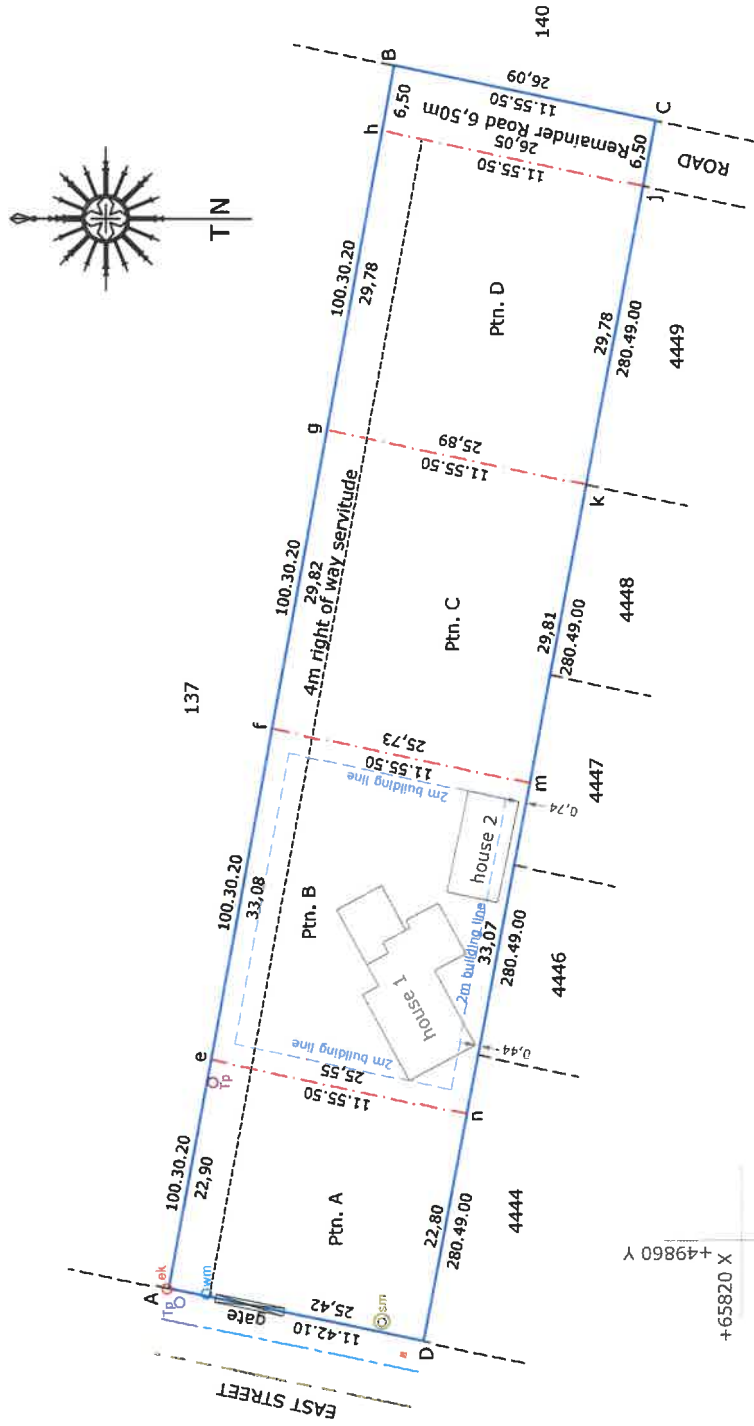
ENDORSEMENT :

[illegible]

Professional Land Surveyors

88 Meade Street, P O Box 9583
GEORGE 6530, Tel (044) 8745315
Fax (044) 8745345

PLAN No. PE996-SP



1. All dimensions are metric and approximate
2. Date : April 2025
3. Current zoning : SINGLE RESIDENTIAL ZONE 1
4.    = proposed subdivision boundary
5. Sewer:   
6. Water:   

AREA SCHEDULE: (square metres)	Ptn. No.	Area
	Ptn. A	582
	Ptn. B	848
	Ptn. C	769
	Ptn. D	773
	Remainder	167

The figure bordered blue
A B C D represents
Erf 996 Pacaltsdorp
in extent 3139m².

**Situate in the Municipality
and Administrative District
of George,
Province Western Cape.**

It is proposed to subdivide Erf 996 into four new portions and a remainder as shown in the area schedule.

Opgestel deur my,

Fee endorsement		
	Amount	Office use
Purchase price/Value	R 427.600,00	R 580,00
Mortgage capital Amount	R	R
Reason for exemption	Exempt u.t.o	

TRANSPORTBESORGER
NAWAAL CLOETE

COPIES FOR INFORMATION ONLY
ALLEN OM INFORMATIE DOEL ENKELE TOEGEREIK

T000072364 / 2017

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

CHARLES ROBERT KANNENBERG

DATA / VERIFY

11 DEC 2017

PENELOPE NGOGOWANA

voor my verskyn het, REGISTRATEUR VAN AKTES te Kaapstad, hy/sy die genoemde
Komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom/haar verleen deur:

**DIE EKSUKUTEUR IN DIE
BOEDEL WYLE MAGDALENA STOFFELS
BOEDEL NOMMER 18799/2015**

DATA / CAPTURE

05 DEC 2017

VUYELWA LAMANI

Geteken te **GEORGE** op 11 AUGUSTUS 2017

EN die genoemde Komparant het verklaar dat:

NADEMAAL die Wyle MAGDALENA STOFFELS oorlede is op 26 Oktober 2015 en nademaal-die=voormelde Transportnemers die erfgename is van die hierinvermelde eiendom in terme van klousule 2(b) van die oorledene se 'n Laaste Wil en Testament gedateer 26 April 2004 en geteken te George, en onderhewig aan klousule 6 van die voormelde Laaste Wil en Testament, soos meer volledig hieronder uiteengesit:

Nou Derhalwe het hy, die genoemde Komparant, in sy voornoemde hoedanigheid, hierby sedeer en transporteer aan en ten gunste van:

1. **MOERIDA VAN DER FORT**
IDENTITEITSNOMMER 630824 0066 08 5
GETROUD MET IGSAN VAN DER FORT BINNE GEMEENSAP VAN
GOEDERE, WELKE HUWELIK UITGESLUIT WORD DEUR TESTAMENTERE
BEPALING

en

2. **IRMA RICHARDS**
IDENTITEITSNOMMER 680318 0055 08 0
GESKEI

en

3. **SUZELLE FELICIA OHLSON**
IDENTITEITSNOMMER 760306 0080 08 6
WEDUWEE

ISSUED FOR INFORMATION ON
AL EEN VIR HET VERVOER EN DEES UITDEREIK

Hul Erfgename, Eksekuteurs, Administrateurs of Regsverkrygendes in volkome en vrye eiendom:

ERF 996 PACALTS DORP
IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE
PROVINSIE WES-KAAP;

GROOT: 3139 (DRIE DUISEND EEN HONDERD NEGE EN DERTIG)
VIERKANTE METER

AANVANKLIK getransporteer en nog steeds gehou kragtens Transportakte No.: T18264/1983 met aangehegte Kaart Nr. 8724/77 wat daarop betrekking het.



- A. **ONDERHEWIG** aan die voorwaardes genoem in Grondbrief gedateer 28 Mei 1906 (George Eiendomsbriewe Boekdeel 18 nr. 15), naamlik:-

".... on condition that this Grant shall be subject to all reservations usual in Quitrent Grants of State Land, except as regard payment of Quitrent; that no spirituous or fermented liquors shall be sold on the land hereby granted, except under the provisions of the sixth section of the Act aforesaid; and that the conditions mentioned in the said Act so far as applicable and to the Regulations referred to in the Seventh, Eighth and Ninth Sections of the Act aforesaid, which sections are endorsed on this Deed of Grant, and shall be considered as inserted herein."

RECEIVED FOR INFORMATION ONLY
1983-08-24 14:00:00
1983-08-24 14:00:00

- B. **ONDERHEWIG VERDER** aan die volgende voorwaardes bevat in Transporteer No. T18264/1983 opgelê deur die Administrateur kragtens Artikel 9 van Ordonnansie 33 van 1934 met die goedkeuring van die onderverdeling van Erf 137, Pacaltsdorp, naamlik:-

- (a) Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat hoofgasleidings; elektrisiteits, telefoon en televisiekabels en/of -drade, hoof- en of ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, oor hierdie erf gevoer word en dat bopgrondse installasies soos mini-substasies, meter kiosks en dienspale daarop geïnstalleer word, indien dit deur die Plaaslike Owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
- (b) Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word weens verskil tussen die hoogte van die straat soos finaal aangelê en die erf, tensy hy verkies om steunmure te bou tot en genoeg van en binne 'n tydperk wat die plaaslike owerheid bepaal.

- C. **ONDERHEWIG VERDER** aan klousule 6 van die Laaste Wil en Testament van wyle MAGDALENA STOFFELS gedateer 26 April 2004, wat as volg lees:

UITSLUITING VAN VOORDELE

Dit is 'n uitdruklike voorwaarde van hiedie testament dat alle bates, vaste eiendomme sowel as los goedere, beleggings en kontant van watter aard ookal wat enige erfgenaam hierkragtens ontvang, sowel as die opbrengs daarvan by tegeldemaking en herbelegging daarvan, asook alle inkomste wat daaruit verdien mag word, nooit deel sal uitmaak van enige gemeenskaplike boedel wat as gevolg van 'n bestaande of toekomstige huwelik van so 'n erfgenaam mag ontstaan nie, en of van die aanwasbedeling kragtens die Wet op Huweliksgoedere, Wet 88/84.

Dit sal ook nie in beslag geneem kan word vir die skulde of verpligtinge van so 'n erfgenaam se gade nie, en sal ook nie deel uitmaak van enige insolvente boedel van so 'n gade nie, maar sal die uitsluitlike eiendom van die begunstigde bly.

80 3 FOR INFORMATION ONLY
ON INFORMATION NOT TO BE USED

WESHALWE die Komparant afstand doen van al die regte en titel wat die
Transportgewer

BOEDEL WYLE MAGDALENA STOFFELS

voorheen op genoemde eiendom gehad het, en gevolglik ook erken dat hul geheel en al
van die besit daarvan onthef is en nie meer daarop geregtig is nie en dat, kragtens hierdie
Akte, bogenoemde Transportnemers

MOERIDA VAN DER FORT, getroud soos voormeld en
IRMA RICHARDS, geskei en
SUZELLE FELICIA OHLSON, weduwee

Hul Erfgename, Eksekuteurs, Administrateurs of Regsverkrygendes, tans en voortaan
daarop geregtig is, ooreenkomstig plaaslike gebruik, behoudens die Regte van die Staat;
en teñ slotte verklaar hy dat die waarde van die eiendom die bedrag van R427 600-00
(vier honderd sewe en twintig duisend ses honderd rand) beloop.

TEN BEWYSE WAARVAN EK, die genoemde **REGISTRATEUR VAN AKTES** tesame
met die Komparant, q.q., hierdie Akte onderteken en dit met die Ampseël bekragtig het.

ALDUS GEDOEN EN geteken op die kantoor van die **REGISTRATEUR VAN AKTES** in
KAAPSTAD, WES-KAAP PROVINSIE op - **1 DEC 2017**

Entered a true copy
of record in this Registry in terms of

Reg 66

q.q. sy Prinsipaal

In my teenwoordigheid,

Deeds Registry
Cape Town

Prinsipaal

REGISTRATEUR VAN AKTES

PROD : DEEDS REGISTRATION SYSTEM - CAPE TOWN
PREPARED BY : DRS08131 - ERASMUS N

DATE : 20250404 TIME : 11:22:34.3 PAGE : 1

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 996
TOWNSHIP PACALTSDORP
REG DIV GEORGE RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION PTN OF 137
DIAGRAM DEED NO T18264/1983
EXTENT 3139 SQM
CLEARANCE PACALTSDORP MUN

FIRM NR : 999
FIRM NAME : AKTEKANTOOR KAAPSTAD
FILE NR : PREP
FEE AMOUNT: R .00

NO INTERDICTIONS

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	MDD
VAS548/2000	T18264/1983			2001 0025 5488	1211

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	DATE OF BIRTH	TITLE DEED	MDD	SCAN/MICRO REF
FORT MOERIDA VAN DER				6308240066085	63/08/24	T72364/2017	1201	20171228065113
0.333333 1/3		ESTATE						
RICHARDS IRMA				6063180055000	68/03/18	T72364/2017	1201	20171228065113
0.333333 1/3		ESTATE						
OHILSON SUZELLE FELICIA				7603000000000	76/03/06	T72364/2017	1201	20171228065113
0.333333 1/3		ESTATE						

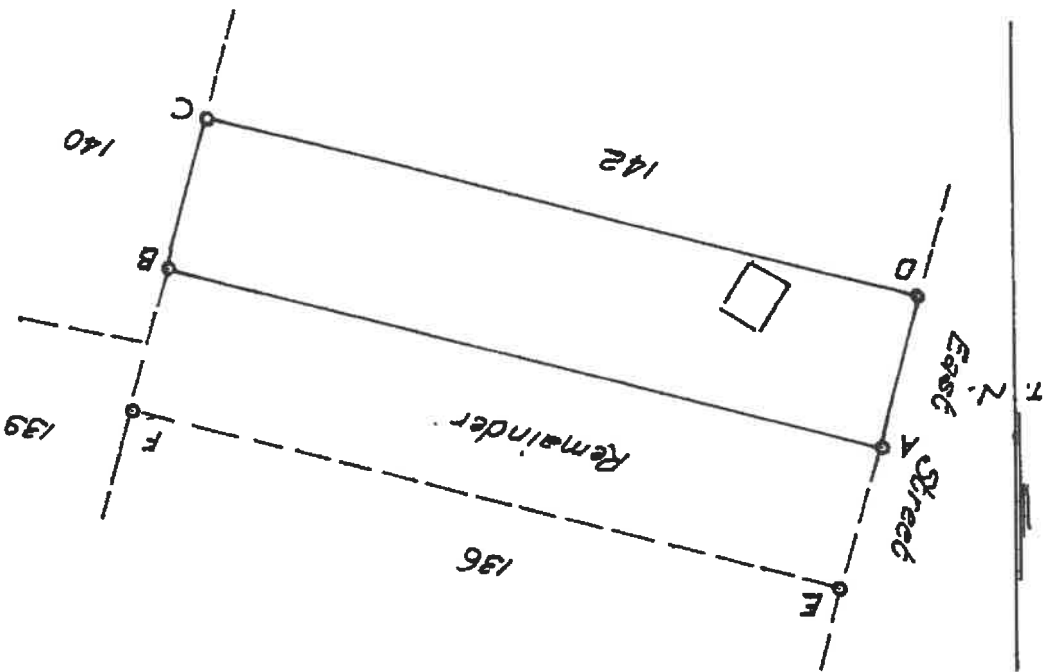
THE SUM OF THE SHARE TOTALS IS : 0.999999

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

SIDES	Metres	ANGLES OF	CO-ORDINATES	Y	X	S.G. No.
AB	122.14	283.29.50"				872477
BC	26.09	14.54.30				Approved
CD	122.04	103.50.50				<i>H.B. Dutt</i>
DA	25.34	194.42.50				1st Surveyor-General
AE	25.34	194.42.50				5.12.1977.
BF	24.42	194.54.30				



Beacons:-

A, B, C, D & E, Iron peg 12 m. dia.
F, planted stone underground.

Scale: 1/1250

The figure ABCD

represents 3139 sq. metres.

of land, being

— E of 996 portion of E of 137 Pacaltsdorp, —
situate in the Municipality of Pacaltsdorp, —

Administrative District of George, —
Province of Cape of Good Hope.

Surveyed in Oct. 1977

by me,

This diagram is annexed to
Deed of Partition

No. Transfer
dated 18264/1983

it to.

Registrar of Deeds

The original diagram is

No. 2385/1876 annexed to

Transfer/Grant

No. Geo. F. 18.15

File No. S/110/19

S.R. No. B. 2050/77

Comp. 47-188

W/4 (649)

m 4469

From: Robin-lee Hector <Rlhector@george.gov.za>
Sent: Tuesday, 10 March 2026 16:06
To: henk@blrland.co.za
Subject: Re: Onderverdeling ERF 996 Pacaltsdorp

Hi Henk

Apologies, things are going a bit busy this side.

The structures on the subject property is not listed on our heritage inventory. Also according to the aerial / street view the building appears to be more modern than those in the surrounding that are over 60 years. The building according to our information is not older than 60 years.

Take note that the property does however fall within the Heritage Precinct. A subdivision in principle will not impact on the design of a building but must take account of the existing building. Any future development will have to take into account the guiding principles in the precinct.

We may when receiving a application request confirmation from HWC or the George Heritage Trust to confirm whether the building has any heritage value and trigger any listed activities in terms of the National Heritage Resources Act.

Regards

Robin Hector (Pr. Plan)
Assistant Town Planner
Planning & Development
044 801 9475
x1288
46 Market Street (Old York Hostel Building), George, 6529



📍 71 York Street, George 📞 044 801 9111 ✉ gmun@george.gov.za 🌐 www.george.gov.za



From: henk@blrland.co.za <henk@blrland.co.za>
Sent: Tuesday, March 10, 2026 11:36 AM
To: Robin-lee Hector <Rlhector@george.gov.za>
Subject: Onderverdeling ERF 996 Pacaltsdorp

Caution: There is no DKIM signature present. DKIM helps ensure that the email has not been altered during transit.

henk@blrland.co.za

From: Chane Herman <Chane.Herman@westerncape.gov.za>
Sent: Wednesday, 15 April 2026 13:27
To: henk@blrland.co.za
Cc: HWC HWC
Subject: Re: Subdivision Erf 996 Pacaltsdorp

Dear Henk

The proposed subdivision of Erf 996 does not trigger the National Heritage Resources Act, and therefore an application is not required to HWC.

Kind regards
Chane' Herman
Heritage Officer

Heritage Resource Management Services
Protea Assurance Building Greenmarket Square, Cape Town

Website: www.hwc.org.za / www.westerncape.gov.za

Please note the following link regarding [HWC 2021 December Operations](#)



From: henk@blrland.co.za <henk@blrland.co.za>
Sent: Wednesday, April 15, 2026 11:53 AM
To: Chane Herman <Chane.Herman@westerncape.gov.za>
Cc: HWC HWC <HWC.HWC@westerncape.gov.za>
Subject: FW: Subdivision Erf 996 Pacaltsdorp

Some people who received this message don't often get email from henk@blrland.co.za. [Learn why this is important](#)

From: henk@blrland.co.za <henk@blrland.co.za>
Sent: Monday, 13 April 2026 16:33
To: 'hwc.hwc@westerncape.gov.za' <hwc.hwc@westerncape.gov.za>
Subject: Subdivision Erf 996 Pacaltsdorp

Dear Administrator,

We are applying for the subdivision of erf 996 Pacaltsdorp to the George Municipality. The Municipality has instructed us to obtain a permit from Heritage Western Cape if

applicable. Please find attached a copy of the proposed plan of subdivision, locality plan and comment from the building plan department. No alteration of the building is planned at this stage. There has also been an addition to the main dwelling which was done in 1991 and for which building plans were approved. Building plans for the second dwelling were approved in 2004.

According to historic aerial photography we have obtained the main dwelling was not yet built in 1957 but by 1968 it had been built. It is therefore unclear whether the structure is slightly older than 60 years or not.

Can you please confirm a permit from Heritage Western Cape will be required?

Your attention is appreciated.

Best regards

Henk



"All views or opinions expressed in this electronic message and its attachments are the view of the sender and do not necessarily reflect the views and opinions of the Western Cape Government (the WCG). No employee of the WCG is entitled to conclude a binding contract on behalf of the WCG unless he/she is an accounting officer of the WCG, or his or her authorised representative. The information contained in this message and its attachments may be confidential or privileged and is for the use of the named recipient only, except where the sender specifically states otherwise. If you are not the intended recipient you may not copy or deliver this message to anyone."