

**Our Ref.: 1441/GEO/25**  
**Your Ref.: Erf 592, George**

23 June 2026

The Municipal Manager  
George Municipality  
PO Box 19  
GEORGE  
6530

**ATTENTION: MR. CLINTON PETERSEN**

Dear Mr. Petersen,

**PROPOSED REZONING, SUBDIVISION & DEPARTURE ON ERF 592, GEORGE MUNICIPALITY AND DIVISION**

1. The above matter refers.
2. Attached hereto find the following:
  - A copy of the required documentation;
3. We hope that you will be able to process the application as soon as possible.

Yours faithfully  
**DELPLAN Consulting**



**DELAREY VILJOEN Pr. Pln**

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**Cc: H2B2 INVESTMENTS (PTY) LTD**

**PROPOSED REZONING & SUBDIVISION OF ERF 592, GEORGE, 5 PROTEA ROAD,  
GEORGE MUNICIPALITY AND DIVISION**



**FOR: H2B2 INVESTMENTS (PTY) LTD**



**DELPLAN**  
CONSULTING

URBAN & REGIONAL PLANNERS

D E V E L O P M E N T   E N V I R O N M E N T   L I N K

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## PROPOSED REZONING, SUBDIVISION & DEPARTURE ON ERF 592, GEORGE MUNICIPALITY AND DIVISION

### 1. INTRODUCTION

Erf 592, George, is currently developed with an existing dwelling, outbuildings, and a swimming pool. The news owner intends to apply for the rezoning and subdivision of the property in order to allow for the development of 8 group housing units on the erf. The owner has appointed *DELPLAN Consulting* to prepare and submit the required land use application. A copy of the Power of Attorney authorising the submission of the land use application is attached as **Annexure 1**.

#### 1.1 Title Deed

The subject property is registered in the name of H2B2 Investments (PTY) LTD, according to Title Deed T12580/2025. The property measures 3068 m<sup>2</sup> in extent. A copy of the title deed is attached as **Annexure 2**, and the accompanying CIPC documentation is provided as **Annexure 3**. The SG diagrams are included as **Annexure 4**. A servitude is registered over the property in favour of Erf 20241, which prohibits the erection of any structures within 6.3 metres of the shared boundary wall. Despite the presence of this servitude, there are no restrictions in the title deed that prohibit the proposed application. This is confirmed in the conveyancer's certificate, attached as **Annexure 5**. Confirmation on whether permission is required regarding the the existing servitude is also attached as it confirms that due to the same access point being used, no further action needs to be taken.

#### 1.2 Land Use Application

This land use application entails the following:

- **Rezoning** in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023, from *Single Residential Zone I* to a *Subdivisional Area* for Group housing comprising:
  - 1 Private Road zoned erf as "Transport Zone III"
  - 8 Group housing erven zoned as "General Residential Zone II"
  
- **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 592, George, into:
  - 1 Private Road zoned erf as "Transport Zone III"
  - 9 Group housing erven zoned as "General Residential Zone II"

- **Departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-Law, 2023 for relaxation of the 3m southern street boundary building line to 1.5m for the garages on erven 7 and 8.

## 2. CONTEXTUAL INFORMATION

### 2.1 The Locality of the Subject Property

The subject property is situated on the western side of Heather Park in Ward No. 26 and is located at 5 Protea Road. Figure 1 provides a visual representation of the subject property in relation to the surrounding area, while Figure 2 provides a more detailed view of the subject property in relation to the immediate surroundings. A locality plan is attached hereto as **Annexure 6**.

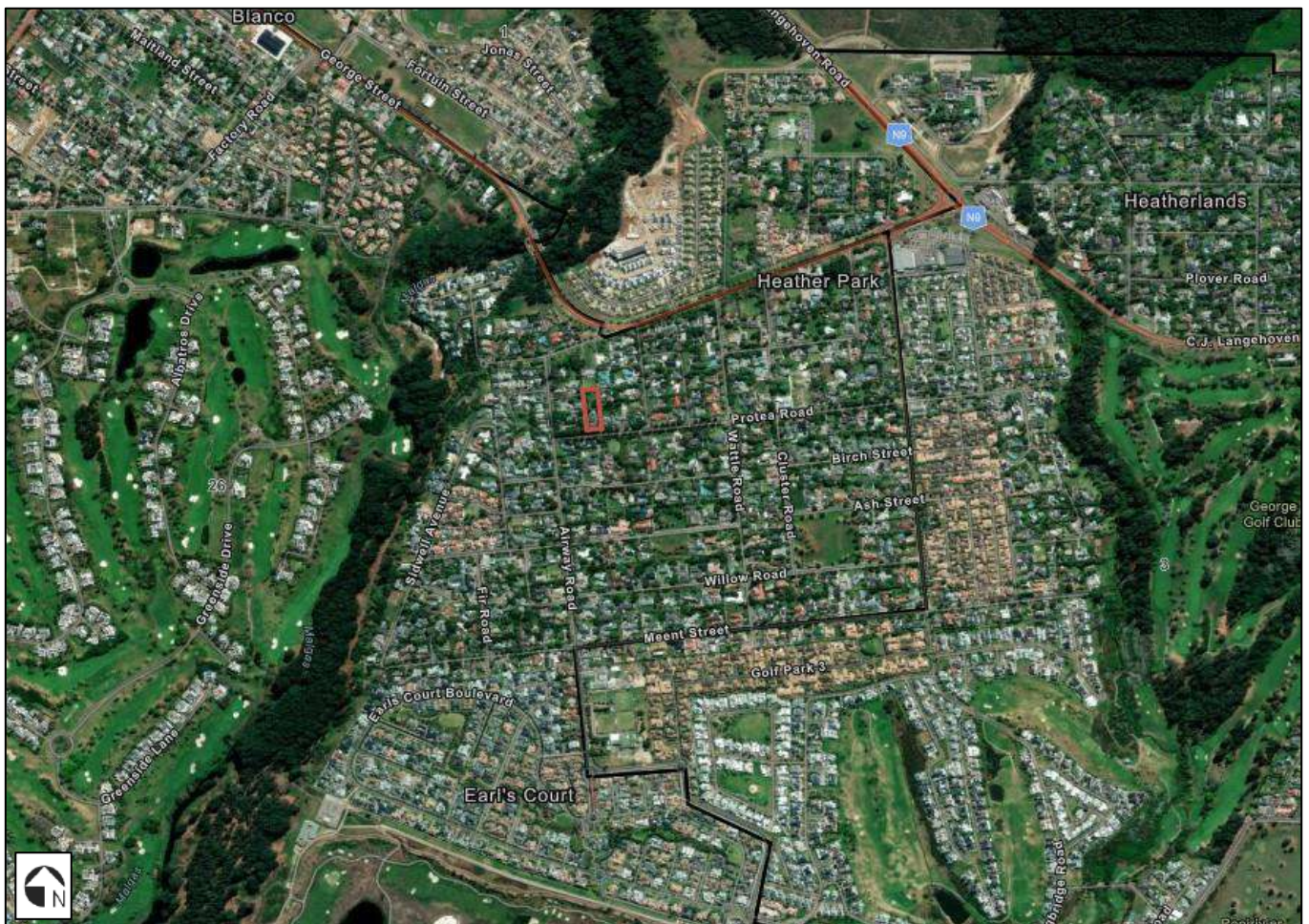
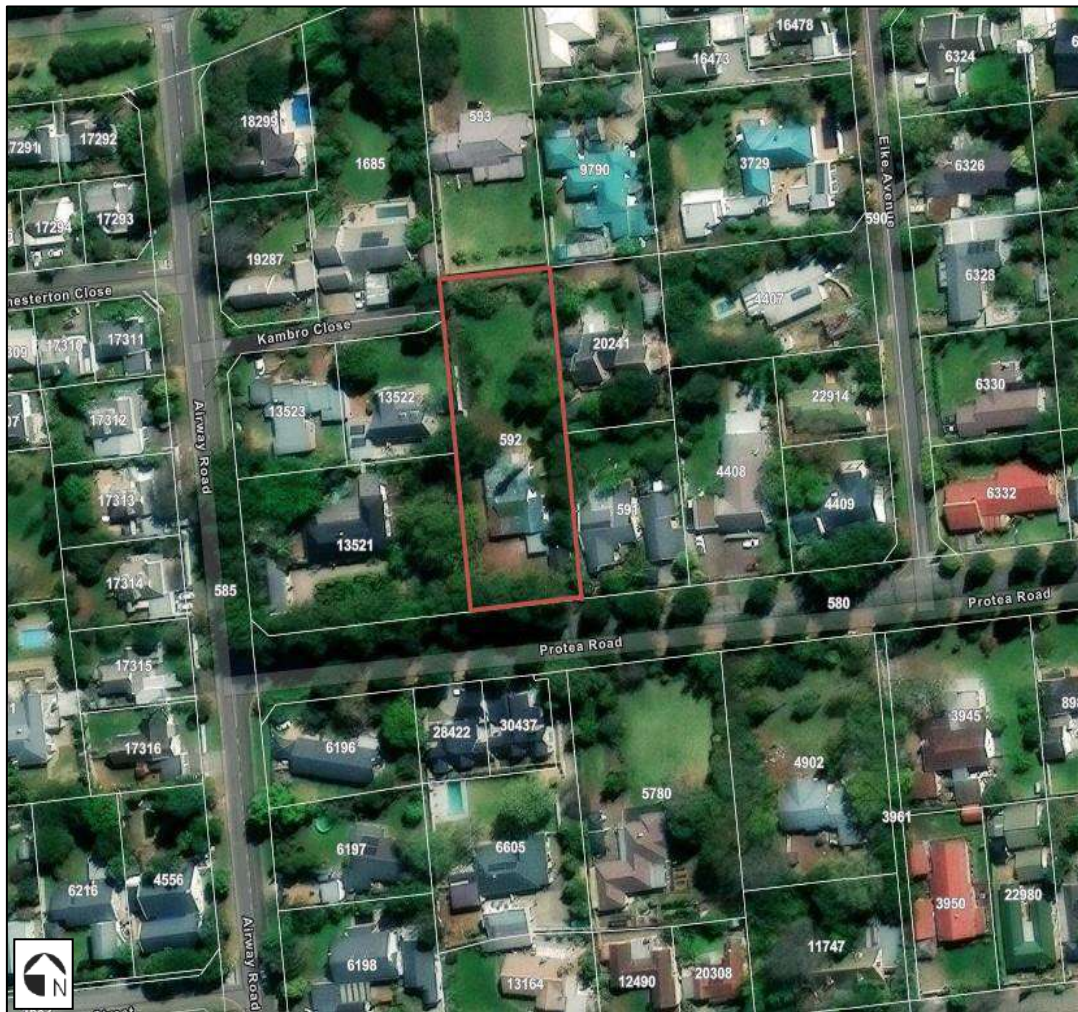


Figure 1: Subject property in relation to the surrounding area



**Figure 2:** Subject property in relation to its immediate surroundings

## 2.2 Existing Land Uses and Character of the Area

The subject property is currently developed with a dwelling house, outbuildings, and a swimming pool. The dwelling house and outbuildings are situated on the southern side of the property, while the swimming pool is located on the eastern side of the property. Heather Park is a low-density neighbourhood and is characterised by large properties; however, George has developed and expanded over time that has led to fewer affordable housing options in the area. Many of the larger erven have been subdivided or densified in some way and there are several group housing sites present throughout the landscape. As a result, the proposed development, though having some influence on the character of the area, will not set a new precedent for the area and will not completely change the character of the area in a negative manner. The proposed development is not expected to negatively impact the character of the area as the proposed development would align with the existing built environment and land use patterns.

Furthermore, the property is located within the densification zone; as a result, development that is located in the zone is supported by the MSDF. The property owner intends to subdivide Erf 592, George, into 8 portions, along with a remainder and to rezone the newly proposed portions. The surrounding area contains *Single Residential I* zoning to the north and south, a mix of *General Residential I* and *Single Residential I* to the east, and *General Residential II* to the west. Figure 3 provides a visual representation of one of the outbuildings on the erf, while Figure 4 illustrates the existing dwelling house as viewed from the rear. The land use plan is attached as **Annexure 7**.



**Figure 3:** Visual representation of the outbuilding

The new proposed development, though containing a smaller housing typology, will only contain double storey developments that are within the relevant height requirements, which therefore aligns with the development potential of any of the surrounding erven in terms of height. A departure (building line relaxation) is only required for the ground floor garages along Protea Road which is unlikely to be seen and is an uninhabited space, the first-floor developments will not protrude any building lines.



**Figure 4:** Visual representation of the existing dwelling from the north

Access to the proposed portions will be provided via Kambro Close and egress via Protea Road, with access points positioned at a sufficient distance from any intersections to ensure safe and efficient traffic movement. Figures 5 & 6 show photographs of the directly abutting and surrounding erven along Protea Road. As can be seen, the immediate surrounding area indicates densely vegetated streetscapes with larger erven. Following the recent storm, vegetation screening on the subject property as seen in figure 7 is limited. The developer will construct a proper boundary wall and will do effective landscaping to ensure that the existing streetscape is sufficiently maintained.



**Figure 5:** View east along Protea Road



**Figure 6:** View west along Protea Road



**Figure 7:** Current Vegetation screening on the subject property from Protea Road



**Figure 8:** Access to the subject property at the end of Kambro Close

The access to the development proposal is at the very end of Kambro Close, thus the structures will not influence Kambro Close in terms of views. The access can be seen in figure 8 with a photograph of the streetscape in figure 9. The streetscape along Kambro Close is much the same as seen in figure 8, featuring a variety of densely populated vegetation.



**Figure 9:** View west along Kambro Close

### 2.3 Zoning



**Figure 10:** Zoning of Erf 592, George with its immediate surroundings

The subject property is currently zoned "Single Residential I" under the George Integrated Zoning Scheme By-Law. Figure 10 illustrates the zoning of the subject property as well as its immediate surroundings. The property owner intends to rezone Erf 592, George, from its current classification to "General Residential Zone II" to facilitate group housing. As previously mentioned, the property is surrounded by areas zoned for higher-density residential use not only to the west, but also to the north, east, and south. The surrounding higher-density zonings support the proposed rezoning, aligning with the broader urban development trends in the area as there are several higher density developments north, west, and southwest.

The current zoning plan is provided as **Annexure 8**, while the proposed zoning plan is included as **Annexure 9**.

### 3. DEVELOPMENT PROPOSAL

#### 3.1 Proposed Development

As mentioned previously, the subject property is currently developed with a dwelling house, outbuildings, and a swimming pool. The owner has obtained a demolition permit form HWC to remove all existing structures and fill in the pool in preparation for the proposed development. The development involves the rezoning of Erf 592, George, to *General Residential Zone II* and the subdivision of the property into 9 portions (1 private road portion included) for group housing purposes. Figure 11 provides a visual representation of the proposed subdivision plan. The subdivision plan is included hereafter as **Annexure 10**.

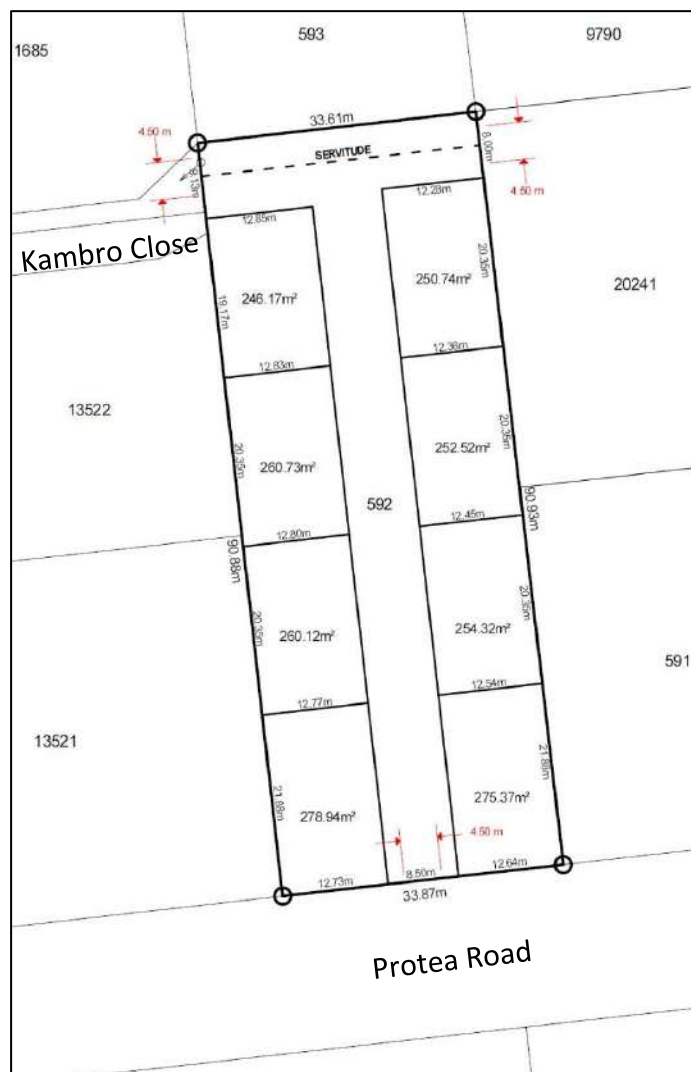


Figure 11: Proposed subdivision plan

The neighbouring property to the east (Erf 20241, George) benefits from a right-of-way servitude that runs across the subject property. The property owner intends to incorporate this servitude into

the proposed development, which would allow access off Kambro Close in addition to the existing access off Protea Road. This proposed change would ensure continued and improved access off Kambro Close for the neighbouring property owner. It was confirmed that permission from the owner is not required as his access remains in its current position (**Annexure 5**) and will not be affected. Figure 12 provides a visual representation of the proposed access off Kambro Close. The owner intends to upgrade the entrance off Kambro Close as well as Protea Road. Additionally, the owner would also like to upgrade the fence along Protea Road.



**Figure 12:** Access off Kambro Close

As shown in the extract of the site plan in Figure 13a and attached as **Annexure 11**, the layout illustrates the positioning of the proposed group housing units on Erf 592, George. Each unit will be situated on an average erf size between approximately 246m<sup>2</sup> & 278m<sup>2</sup>, with a building footprint of ±142m<sup>2</sup> & ±134m<sup>2</sup> (between 51% & 57% coverage). This arrangement ensures that sufficient usable open space is provided, contributing to a well-planned and comfortable living environment across the eight proposed group housing units as seen in the landscaping plan in figure 13b.

The current proposal indicates double storey developments where a section of the existing dwelling is constructed in a double storey fashion. Additionally, each of the eight portions will include adequate on-site parking by means of a double garage as well as driveway parking, eliminating the need for on-street parking within or around the development. Garages are set back at a sufficient distance from the internal road kerb.

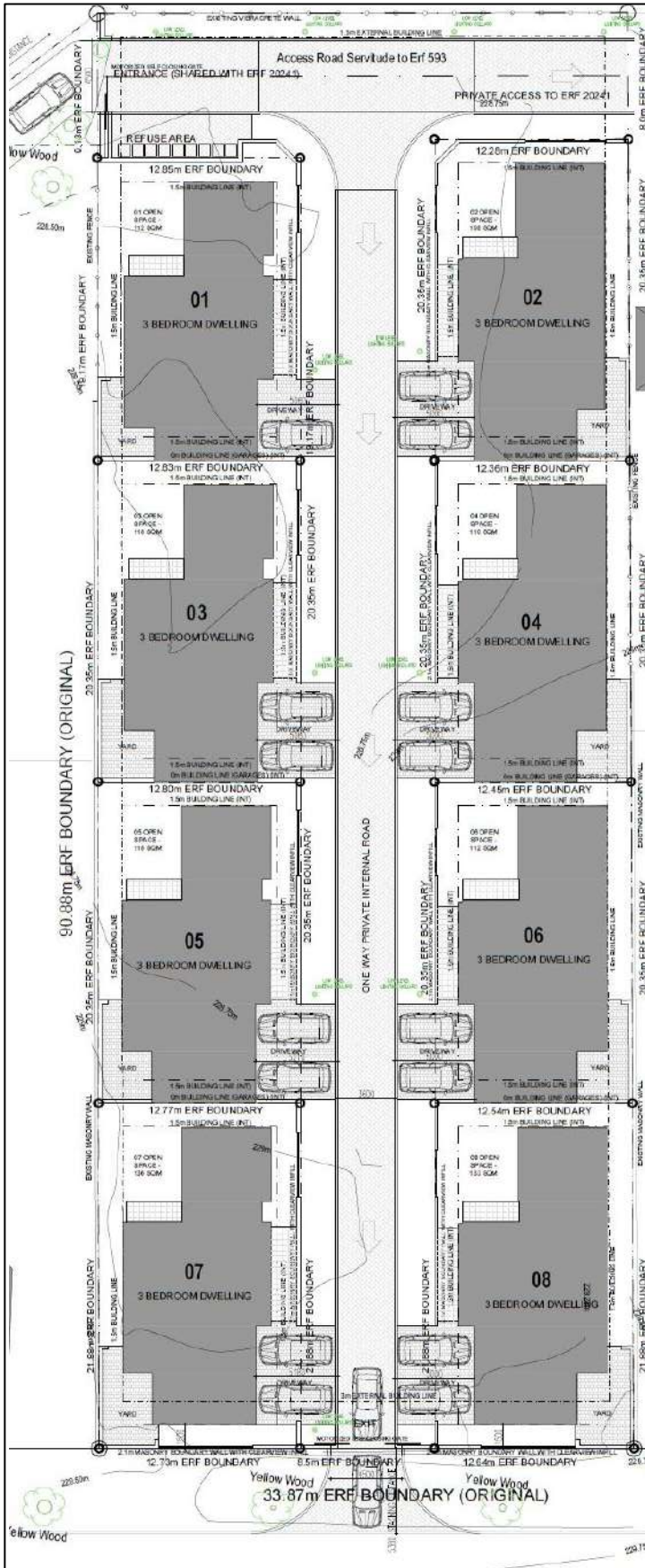
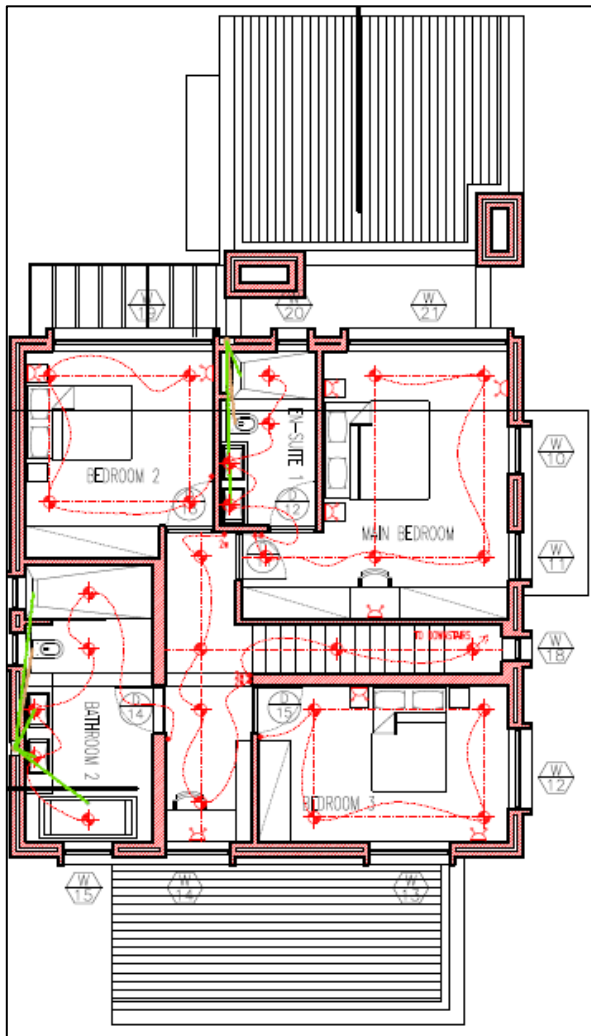


Figure 13a: SDP extract

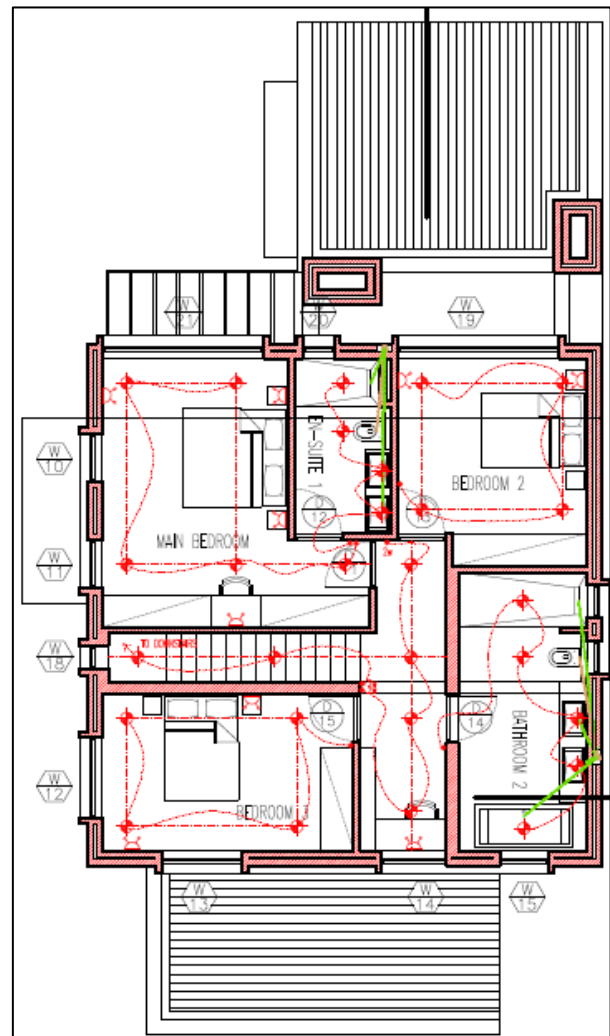


Figure 13b: Landscaping plan extract

As seen in figures 14a & 14b, the proposal entails only a section of the dwelling being a first-floor development, with the majority on the ground floor. The views of the first floor are focused inward, thus being away from the neighbours as can be seen by the placement of the windows.



**Figure 14a:** Type 1 with window views eastward



**Figure 14b:** Type 2 with window views westward

Although the development typology is smaller and more densified than the immediate abutting and surrounding area, the proposed development, though having some influence on the character of the area, will have a limited impact and not completely change the character of the area in a detrimental manner. The property is located in an area that is already connected to municipal engineering services, and the development will make efficient use of this existing infrastructure.

A relaxation of the street building line along Protea Road is required to 1.5m for the garages on Erven 7 & 8. The impact of this is not seen as significant as garages are uninhabited spaces having very limited impacts, additionally, sufficient screening will mitigate negative effects on the streetscape, if any. The first floor is also not over the building line as this structure only uses a section of the ground floor and is not constructed on the entire footprint of the ground floor. The first floor is set back at a significant distance from the roadway, and its impact is therefore minimised.

### 3.2 Accessibility and Parking

As mentioned, the property owner intends to utilise a one-way system to the proposed development, egress off Protea Road and access off Kambro Close, as shown in Figures 15 and 16. The existing entrance off Protea Road will be closed, and a new egress will be positioned further towards the centre of the property. As mentioned previously, the owner intends to upgrade the fence as well as the entrance and egress to the property. Both access points are located at a sufficient distance from any intersections, ensuring minimal impact on the traffic flow in the area. Furthermore, sufficient parking is provided on the respective subdivided erven as seen in the attached site plan.



**Figure 15:** Access off Protea Road (to be moved)



**Figure 16:** Access off Kambro Close

Along Protea Road, the previous line of mature trees, contributing to the area's visual appeal has been severely damaged by a recent storm. Most of these trees are located within the property boundary and not on the pedestrian pathway, so pedestrian movement is not meaningfully affected. There are two trees situated in the pedestrian pathway, but these take a minimal amount of space.

As a result, they do not significantly obstruct the movement. These trees also provide shade for both residents and pedestrians using the pathway. Figure 17a & 17b provides a visual representation of the tree line on the property, along with the two trees that partially occupy the pedestrian pathway. Due to the recent storm in George only about 3 of the trees on the erf currently remain along Protea Road.



**Figure 17a:** Tree line along Protea Road on the subject property



**Figure 17b:** Trees located within the pedestrian pathway

Due to a one-way traffic circulation being implemented, the entrance will be from Kambro Close and the exit onto Protea Road. This will decrease traffic on both roadways by splitting the traffic burden as incoming and outgoing traffic will not utilise the same roadway at the same time. This will significantly decrease impacts on both roadways and any possible traffic related nuisance to surrounding neighbours.

### 3.3 Engineering Services

The property is located in an already developed and serviced residential area. The property owner will be held financially responsible for the capital contributions.

#### Civil Engineering Services

A comprehensive Civil Engineering Services Report has been conducted on the subject property by **JVR Consulting Structural Engineers** and states the following:

- *“As per the GLS Master Plan for George Municipality, the existing system has enough capacity to accommodate the proposed development without bulk supply upgrades as these erven are situated within the urban edge and considered as an infill development where an existing large dwelling is replaced with eight (8) smaller dwellings.”*
- *“The proposed development area is situated in Heather Park near Airway Road, between Protea Road and Kambro Close in George. The site is located within the Heather Park which according to the latest GLS Sewer Master Plan drains toward the Gwaing Sewer Pump Station and the Gwaing Wastewater Treatment Works.*
- *“With this being an infill development, sufficient capacity should exist at the Sewage Treatment Plant within the existing system.”*

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The full Engineering Services Report is attached as **Annexure 12**.

### Electrical Services

A comprehensive electrical report has been conducted on the subject property by **De Villiers & Moore Consulting Engineers** and states the following:

- Impact on Existing Electricity Consumers  
*The development will have no detrimental effect on the quality of supply to the existing consumers due to the fact that there is sufficient capacity on the existing network.*
- Impact on Distribution Authority Operating Costs  
*The development will have no negative effect on the electrical costs of the distribution authority, due to the fact that the complete electrical infrastructure required for the development will be supplied and installed by the Developer.*
- Impact on the Environment  
*Services will be located within the road reserves to prevent additional disturbances of vegetation. The internal electrical infrastructure design will take into account energy saving technologies which may include load control, the use of energy efficient lighting, the use of alternative means of water heating and inverter type HVAC equipment*

The electrical services are attached as **Annexure 13**.

### **3.4 Heritage**

The existing dwelling on the subject property is more than 60 years old. Consequently, the owner obtained a demolition permit from Heritage Western Cape on 23 September 2025, following an application that was originally submitted in April 2023. The structure is in a state of disrepair and is not considered to have significant architectural or cultural heritage value.

The current owner intends to redevelop the site for modern group housing, in alignment with the area's spatial development objectives and the prevailing character of the area. The demolition permit from Heritage Western Cape is attached as **Annexure 14**. The development proposal was sent to George Heritage trust and feedback from regarding the development proposal itself is attached with the demolition permit as **Annexure 14**.

### **3.5 Pre-application consultation**

Two pre-application consultations were held on 17 March 2025 and 16 April 2025. The pre-application feedback has since lapsed; however, the proposal has not changed since the submission of the second pre-application. The feedback from the most recent pre-application is provided below and is attached as **Annexure 15**.

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## **TOWN PLANNING**

- The application must be motivated in terms of the required legislation and policies (i.e. SPLUMA, LUPA, Western Cape PSDF, George MSDF, etc.).
  - ***Noted, the relevant legislation is addressed in the motivational report.***
  
- Increased densification must be motivated.
  - ***Noted, done accordingly.***
  
- Indicate and address the impact of the proposal on the surrounding Single Residential properties and provide mitigation measures where relevant, to indicate reconciliation with the neighbouring properties' character.
  - ***Noted, the impact of the proposal on the character of the area is addressed as well as the impact on the neighbours.***
  
- Please take note of and address the requirements (zoning objective and development parameters) of the George Integrated Zoning Scheme By-law, 2023 (Zoning Scheme).
  - ***Noted, this is adhered to.***
  
- It is the responsibility of the applicant to prove that the building is not older than 60 years. Should the building be older than 60 years, please obtain approval from Heritage Western Cape, prior to the submission of the application. Also submit the heritage report for information purposes.
  - ***Noted, a demolition permit has been obtained by Heritage Western Cape and is attached as Annexure 14.***
  
- The proposal will require comment from the George Heritage Trust prior to submission of the application to enable their comment to be considered in the design and layout and addressed in the motivation report.
  - ***This was obtained and is attached as Annexure 14.***
  
- Retain mature trees and provide an indication of the mature trees to be removed.
  - ***Noted, this is indicated on the site plan attached as Annexure 11. Note that the recent storm severely damaged many of the mature trees.***

- 
- The development must be screened from the public road to mitigate possible visual impacts, and to preserve the character and streetscape. Please address this in the motivation report as the street has a special character.
    - ***Noted, the character and streetscape are motivated throughout the motivational report.***
  
  - A Conveyancer or Land Surveyor must confirm whether any servitudes will impact on the proposal.
    - ***Noted, the impact is addressed by the Conveyancer Certificate, which is attached as Annexure 5. Feedback from the conveyancer states that the servitude does not influence the development given that the access remains unchanged.***

### **CIVIL ENGINEERING SERVICES**

#### **Access:**

- Access is restricted to Kambro Close and Protea Road (subject to the demolition of the existing structure on Erf 592, George).
  - ***Noted, access will remain off Protea Road and Kambro Close.***
  
- Access is permitted in accordance with the Zoning Scheme.
  - ***Noted, this is adhered to.***
  
- The internal road will be regarded as "private".
  - ***Noted.***

#### **Parking**

- All parking must be provided on-site, in compliance with the Zoning Scheme parking requirements.
  - ***Noted, this is adhered to.***
  
- 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.
  - ***Noted, sufficient parking is supplied on-site.***
  
- All movability should be done on site.
  - ***Noted, this is adhered to.***

#### **Development charges**

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

**Water and Sewer**

- Water is available, subject to the confirmation of capacity.
  - ***Noted, a civil services report is attached as Annexure 12.***
- Limited sewer treatment capacity and the developer will be required to verify sufficient capacity at the time when capacity becomes required.
  - ***Noted, this is also addressed in the civil report.***

**Stormwater**

- The developer must ensure full compliance with the relevant Stormwater By-law.
  - ***Noted, this is adhered to.***

**ELECTRO-TECHNICAL SERVICES**

- Electrical services report is required.
  - ***Noted, a full electrical report is attached as Annexure 13.***
- DCs apply.
  - ***Noted.***

**4. RELEVANT SPATIAL PLANNING POLICIES**

This section briefly addresses the relevant spatial policy frameworks that provide guidance to development proposals in general and their applicability to this proposed development. These include:

**4.1 George Municipal Spatial Development Framework (GMSDF) (2023)**

Although the MSDF does not refer to the subject property specifically, it identifies main corridors that include an approximate 500m graded densification zone on either side. These zones are intended to accommodate significant residential growth. The subject property is located within the densification zone, indicating substantial potential for increased residential development on the site. The MSDF describes the spatial concept as the arrangements of people, places, services and environments. The subject property is located in the densification zone. The GMSDF (2023) explains Residential Densification as follows (GMSDF: p90):

- Densification zones are areas within existing settlements where residential densification should be accommodated and promoted through appropriate mechanisms such as redevelopment, infill, subdivision, second dwellings, sectional title, greenfield or brownfield development.

- Densification is promoted in all urban areas with a specific focus on areas surrounding primary transport corridors and identified nodes. Density – measured as walking distance from public transport route (80u/ha (or more to be motivated) for 150m, 60u/ha in 151-350m and 45u/ha for 351-500m.

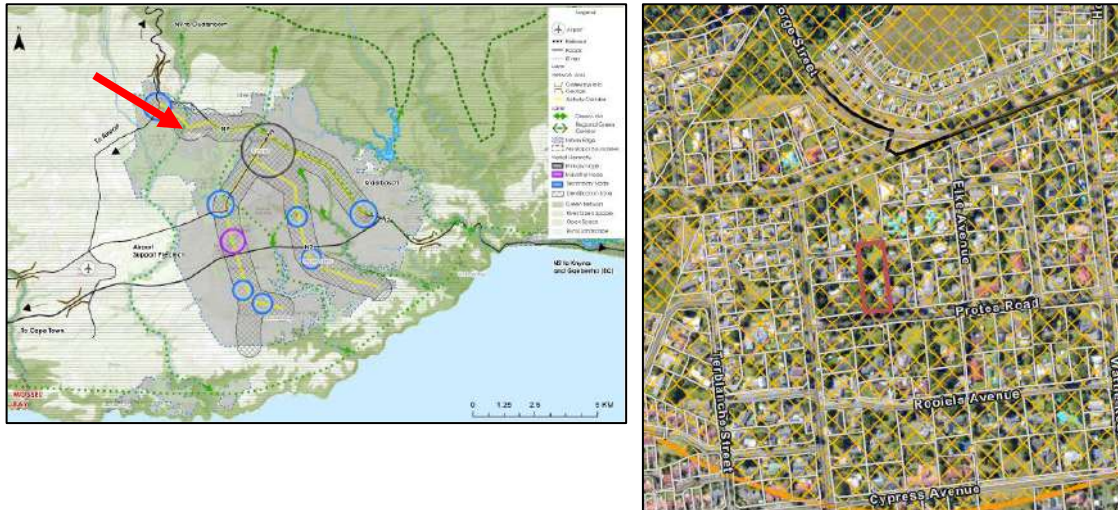


Figure 18: MSDF extraction

Figure 18 shows the approximate location of the subject property, indicated with the red arrow. The proposal is to develop 8 group housing units on Erf 592, George. The subject property measures 3068m<sup>2</sup> in extent, resulting in a residential density of approximately 26du/ha. This proposed density is lower than the maximum allowable density for group housing, which is 35du/ha. The reduced density is intended to help preserve the existing character as well as limit the effect of the development proposal on the neighbouring properties and the surrounding area. It is, however, important to note that the subject property is located within a defined residential densification zone, which supports higher-density residential development.



Figure 19: Surrounding bus routes

As shown in Figure 19, the subject property is located in close proximity to public transport. According to Policy C2: Growth Management, densification reduces land consumption, enables the cost-effective delivery of engineering and socio-economic services, and supports housing affordability and tenure diversity. It also helps to establish the edges required for viable public transport systems and economic activity. Densification is supported in all nodal precincts and within designated density zones along main transportation corridors. The placement, nature, composition, scale, and design of higher-density residential development must respond appropriately to the specific context of the development site. A graded density approach is to be applied in residential areas, with higher densities encouraged particularly within the CBD, key nodes, and precincts. Furthermore, densification is to be facilitated on mixed-use infill sites and catalytic project sites by requiring that development proposals illustrate an appropriate mix of residential densities.

The subject property is compliant with the GMSDF guidelines as the proposed development is for 8 group housing units, and the maximum height is aligned with the single residential development parameters to ensure safeguarding of the dominant low to medium-density residential character of the area. The increased density will make it more affordable to stay in the area and optimise the use of the available services. Public transport services are also readily available, and the scale is appropriate for the site as the developments only take up  $\pm 50\%$  of each erf, therefore having sufficient functional open space.

Policy D2 states that a variety of housing typologies should be facilitated, which is also applicable to the proposed development of 8 group housing units. The proposed higher-density development for 8 group housing units will create opportunities for prospective homeowners in a well-established residential neighbourhood. It can be argued that the proposed development is consistent with the SDF.

## 5. STATUTORY FRAMEWORKS

Following the most recent legislative and procedural changes that have become applicable to the management of land use planning in South Africa and, consequently, the Western Cape Province, it is considered necessary to summarise the implications of the current statutory framework within the context of this land-use planning application. Set out below are a set of principles and ethical conventions related to this application.

### 5.1 Spatial Planning and Land Use Management Act, 2013 (ACT 16 OF 2013) (SPLUMA)

The nature of this land use application only partially affects the five development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA). Only the most relevant aspects are addressed below.

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### 5.1.1 Development Principles

#### 1) Spatial Justice

This principle refers to the need for improved access and use of land to readdress past spatial and development imbalances, as well as the need for SDFs and relevant planning policies, spatial planning mechanisms, land use management systems and land development procedures to address these imbalances.

- *The GMSDF does identify the area for densification, though not specifically referring to the subject property. Different housing typologies create opportunities for different income groups. The proposed group housing development will provide a smaller and more affordable housing opportunity within a well-established residential neighbourhood which could therefore aid in addressing development imbalances.*

#### 2) Spatial Sustainability

This principle refers to the need for spatial planning and land use management systems to promote land development that is viable and feasible within a South African context, to ensure the protection of agricultural land and to maintain environmental management mechanisms. It furthermore relates to the need to promote effective/equitable land markets, whilst considering the cost implications of future development on infrastructure and social services, as well as the need to limit urban sprawl and ensure viable communities.

- *This land-use application does not affect prime or unique agricultural land, nor does it influence any environmental management mechanisms. The property is situated in an already developed area and will not negatively affect the efficient and equitable functioning of land markets as we motivate that the impact on surrounding erven is minimised through careful design specifics and appropriate setbacks. Additionally, efficient landscaping will also promote increased integration into the existing neighbourhood. It could be argued that the proposed development for higher-density residential development promotes this principle, as different housing opportunities will be created.*

#### 3) Spatial Efficiency

This principle relates to the need for optimal use of existing resources and infrastructure, as well as decision-making that minimises negative financial, social, economic, or environmental impacts and development application procedures that are efficient and streamlined.

- *As mentioned above, the proposed development is situated in the 500m walkable densification zone and is sufficiently serviced. The proposed development will*

*therefore utilise the existing resources and infrastructure available whilst promoting the optimal use of a property located in the densification zone. It is not anticipated that the proposed application will have a negative financial, social, economic, or environmental impact.*

#### 4) Spatial Resilience

This principle refers to the extent to which spatial plans, policies and land use management systems are flexible and accommodating to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

- *The development proposal does not undermine the aim of any relevant spatial plan or policy, and no land use management systems are negatively influenced. The aspects of spatial resilience are, however, not considered relevant /cannot be applied to this application.*

#### 5) Good Administration

This principle refers to the obligation of all spheres of government to ensure implementation of the above as efficiently, responsibly, and transparently as possible.

- *The application for higher-density residential development aligns with all relevant principles and frameworks. George Municipality should consider the application within the prescribed timeframes and efficiently follow due process. Public participation must – and will be transparent regarding the relevant policies and legislation, as procedures should be clear to inform and empower members of the public regarding new developments.*

### 5.1.2 Public Interest

Figure 20 shows satellite imagery of the subject property in relation to surrounding erven. The northern and northeastern neighbours (Erven 593 & 9790, George) will not be negatively affected by the proposed development, as the properties are separated by existing vegetation as well as a boundary wall. There is also a servitude access abutting the erven and structures in the proposed development are set back at a significant distance from the boundary to Erven 593 & 9790, George.

The neighbouring dwelling on Erf 593, George has a large backyard area abutting the proposed development adding additional setback from the proposed development and Erf 9793, George. This property will also soon be developed into a similar development. This separation not only secures privacy between the properties but also serves as a sound buffer, reducing potential noise from the subject property. The proposed development complies fully with the group housing parameters, ensuring that no overshadowing or loss of natural light will impact the neighbouring dwelling.



**Figure 20:** Aerial imagery of the subject property in relation to surrounding erven

Additionally, the northern and northeastern neighbours will not experience any traffic-related impacts, as the proposed entrance to the development utilises the current access with the neighbours' access points being from Witfontein Road. Vehicle movements within the site have also been designed to be internalised, further reducing any potential spillover effects.

The neighbour to the northeast (Erf 9790, George) only has an outbuilding close to the boundary of the subject erf. Furthermore, the scale and height of the proposed buildings are consistent with, or lower than, what is typically permitted within *General Residential II* zoning, ensuring that the visual character of the area remains intact. Figure 21 provides a visual representation of the neighbouring properties from the subject property.



**Figure 21:** View north, northeast



**Figure 22:** Visual representation of the eastern neighbours (Erven 20241 & 591, George) from the subject property

Figure 22 provides a visual representation of the subject property to the eastern neighbours. The eastern neighbour will not be negatively impacted by the proposed development, as the properties will be separated by an existing boundary wall. The owner also intends to retain as much of the existing vegetation as possible, which will further reinforce privacy and soften the visual interface between the two properties.

The proposed eastern building line complies with the development parameters, resulting in a meaningful separation between the new structures and the neighbouring dwelling. This separation effectively mitigates any potential concerns related to overshadowing, a sense of enclosure, or overlooking.

Additionally, the orientation and placement of the units have been designed to avoid direct window-to-window alignment with the eastern neighbours, ensuring that privacy is maintained. The windows facing onto the neighbouring properties are also only small bathroom windows.

Noise impacts are expected to be minimal, as activity areas and access points are positioned away from the shared boundary. The scale and height of the proposed development remain appropriate for the zoning, ensuring that the visual character along the eastern boundary is not compromised.

Figure 23 provides a visual of the southern neighbours (Erven 28422 & 30437, George) from the subject property. The southern neighbours will not be negatively affected by the proposed development, as the existing structures on the neighbouring properties are located across the street and are located at a sufficient distance from the new buildings on the subject site. The two properties are separated by a boundary wall, which prevents direct views into the subject property and provides an additional layer of privacy. This is also relevant to the southern neighbours, Erven 5780 & 6605 George. As can be seen these neighbours have a large yard area or only have a panhandle along Protea Road and the dwellings are significantly set back from the roadway and the proposed development.

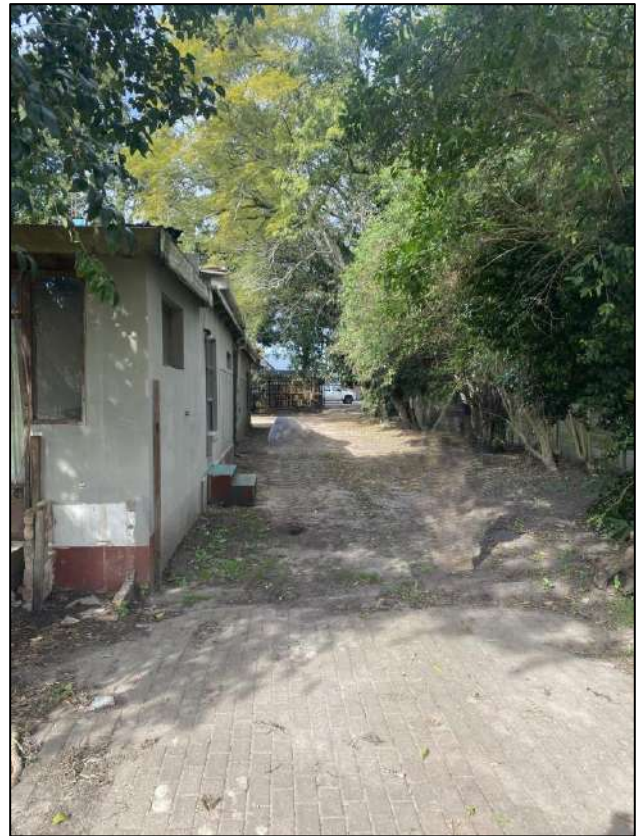


**Figure 23:** Visual representation from the subject property to the southern properties (Erven 28422 & 30437, George)

Furthermore, the owner intends to introduce additional vegetation along the southern boundary to replace the vegetation that is proposed to be removed or that hasn't already been lost in the recent storm. This will help to re-establish any street character lost. In addition to this, the structures over the southern street building line are only on the ground floor as the first floor of the development is set back further from the road, therefore not being over the building line.

The areas over the building line are indicated as garages which are uninhabited spaces, having little effect in terms of noise and light pollution. The access to Protea Road is also only an exit, thus traffic impacts are lessened compared to if a double access (entrance and exit) were to be used.

Figure 24 illustrates a visual representation of the relationship between the subject property and the western neighbours (Erf 13521, George). The western neighbour will not be negatively affected by the proposed development, as the properties are separated by existing vegetation. This vegetation acts as an effective visual barrier and also helps to reduce sound transmission from the subject property. Additional Landscaping will further ensure that privacy and noise concerns are addressed in sections where the existing vegetation fails to be sufficient. The residential units and internal circulation areas have been deliberately positioned to face inward toward the centre of the development, rather than orienting active spaces such as patios, parking bays, or driveways toward the western boundary. This inward-facing layout ensures that noise, general activity, night-time lighting, and vehicle movements do not adversely impact the western neighbour.



**Figure 24:** Visual of the subject in relation to the western neighbours



**Figure 25:** Visual representation of the western neighbour from the subject property

The other western neighbour (Erf 13522, George), seen in figure 25, does not currently indicate a sufficient amount of vegetation throughout, but as part of the proposal additional landscaping will be done to ensure that effects on privacy, noise and light pollution is sufficiently mitigated. As with the other western neighbour, the positioning of the proposed structures as well as strategic placement of windows, specifically the first floor (which is lower than required for a double storey), will further mitigate negative effects onto this property. The structures do not protrude the western building lines allowing for a sufficient setback.

The scale of the development, eight residential units, is modest and consistent with what is typically permitted under General Residential II zoning in similar urban contexts within George. The proposal has been designed to comply with the required development parameters, ensuring that there is no overshadowing, visual dominance, or sense of enclosure that could affect the amenities of the western neighbours. Given the compatible residential character of both properties, the proposed development represents a natural and harmonious continuation of the existing neighbourhood fabric. Generally, the retention of mature vegetation will be encouraged where possible along the boundary which also helps soften the visual appearance of the new buildings and maintains an attractive interface with the adjoining properties. Construction activities will be managed in accordance with municipal requirements, further limiting any temporary inconvenience during the development stage.

### 5.1.3 Environmental Legislation

As the site falls within the urban edge, an already serviced area that is not utilised for any agricultural purposes, and no relevant vegetation or critical biodiversity exists, no listed activities as contemplated by the National Environmental Management Act, 1998 (as amended) (NEMA) are triggered by this application. However, the remaining trees along Protea Road (that weren't destroyed in the recent storm) will be removed as they are located within the proposed development area and are not indigenous. New trees and additional landscaping will be implemented along the southern side of the development as well as throughout the development site.

## 5.2 Land Use Planning Act (LUPA)

The development objectives entrenched in SPLUMA have been assimilated into the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) and set out a basis for the adjudication of land use planning applications in the province. It requires that local municipalities have due regard to at least the following when doing so:

- Applicable spatial development frameworks;
- Applicable structure plans;
- Land use planning principles referred to in Chapter VI (Section 59);
- The desirability of the proposed land use, and
- Guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use.

The land-use planning principles of LUPA (Section 59) are, in essence, the expansion of the five development principles of SPLUMA listed above. Spatial resilience and justice have very few associations with this application. The principles of sustainability, efficiency and good administration have been addressed under subsection 5.1.1.

### 5.2.1 Compliance/Consistency with Spatial Policy Directives

Section 19(1) and (2) of LUPA states that the following:

*“(1) If a spatial development framework or structure plan specifically provides for the utilisation or development of land as proposed in a land use application or a land development application, the proposed utilisation or development is regarded as complying with that spatial development framework or structure plan;*

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

In view of the nature of this land use application and its location within George, this proposal complies with the GMSDF.

### 5.2.2 Need and Desirability

The concept “*desirability*” in the land use planning context may be defined as the degree of acceptability of a proposed land use development. This section expresses the desirability of the proposed rezoning and departure, taken in conjunction with the development principles and criteria set out through the statutory planning framework listed above, as well as the degree to which this proposal may be considered within the context of broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts. The desirability of this development is in the interest of the public, as George has a shortage of lower cost accommodation units. The existing dwelling house and associated outbuildings will be demolished, and an underutilised site in the residential density area will be optimally utilised by the provision of 8 group housing units, which will provide accommodation opportunities for 8 families. The new group housing site is also near public transport routes and will be integrated with sufficient proposed mitigation measures.

The concept of “*need*” refers to whether the proposed development is needed to maintain proper operations within the city or maintain the current and prospective needs of the GMSDF. The need for the subdivision and rezoning of the subject property is not specifically addressed in the MSDF, neither is the required building line departure; however, the current and future need for different housing typologies is structured around the densification of areas in proximity to a variety of public transport modes, which does include the subject property. The proposed development does not influence the aim of the GMSDF and complies with its current prospects for increased densification.

## 6. CONCLUSION

We believe that the abovementioned principles, considerations, and guidelines for this land use application for Erf 592, George, satisfy the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



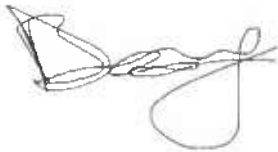
**DELAREY VILJOEN Pr. Pln**

**JUNE 2026**

# **ANNEXURE 1**

**POWER OF ATTORNEY**

I, **Dean Greville Burmester**, the undersigned and sole director of **H2B2 INVESTMENTS (PTY) LTD**, the registered owner of Erf 592, George Municipality and Division, hereby instruct **Delarey Viljoen** of *DELPLAN Consulting* to submit the land use application to the local authority.




---

**D G Burmester**

Date: 14 July 2025

**Witnesses:**

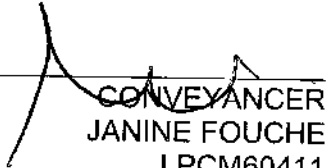
1.  \_\_\_\_\_

2.  \_\_\_\_\_

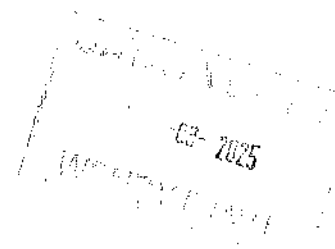
# **ANNEXURE 2**

Roos Inc.  
1 Caledon Street  
George  
6529

Prepared by me

  
CONVEYANCER  
JANINE FOUCHE  
LPCM60411

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 3650 0000	R. 2140, 00
Reason for exemption	Category Exemption.....	Exemption i to. Sec/Reg..... Act/Proc.....



T 000012588 / 2025

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~JANINE FOUCHÉ (60411)~~ RONELLE WILKINSON (97460)

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

**PIERRE CHRISTIAAN FRANKEN**  
Identity Number 551126 5136 08 6  
Married out of community of property

**DATA / CAPTURE**  
17-03-2025  
VUYELWA LAMANI

which said Power of Attorney was signed at George on 15 January 2025.

And the appearer declared that his/her said principal had, on 4 December 2024, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**H2B2 INVESTMENTS PROPRIETARY LIMITED**  
**Registration Number 2024/690603/07**

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

REMAINDER OF ERF 592 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE WESTERN CAPE  
PROVINCE

IN EXTENT 3068 (THREE THOUSAND AND SIXTY EIGHT) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T7953/1947 dated 9 May 1947 with Diagram No. 2439/1947 relating thereto and held by Deed of Transfer Number T24830/1981

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. 17017 dated 30<sup>th</sup> October, 1953.

B. ....

C. **SUBJECT FURTHER** to the following condition contained in Deed of Transfer No. 5494 dated 11<sup>th</sup> June, 1925, namely:-

"The said Council and its successors in Office reserves the right to construct, use and maintain across the above property any pipe line for water leading, sewerage, drainage, and any poles and structures for the conducting of any electric or any other light or power."

D. **FURTHER SUBJECT** to the following special condition contained in Deed of Transfer No. 14478 dated 27<sup>th</sup> September, 1950, imposed by the Transferor (William Dudley Allison) for the benefit of himself and his successors in title, as the registering owner of Portion 3 of Lot. 23 of Part F of the George Town Commonage Registered in his name by Certificate of Registered Title No. 17826/48 and the remaining extent of Lot No. 23 Portion of Part F of the George Town Commonage registered in his name by Deed of Transfer No. 12373/49, namely:-

"That no building shall be erected within 6,30 metres of the northern boundary common to the property hereby conveyed and to the said Portion 3 of Lot No. 23 aforesaid ....."

E. **SUBJECT FURTHER** to the following endorsement dated 18 February 2005 on Deed of Transfer No. T24830/1981, namely:

By virtue of Notarial Deed of Servitude K128/2005 dated 10<sup>th</sup> December 2004, the withinmentioned property is subject to a:

(i) A perpetual road servitude 4 metres wide the northern boundary of which servitude is depicted by the line EA on Diagram SG No. 4241/1953;

- (ii) A sewerage servitude 2m wide the northern boundary of which servitude is depicted by the line EA on Diagram SG No. 4241/1953;
- (iii) An electrical cable servitude 3m wide the northern boundary of which servitude is depicted by the line EA on Diagram SG No. 4241/1953 in favour of Erf 20241 (A portion of Erf 591) George in extent 1524 square metres held by CRT 13103/2005.

As will more fully appear from the said Notarial Deed.

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

**PIERRE CHRISTIAAN FRANKEN, Married as aforesaid**

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

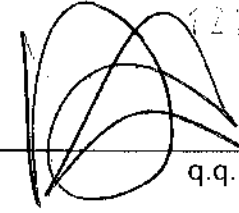
**H2B2 INVESTMENTS PROPRIETARY LIMITED**  
**Registration Number 2024/690603/07**

or its Successors in Title 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 R3 650 000,00 (THREE MILLION SIX HUNDRED AND FIFTY 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:  
WESTERN CAPE at CAPE TOWN on

12 MAR 2025

  
\_\_\_\_\_  
q.q.

In my presence



\_\_\_\_\_  
REGISTRAR OF DEEDS

# **ANNEXURE 3**

**Certificate issued by the Commissioner of Companies & Intellectual Property Commission on Monday, November 4, 2024 at 16:35**



**COR14.3: Registration Certificate**

Registration Number: 2024 / 690603 / 07  
Enterprise Name: H2B2 INVESTMENTS

**ENTERPRISE INFORMATION**

Registration Number: 2024 / 690603 / 07  
Enterprise Name: H2B2 INVESTMENTS  
Registration Date: 31/10/2024  
Business Start Date: 31/10/2024  
Enterprise Type: Private Company  
Enterprise Status: In Business  
Financial Year End: February  
TAX Number: 9398781220

Addresses	<u>POSTAL ADDRESS</u>	<u>ADDRESS OF REGISTERED OFFICE</u>
	55 LONGBRIDGE ROAD KINGSWOOD GOLF ESTATE GEORGE WESTERN CAPE 6529	55 LONGBRIDGE ROAD KINGSWOOD GOLF ESTATE GEORGE WESTERN CAPE 6529

**ACTIVE MEMBERS / DIRECTORS**

Surname and First Names	Type	ID Number / Date of Birth	Appointment Date	Addresses
BURMESTER, DEAN GREVILLE	Director	8906026280081	31/10/2024	Postal: 55 LONGBRIDGE ROAD, KINGSWOOD GOLF ESTATE, GEORGE, WESTERN CAPE, 6529 Residential: 55 LONGBRIDGE ROAD, KINGSWOOD GOLF ESTATE, GEORGE, WESTERN CAPE, 6529



Certificate issued by the Commissioner of Companies & Intellectual  
Property Commission on Monday, November 4, 2024 at 16:34



Companies and Intellectual  
Property Commission  
a member of the dti group

Notice of Incorporation

**COR 14.1A**

Registration Number: K2024690603  
Enterprise Name: H2B2 INVESTMENTS



Tracking Number: 9419607601



Customer Code: 181122

INITIAL DIRECTOR DETAILS

Full Name	Occupation	ID Number / Date of Birth & Country	Appoint. Date	Cellphone Number	Address
BURMESTER, DEAN GREVILLE	DIRECTOR	8906026280081 South Africa	31/10/2024	0676832641	Postal: 55 LONGBRIDGE ROAD, KINGSWOOD GOLF ESTATE, GEORGE, WESTERN CAPE, 6529  Residential: 55 LONGBRIDGE ROAD, KINGSWOOD GOLF ESTATE, GEORGE, WESTERN CAPE, 6529

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





Notice of Incorporation

**COR 14.1**

Registration Number: K2024690603  
Enterprise Name: H2B2 INVESTMENTS



Tracking Number: 9419607601



Customer Code: 181122

**INCORPORATOR DETAILS**

Full Name: **BURMESTER DEAN GREVILLE**  
Identity / Registration No: **8906026280081**  
Postal Address: **55 LONGBRIDGE ROAD, KINGSWOOD GOLF ESTATE, GEORGE, WESTERN CAPE, 6529**

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

**Private Company**

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

**31 October 2024**

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

**February**

4. The company's registered office address is:

Postal Address  
**55 LONGBRIDGE ROAD,  
KINGSWOOD GOLF ESTATE,  
GEORGE, WESTERN CAPE, 6529**

Physical Address  
**55 LONGBRIDGE ROAD, KINGSWOOD  
GOLF ESTATE, GEORGE, WESTERN  
CAPE, 6529**

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

**1**

6. The company name is:

**H2B2 INVESTMENTS**

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

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

Signature

Date

31 October 2024



Memorandum of Incorporation

**COR 15.1A**

Registration Number: K2024690603  
Enterprise Name: H2B2 INVESTMENTS



Tracking Number: 9419607601



Customer Code: 181122

**MEMORANDUM OF INCORPORATION  
OF  
H2B2 INVESTMENTS**


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

In this Memorandum of Incorporation -

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

**Adoption of Memorandum of Incorporation**

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

Full Name of Incorporator	ID or Passport Number	Cellphone Number	Email Address	Address
BURMESTER, DEAN GREVILLE	8906026280081	0676832641	MAPULE@DVRINC.CO.ZA	Postal: 55 LONGBRIDGE ROAD, KINGSWOOD GOLF ESTATE, GEORGE, WESTERN CAPE, 6529  Residential: 55 LONGBRIDGE ROAD, KINGSWOOD GOLF ESTATE, GEORGE, WESTERN CAPE, 6529
				

Signature

Date





## Memorandum of Incorporation

**COR 15.1A**

Registration Number: K2024690603  
Enterprise Name: H2B2 INVESTMENTS



Tracking Number: 9419607601



Customer Code: 181122

### Article 1 - Incorporation and Nature of the Company

#### 1.1 Incorporation

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

#### 1.2 Powers of the Company

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

#### 1.3 Memorandum of Incorporation and Company Rules

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

#### 1.4 Optional provisions of Companies Act, 2008 do not apply

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

### Articles 2 - Securities of the Company

#### 2.1 Securities

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





## Memorandum of Incorporation

**COR 15.1A**

Registration Number: K2024690603  
Enterprise Name: H2B2 INVESTMENTS



**Tracking Number:** 9419607601



**Customer Code:** 181122

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

### 2.2 Registration of beneficial interests

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

## Article 3 - Shareholders and Meetings

### 3.1 Shareholders' right to information

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

### 3.2 Shareholders' authority to act

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

### 3.3 Shareholder representation by proxies

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

### 3.4 Record date for exercise of shareholder rights

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





## Memorandum of Incorporation

**COR 15.1A**

Registration Number: K2024690603  
Enterprise Name: H2B2 INVESTMENTS



Tracking Number: 9419607601



Customer Code: 181122

### 3.5 Shareholders meetings

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

### 3.6 Shareholders resolutions

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

## Article 4 - Directors and Officers

### 4.1 Composition of the Board of Directors

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

### 4.2 Authority of the Board of Directors

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





## Memorandum of Incorporation

**COR 15.1A**

Registration Number: K2024690603  
Enterprise Name: H2B2 INVESTMENTS



**Tracking Number:** 9419607601



**Customer Code:** 181122

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

### 4.3 Directors' Meetings

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

### 4.4 Directors compensation and financial assistance

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

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



# **ANNEXURE 4**

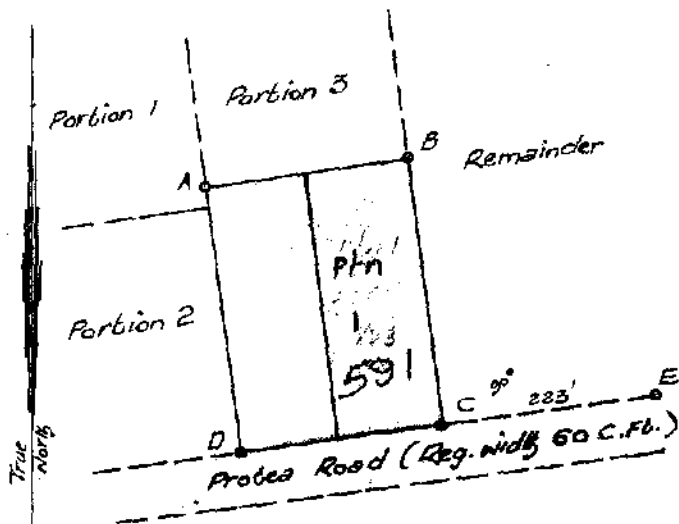
SIDES Cape Feet.		ANGLES	
AB	213.50'	A	90° 0' 0"
BC	288.65	B	90° 0' 0"
CD	213.50	C	90° 0' 0"
DA	288.65	D	90° 0' 0"

S.G. No. 2425/47

Approved

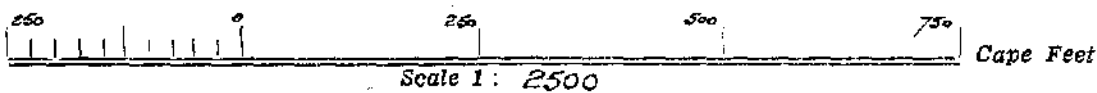
*Ken. C. Lourey*  
 Surveyor-General

17-4-1947



A, B, C & D, round iron pegs 18" long & 1/2" diameter.  
 E, planted stone projecting 2 ft.

\* Now Erf 592  
 GEORGE



The figure ABCD

represents 61627 Square Feet of land being

Portion 4 of Lot No. 23 of Part F of the  
 George Town Commonage

situate in the Municipality and Division of GEORGE,  
 Province of Cape of Good Hope.

Surveyed in Nov. 1946 by me

*T. J. Lourey*  
 Land Surveyor.

This diagram is annexed to  
 N.C. 7953 d.d. 9.5.47  
 P.H.C. 107 D. Allison

The original diagram is  
 No. A. 665, 1925  
 annexed to D.T.  
 1925-118. 5494.

S.G. File No. 8775/56  
 S.R. No. E. 579/47  
 Control No. G. 426.  
 Geo Sht 7.

BL-7DD  
 W.3

Registrar of Deeds.

APPROVED  
No. *[Handwritten Signature]*  
GBO:



Now E11 52  
424/1953 Portion 1

30683 17016/53

22/1/53

# **ANNEXURE 5**

# CONVEYANCER'S CERTIFICATE

I, **ALTA CARIEN ROOS (24137)**, CONVEYANCER at Roos Inc, George, certify as follows:

1. Property Details  
REMAINDER OF ERF 592 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE,  
WESTERN CAPE PROVINCE

Held by Deed of Transfer Number T12580/2025

2. I confirm that I have carefully examined and perused Title Deed Number T12580/2025 relating to the above-mentioned property, together with all endorsements, conditions, servitudes, and restrictions contained herein.
3. Owners should take note of clause "C" in Deed of Transfer Number T12580/2025 reading as follows:

*SUBJECT FURTHER to the following condition contained in Deed of Transfer No. 5494 dated 11th June, 1925, namely:- "The said Council and its successors in Office reserves the right to construct, use and maintain across the above property any pipe line for water leading, sewerage, drainage, and any poles and structures for the conducting of any electric or any other light or power."*

4. Further note that Deed of Transfer Number T17017/1953 referred to in Clause A is not available for electronic perusal on the deeds office portal.
5. This certificate is issued for the purposes of a proposed subdivision, rezoning and departure for submission to the relevant authority, and for no other purpose.
6. I hereby certify that, to the best of my knowledge and belief, there are no title deed conditions, restrictions, or servitudes which prohibit, restrict, or are inconsistent with the proposed subdivision, rezoning and departure application of the above-mentioned property in the title deeds available to me.

Dated at George on 26 February 2026.



\_\_\_\_\_  
**CONVEYANCER**  
ALTA CARIEN ROOS (24137)



23 Italenie Avenue  
HARTENBOS  
6520

To whom it may concern

**Re: ERF 593 GEORGE, MUNICIPALITY OF GEORGE**

Herewith confirmation that there is indeed no servitude registered across this property.

There is in fact a servitude registered across erf 592 in favour of erf 593, prohibiting the owner of erf 592 from building within 6.30m of the boundary common to these two properties.

See accompanying plan for clarification.

Monty Jacobs  
Surveyor

23.07.2024  
Date

---

RAEMOR TRADING 160 CC t/a Jacobs Opmetings  
2004/090209/23  
Cell: 084 645 6303 Fax: 086 518 1728 Tel: (044) 695 0984  
e-mail: jacobsopmetings@vodamail.co.za



Erf 593  
George  
Serwituut oor erf 592 ten gunste van erf 593

Witfonteinweg

594

19288

593

18299

9790

1685

19287

Serwituutarea 6.30m wyd

Kambro Close

20241

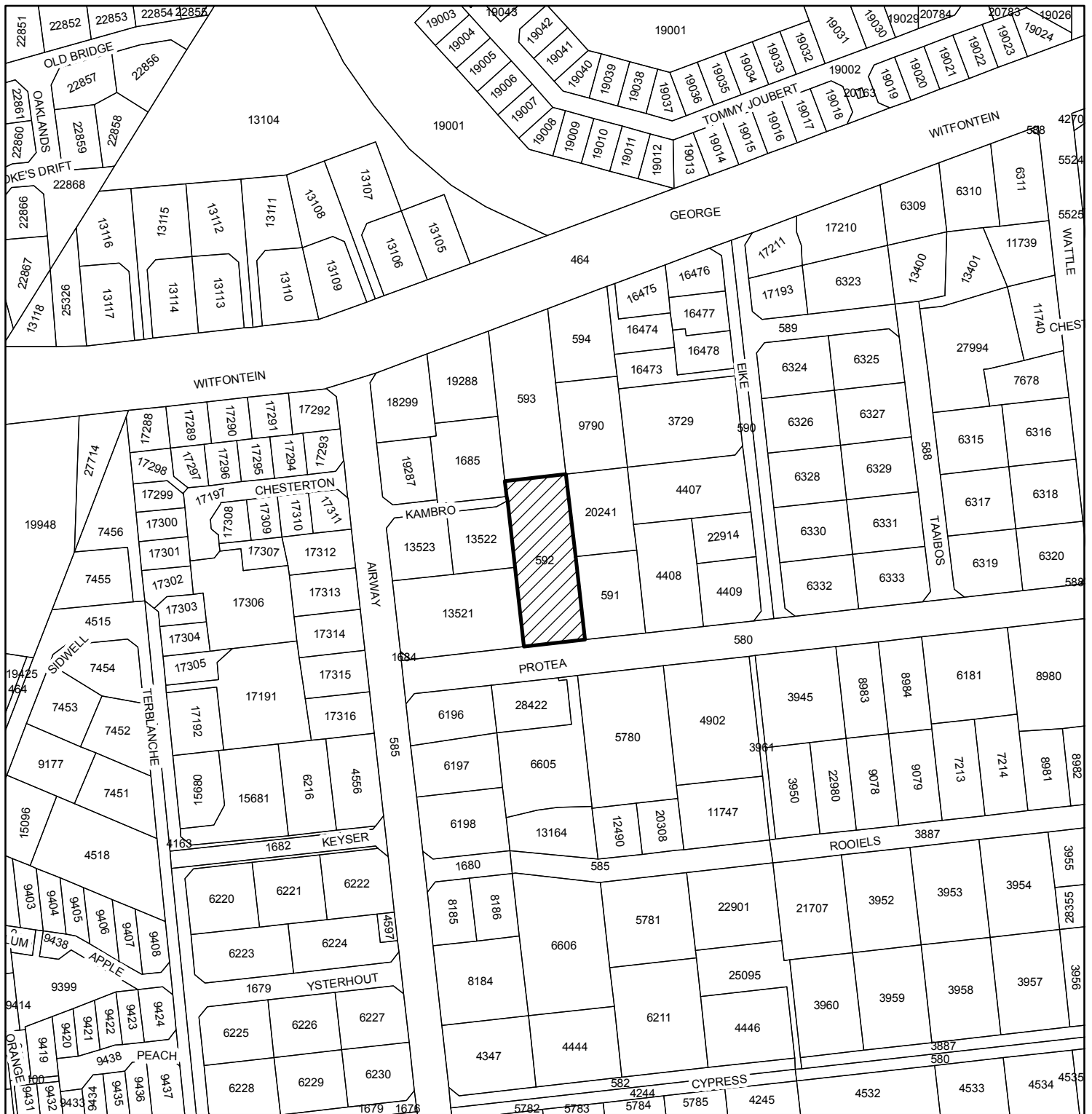
592

13523

13522

Skaal 1:500

# **ANNEXURE 6**



**LEGEND:**



A4 Scale:  
1:3,000

**PROJECT:**

Proposed subdivision & rezoning  
for H2B2 Investments (Pty) Ltd

**PROJEK:**

**DESCRIPTION:**

Erf 592, George

**BESKRYWING:**

**TITLE:**

Locality plan

**TITEL:**

1441/GEO/25/GIS/Ligging

DESIGNED: SG  
ONTWERP:

DRAWN: MV  
GETEKEN:

DATE: NOV 2025  
DATUM:

PLAN NO: ANNEXURE 7  
PLAN NR:

Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
[www.delplan.co.za](http://www.delplan.co.za)



URBAN & REGIONAL PLANNERS

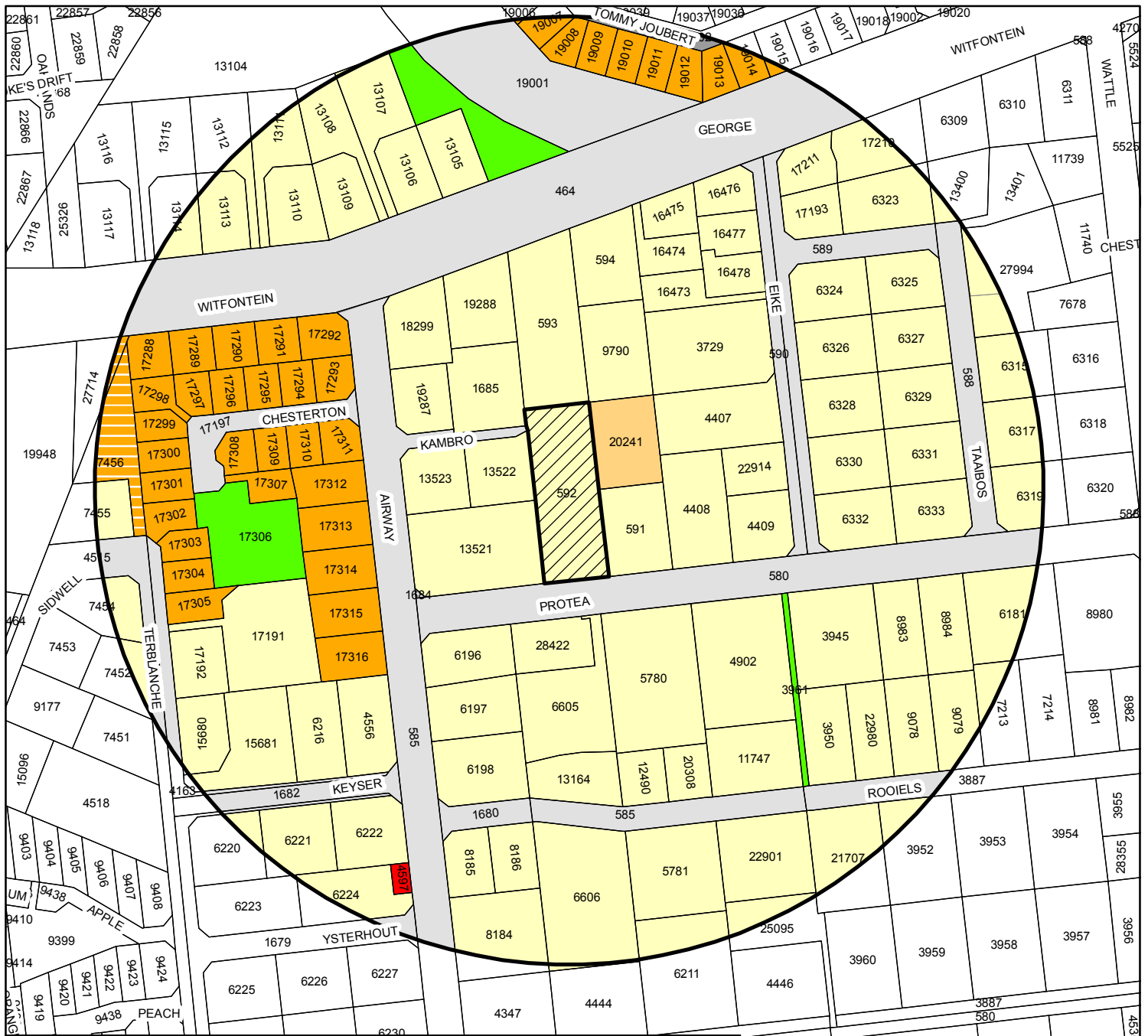
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**KOPIEREG:**

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# **ANNEXURE 7**



**LAND USE:**

- Dwelling house
- Group housing
- Open space
- Road
- Double dwelling house
- Flats
- Private road
- Utility

**LEGEND:**



A4 Scale:  
1:3,000

**PROJECT:**

Proposed subdivision & rezoning  
for H2B2 Investments (Pty) Ltd

**PROJEK:**

**DESCRIPTION:**

Erf 592, George

**BESKRYWING:**

**TITLE:**

Land use plan

**TITEL:**

1441/GEO/25/GIS/LandUse

DESIGNED: SG  
ONTWERP:

DRAWN: MV  
GETEKEN:

DATE: NOV 2025  
DATUM:

PLAN NO: ANNEXURE 8  
PLAN NR:

Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
[www.delplan.co.za](http://www.delplan.co.za)



**DELPLAN**  
CONSULTING

URBAN & REGIONAL PLANNERS

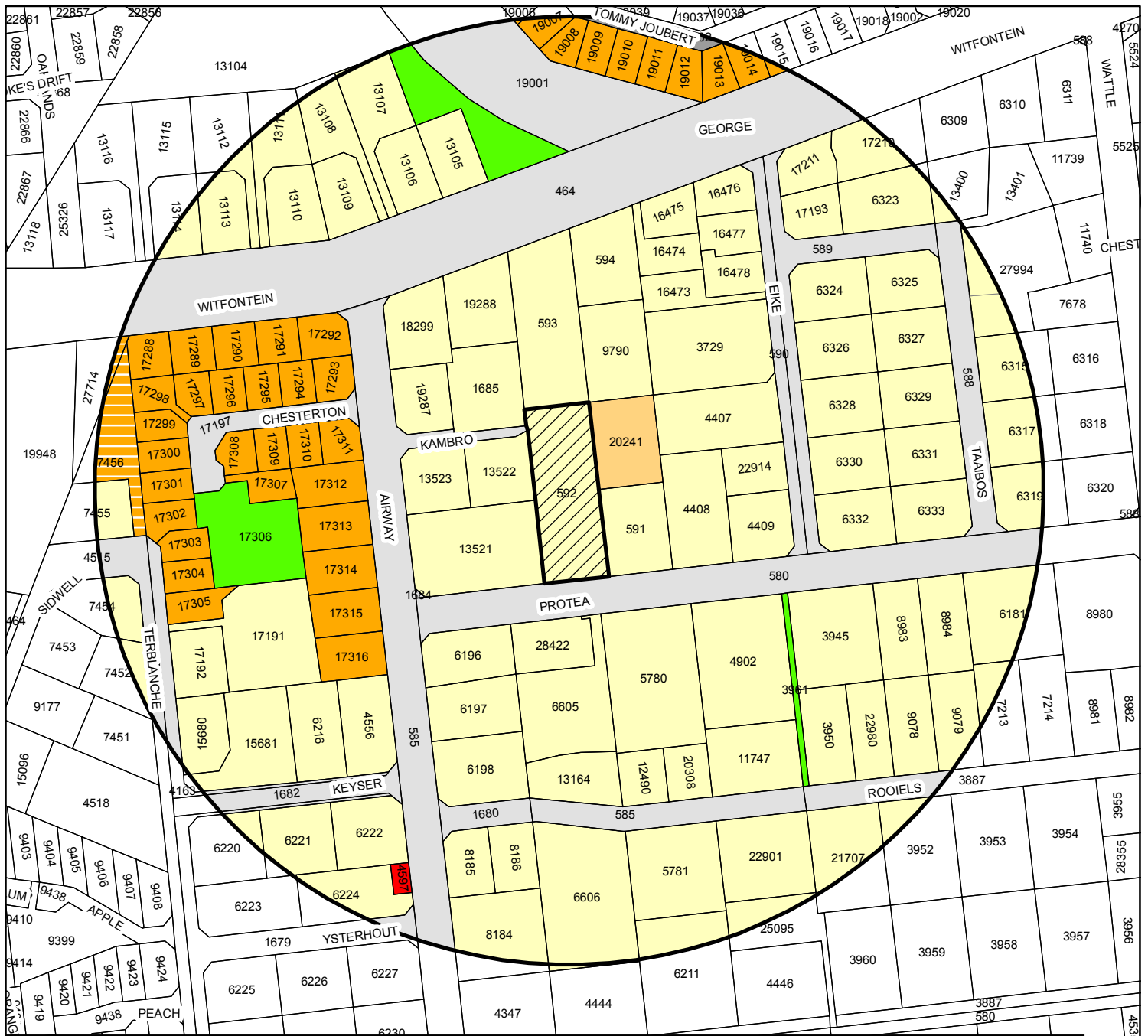
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**KOPIEREG:**

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# **ANNEXURE 8**



**CURRENT ZONING:**

- Single Residential Zone I
  General Residential Zone II
  Open Space Zone I
  Transport Zone III
- General Residential Zone I
  General Residential Zone IV
  Transport Zone II
  Utility Zone

**LEGEND:**



A4 Scale:  
1:3,000

**PROJECT:**

Proposed subdivision & rezoning  
for H2B2 Investments (Pty) Ltd

**PROJEK:**

**DESCRIPTION:**

Erf 592, George

**BESKRYWING:**

**TITLE:**

Current zoning plan

**TITEL:**

1441/GEO/25/GIS/CurZon

DESIGNED: SG  
ONTWERP:

DRAWN: MV  
GETEKEN:

DATE: NOV 2025  
DATUM:

PLAN NO: ANNEXURE 9  
PLAN NR:

Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
[www.delplan.co.za](http://www.delplan.co.za)



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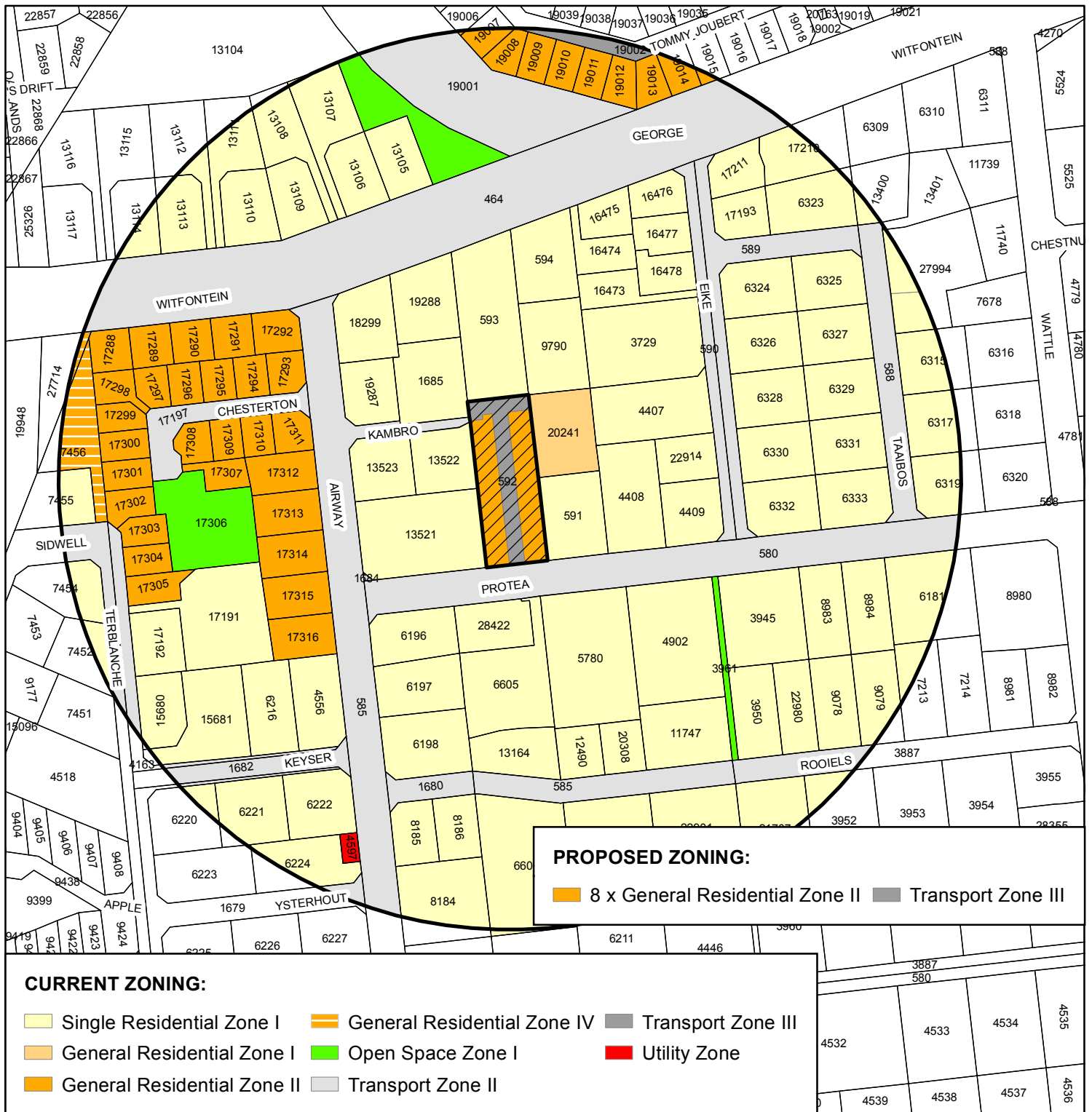
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# **ANNEXURE 9**



**LEGEND:**



A4 Scale:  
1:3,000

**PROJECT:**

Proposed subdivision & rezoning  
for H2B2 Investments (Pty) Ltd

**PROJEK:**

**DESCRIPTION:**

Erf 592, George

**BESKRYWING:**

**TITLE:**

Proposed zoning plan

**TITEL:**

1441/GEO/25/GIS/PropZon

DESIGNED: SG  
ONTWERP:

DRAWN: MV  
GETEKEN:

DATE: NOV 2025  
DATUM:

PLAN NO: ANNEXURE 9  
PLAN NR:

Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
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# **ANNEXURE 10**



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**PROJECT:** Proposed subdivision & rezoning for H2B2 Investments (Pty) Ltd

**PROJEK:** Proposed subdivision & rezoning for H2B2 Investments (Pty) Ltd

**DESCRIPTION:** Erf 592, Heatherpark, George

**BESKRYWING:** Erf 592, Heatherpark, George

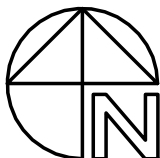
**TITLE:** Subdivision plan

**TITEL:** Subdivision plan

**NOTES:**

PROPOSED ZONINGS			
ZONING	ERVEN	AREA (m²)	%
General Residential Zone II	8	2,078.91	67.76
Transport Zone III	1	989.09	32.24
<b>TOTAL</b>		<b>3,068.00</b>	<b>100</b>

**NOTAS:**

A3 Scale:  1:500

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[www.delplan.co.za](http://www.delplan.co.za)



**DELPLAN**  
CONSULTING

URBAN & REGIONAL PLANNERS

**DESIGNED:** DV

**DRAWN:** MV

**FILE PATH:** 1441/GEO/25/Tek/SKF

**PLAN NO:** SUB1

**DATE:** NOVEMBER 2025

**DATUM:** NOVEMBER 2025

**PLAN NAME:** ANNEXURE

**PLAN NAAM:** ANNEXURE

# **ANNEXURE 11**

**NOTE**  
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ERF	ERF SIZE	GROUND FLOOR	FIRST FLOOR	COVERAGE	PARKING
ERF 1	246.17	134.00	88.00	54%	1 CAR GARAGE, 1 CAR DRIVEWAY
ERF 2	250.74	142.00	88.00	57%	2 CAR GARAGE, 2 CAR DRIVEWAY
ERF 3	260.73	142.00	88.00	55%	2 CAR GARAGE, 2 CAR DRIVEWAY
ERF 4	252.52	142.00	88.00	56%	2 CAR GARAGE, 2 CAR DRIVEWAY
ERF 5	260.12	142.00	88.00	55%	2 CAR GARAGE, 2 CAR DRIVEWAY
ERF 6	254.32	142.00	88.00	56%	2 CAR GARAGE, 2 CAR DRIVEWAY
ERF 7	278.94	142.00	88.00	51%	2 CAR GARAGE, 2 CAR DRIVEWAY
ERF 8	275.37	142.00	88.00	51%	2 CAR GARAGE, 2 CAR DRIVEWAY

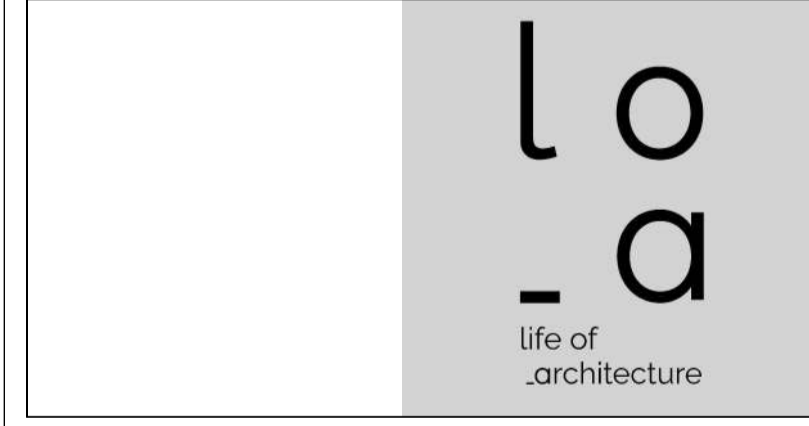
PRIVATE INTERNAL ROAD	989.09 (includes servitude)		
TOTAL	3068.00	1128.00	37%
OPEN AREA	1940.00		

DEVELOPMENT PHASING  
 THE INTENTION IS TO BUILD EVERYTHING AT ONCE, BUT THIS IS DEPENDENT ON ERVEN SALES

**1 SITE DEVELOPMENT PLAN**  
 100 SCALE 1:200

B	10.03.26	ISSUED FOR INFORMATION	AAA
A	11.02.26	ISSUED FOR INFORMATION	AAA
REV	DATE	DESCRIPTION	BY

**chris kleu architects**  
 +27 (0) 44 816 1975 chris@chriskleu.co.za chris@chriskleu.co.za  
 The Station, Crowther Square, Cathedral Street, George 6520, South Africa  
 PostNet Suite 227, Private Bag #6590, George 6530  
 Chris Kleu B Arch (UCT) Pt Arch, SAJAC/SA, SACAP 5707  
 Chris Kleu Architects cc CN 2011/062729/23



PROJECT TITLE  
**GEORGE**  
**New Residential Development on**  
**ERF 592**  
**HEATHER PARK**

DRAWING TITLE  
**SITE DEVELOPMENT PLAN**

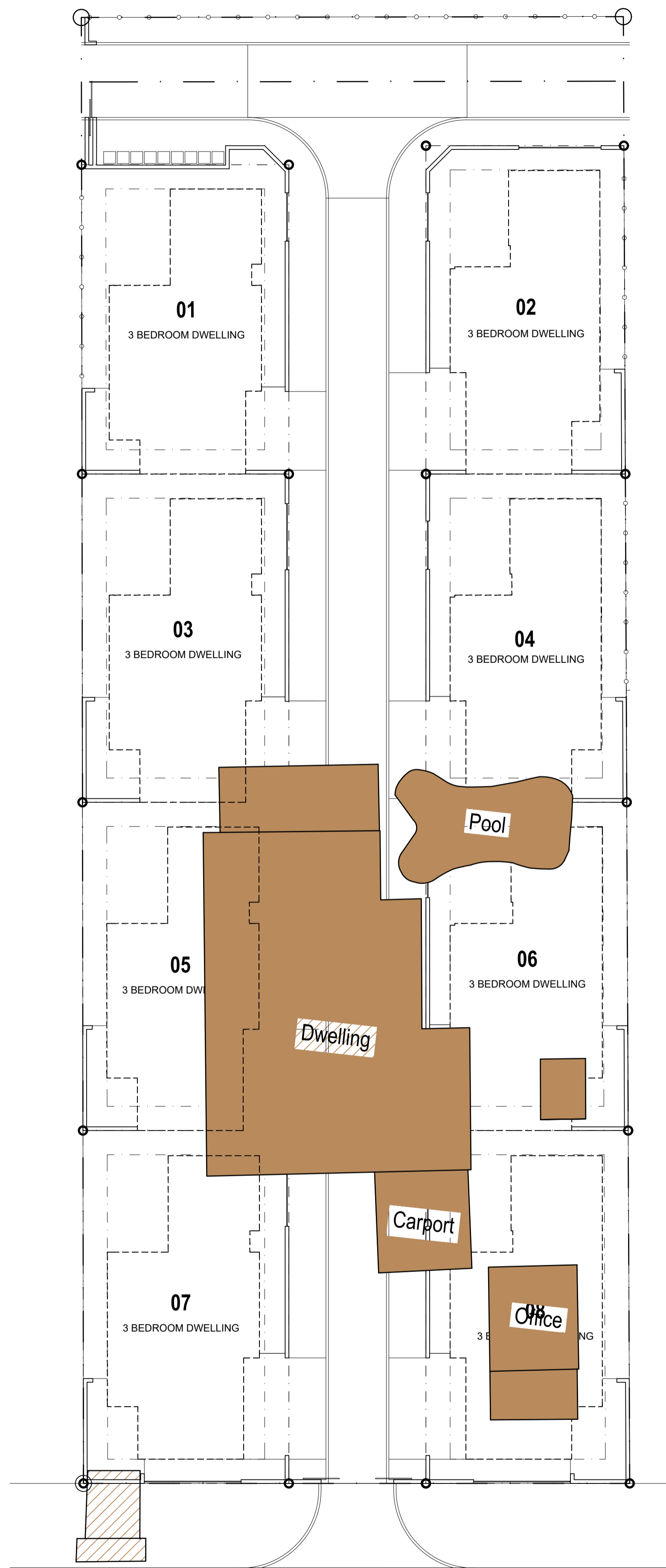
JOB No.	LOCALITY	DRAWING No.	TYPE	SHEET	REV No.
	GRG	592		100	B

DATE FEB 2026 GDN No 100

SCALE 1:200 DRAWN AAA

CHECKED

**PROTEA ROAD**



PROTEA ROAD



PROTEA ROAD

EXISTING TREES

- EXISTING TREE TO BE PRESERVED (INCLUDING INDIGENOUS)
- TREES TO BE REMOVED (NON INDIGENOUS)

PLANTING IN COMMON AREAS

- NEW TREE - WATER PEAR (SYZYGIUM GUINEENSE)
- NEW SHRUB - FREYLINIA TROPICA (FOR HEDGING)

HARD LANDSCAPING

- 60mm INTERLOCKING CONCRETE PAVING
- COBBLE PAVER - TBC
- TILED SURFACE BED
- GRASSED AREAS
- DWELLING FOOTPRINT

NOTE

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REV	DATE	DESCRIPTION	BY
B	10.03.26	ISSUED FOR INFORMATION	AAA
A	11.02.26	ISSUED FOR INFORMATION	AAA

chris kleu architects  
 +27 (0) 44 816 1575 chris@ckarchitects.co.za chris@ckarchitects.co.za  
 The Station, Crowther Square, Cathedral Street, George 6520, South Africa  
 PostNet Suite 227, Private Bag #6590, George 6530  
 Chris Kleu B Arch (UCT) Pr Arch, SAIA/CISA, SACAP 5707  
 Chris Kleu Architects cc CN 2011/06272923

lo\_a  
 life of architecture

PROJECT TITLE  
**GEORGE**  
 New Residential Development on  
 ERF 592  
 HEATHER PARK

DRAWING TITLE  
 SITE DEVELOPMENT PLAN  
 DEMOLITION PLAN  
 LANDSCAPING PLAN

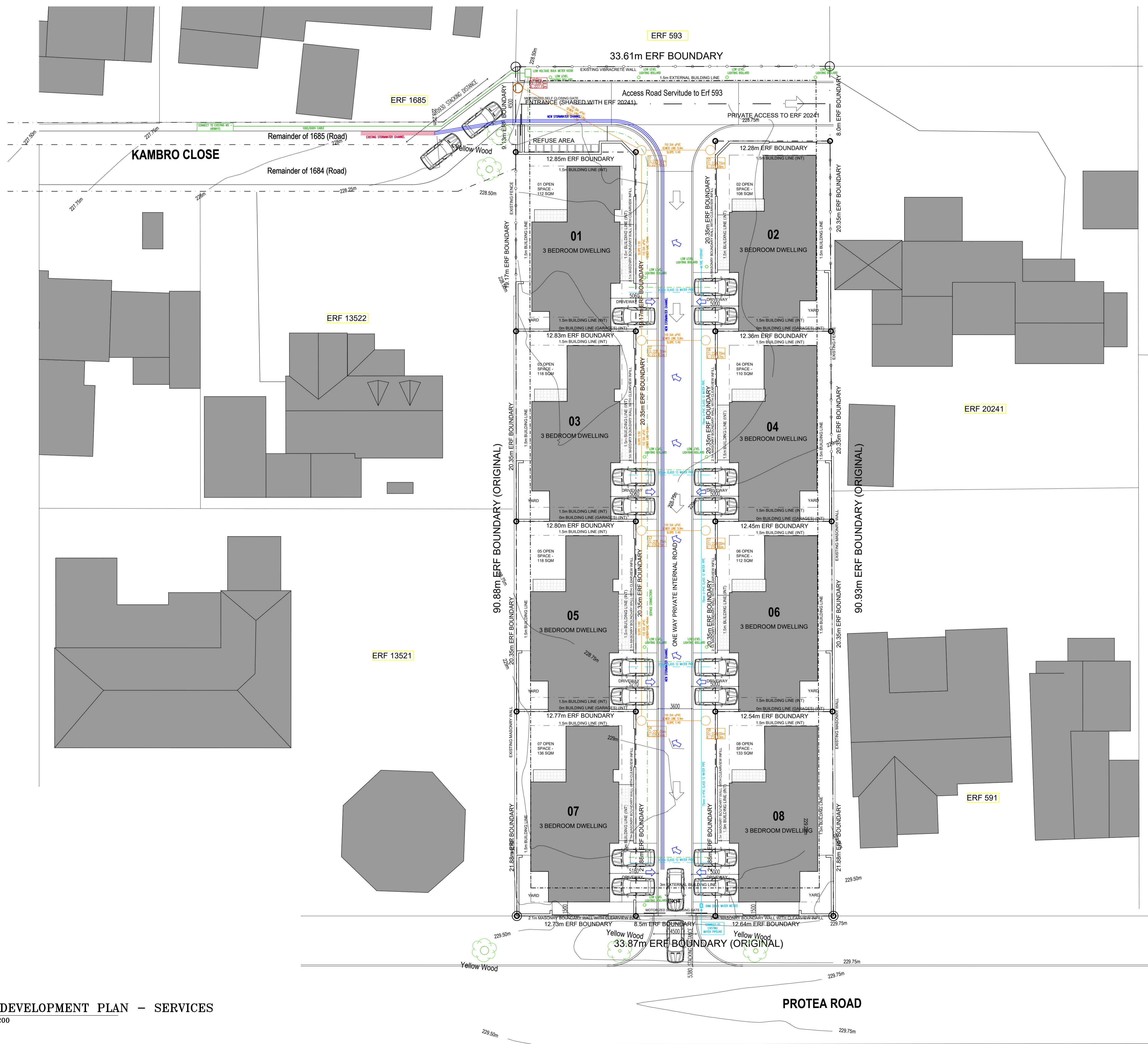
JOB No.	LOCALITY	DRAWING No.	TYPE	SHEET	REV No.
	GRG	592		101	B

DATE FEB 2026 DRAW No 101

SCALE 1:200 DRAWN AAA

CHECKED

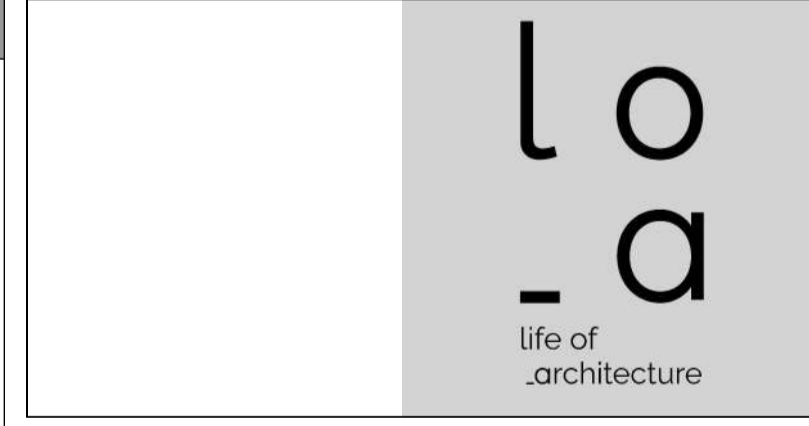
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**1** SITE DEVELOPMENT PLAN – SERVICES  
 SCALE 1:200

REV	DATE	DESCRIPTION	BY
A	10.03.26	ISSUED FOR INFORMATION	AA

**chris kleu architects**  
 +27 (0) 44 816 1975 chris@chriskleu.co.za chris@chriskleu.co.za  
 The Station, Crawford Square, Cathedral Street, George 6520, South Africa  
 PostNet Suite 227, Private Bag 46590, George 6530  
 Chris Kleu B Arch (UCT) Pt Arch, SAQA/CQA, SACAP 5707  
 Chris Kleu Architects cc CN 2011/062729/23

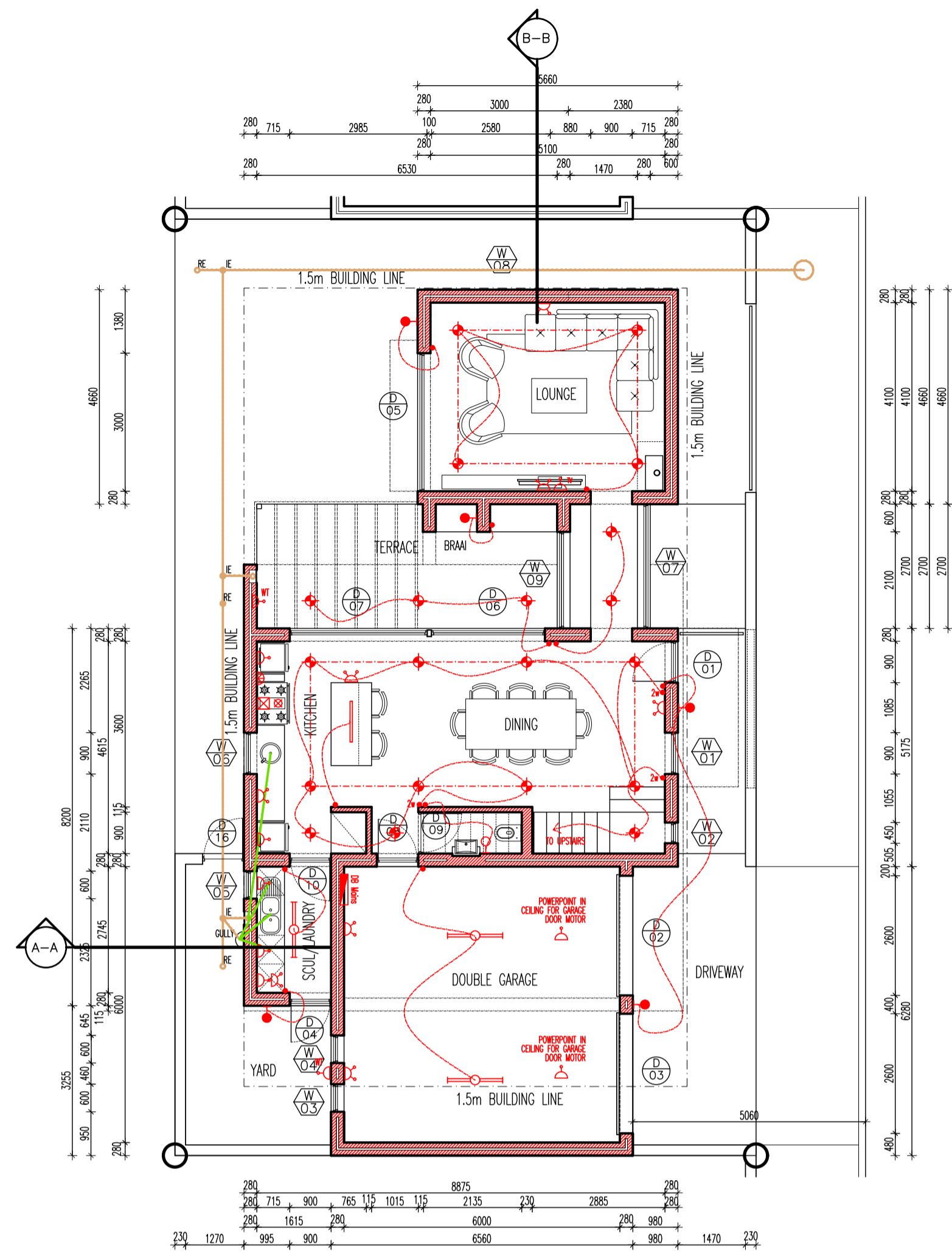


PROJECT TITLE  
**GEORGE**  
**New Residential Development on**  
**ERF 592**  
**HEATHER PARK**

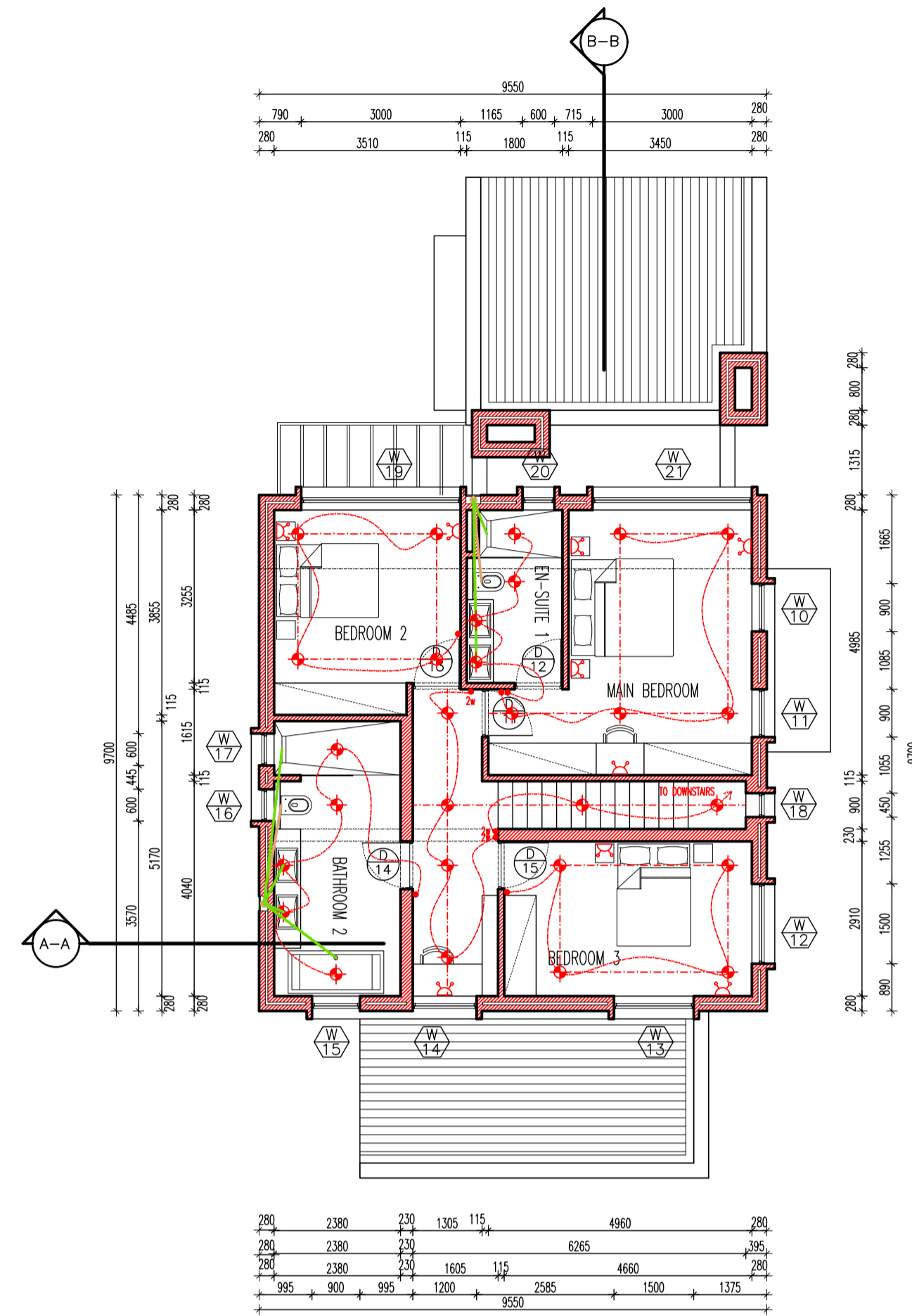
DRAWING TITLE  
**SITE DEVELOPMENT PLAN**  
**SERVICES LAYOUT**

ERF No.	LOCALITY	DRAWING No.	TYPE	SHEET	REV No.
	GRG	592		102	A

DATE	FEB 2026	CD No	102
SCALE	1:200	DRAWN	AAA
CHECKED			

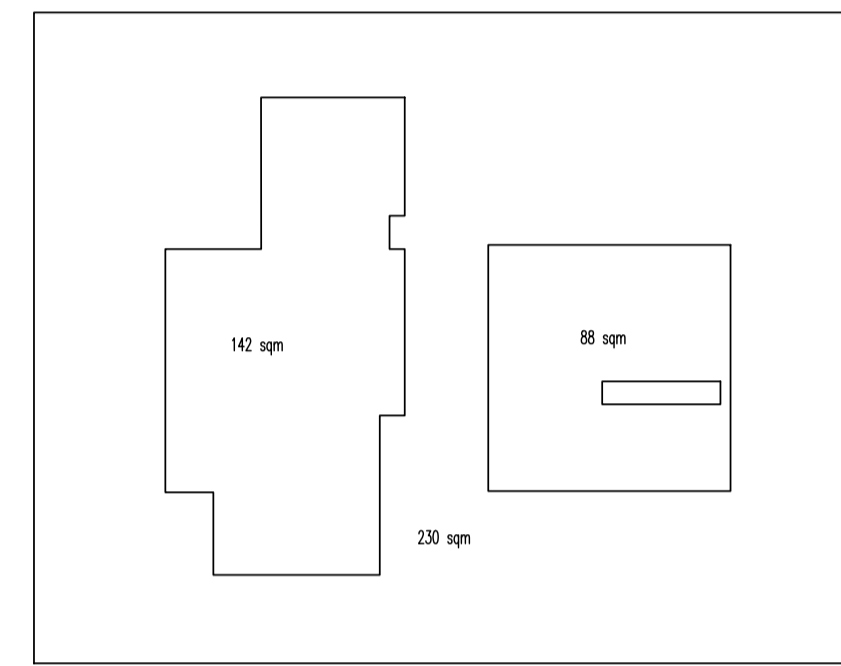


**1** GROUND FLOOR PLAN – UNIT TYPE 1  
200 SCALE 1:100



**2** FIRST FLOOR PLAN – UNIT TYPE 1  
200 SCALE 1:100

ELECTRICAL LEGEND	
	WALL MOUNTED LIGHT POINT (INTERNAL)
	WALL MOUNTED LIGHT POINT (EXTERNAL)
	FLUORESCENT LIGHT POINT
	LOW VOLTAGE DOWN LIGHTER
	FEATURE PENDANT
	EXTRACTION FAN
	16A SINGLE SOCKET OUTLET @ 300 OR 1150
	16A DOUBLE SOCKET OUTLET @ 300 OR 1150
	16A WATERTIGHT SINGLE SOCKET OUTLET
	TV SOCKET OUTLET
	ISOLATOR
	POWER POINT FOR STOVE
	LIGHTSWITCH @ 1150mm AFFL.
	2 WAY SWITCH @ 1150mm AFFL.
	DISTRIBUTION BOARD



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**NOTES & SPECIFICATIONS:**

**FOOTINGS:**  
850 x 300 STRIP FOOTINGS TO ALL PERIMETER WALLS AND ALL 230 LOAD BEARING INTERNAL WALLS TO ENGINEERS DETAIL & SPECIFICATION.

**FOUNDATION WALLS:**  
GENERALLY 345mm WIDE FOUNDATION WALLS WITH CONCRETE FILLED CAVITY TO U/S OF STEPPED DPC TO ENGINEERS DETAIL & SPECIFICATION. ENGINEER TO CONFIRM STANDARD FOUNDATIONS OR RAFT.

**SURFACE BEDS:**  
GENERALLY 100mm CONCRETE BUT THICKENED TO 700 x 250 TO ACCOMMODATE 115 INTERNAL PARTITION WALLS TO ENGINEERS DETAIL & SPECIFICATION, ALL ON 150mm COMPACTED FILL TO MIN. 98% MOD ASHTO WITH 250 MICRON DPM UNDER ALL NEW SURFACE BEDS.

**RC SLABS / FLOOR SLABS:**  
170 / 255mm REINFORCED CONCRETE FLOOR SLABS TO ENGINEERS DETAIL & SPECIFICATION.

**WALLS:**  
ALL WALLS TO HAVE BRICKFORCE EVERY 4TH COURSE AND GALVANIZED WIRE TIES TO NBR TO ALL EXTERNAL WALLS. ALL INTERNAL WALLS TO BE PLASTER AND PAINT. ALL EXTERNAL WALLS TO BE PLASTER AND PAINT AS PER GUIDELINES. CONCRETE FILLED CAVITIES 3 COURSES BELOW WALL PLATE LEVEL. 3 COURSES BRICK-REINFORCING AT WALL PLATE LEVEL TO ENGINEERS DETAIL & SPECIFICATIONS. AIR BRICKS TO BE INSTALLED ABOVE WINDOWS AS INDICATED. GROUND FLOOR TO BE BRICKWORK FOR PAINTING, FIRST FLOOR PLASTERED AND PAINTED.

**MAIN ROOF:**  
3 DEGREE CHARCOAL KLIP-LOK ROOF SHEETS LAID TO MANUFACTURERS SPECIFICATION COMPLETE WITH RIDGE AND VALLEY SHEETING ON 76x50 PURLINS AT REQUIRED CENTRES ON PURLIN RAFTERS AS PER ENGINEER'S DETAIL.

**GARAGE ROOF:**  
3 DEGREE CHARCOAL KLIP-LOK ROOF SHEETS LAID TO MANUFACTURERS SPECIFICATION COMPLETE WITH RIDGE AND VALLEY SHEETING ON 76x50 PURLINS AT REQUIRED CENTRES ON PURLIN RAFTERS AS PER ENGINEER'S DETAIL.

**BALCONY'S & ROOF SLABS:**  
170 / 255mm REINFORCED CONCRETE FLOOR/ROOF SLABS TO ENGINEERS DETAIL & SPECIFICATION WITH WATERPROOFING BY SPECIALIST AND TILING AS PER FINISHING SCHEDULE.

**BARGE BOARDS & FASCIAS:**  
150 x 15 FC FASCIAS PAINTED. BARGE BOARDS AND RIDGE CAPPING TO MANUFACTURERS DETAIL.

**CEILING'S & INSULATION:**  
GYPSUM SKIMMED PLASTERBOARD CEILING BETWEEN RAFTERS. SISALATION 405 ALUMINIUM FOIL INSULATION TO BE INSTALLED UNDER PURLINS TO MANUFACTURER'S SPECIFICATIONS. 135MM THICK GLASSWOOL BLANKET INSULATION LAID OVER CEILING INSTALLED TO MANUFACTURER'S SPECIFICATIONS. GROUND FLOOR DINING KITCHEN TO BE SEALED OFF SHUTTER CONCRETE.

**PLUMBING:**  
ALL IN ACCORDANCE WITH NBR AND SANS 10400 PART P, WITH SABS APPROVED MATERIAL THROUGHOUT.

**RAINWATER GOODS:**  
WATERTITE SEAMLESS ALUMINIUM GUTTERS WITH ROUND UPVC PAINTED DOWNPIPES.

**PRECAST LINTELS:**  
PRECAST CONC. LINTELS OVER ALL WINDOWS & DOORS & ALL OPENINGS UP TO 3m IN LENGTH.

**REINFORCED CONC. BEAMS & SLABS:**  
ALL TO ENGINEERS DETAIL & SPECIFICATION.

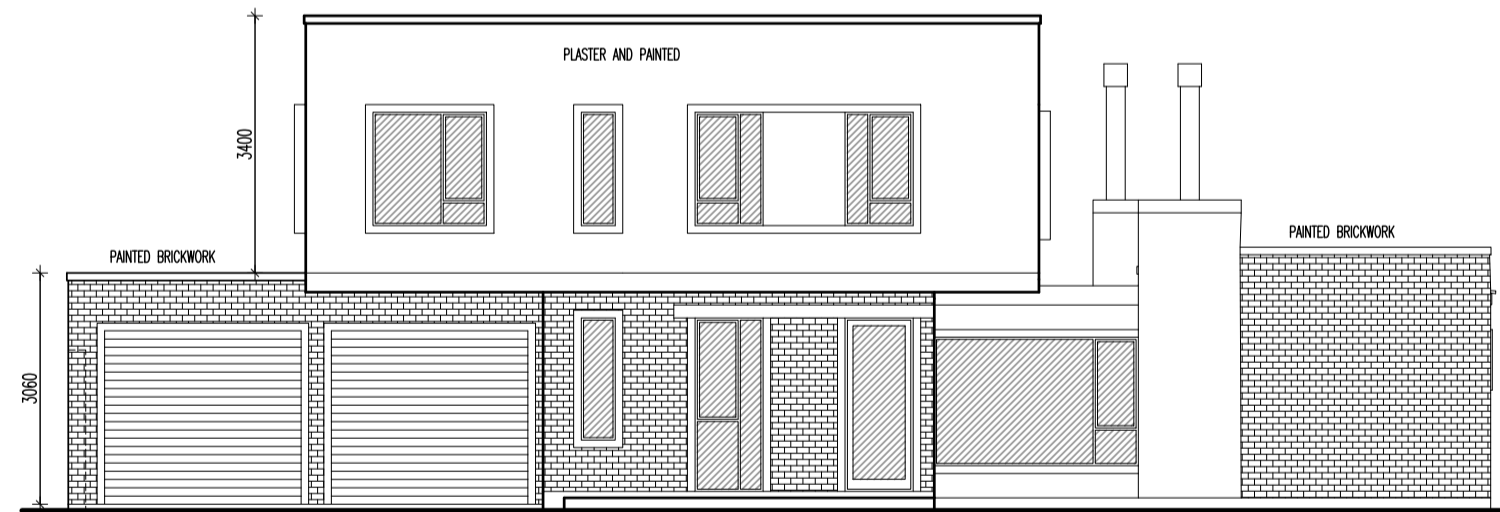
**LIGHT & VENTILATION REQUIREMENTS:**  
LIGHT – 10% OF ROOM AREA  
VENTILATION – 5% OF ROOM AREA  
EXCEPTION : BATHROOM – 10% ROOM AREA

**DOORS & WINDOWS:**  
ALL DOORS & WINDOWS TO BE CHARCOAL POWDER COATED ALUMINIUM TO SCHEDULES AS PER GUIDELINES.

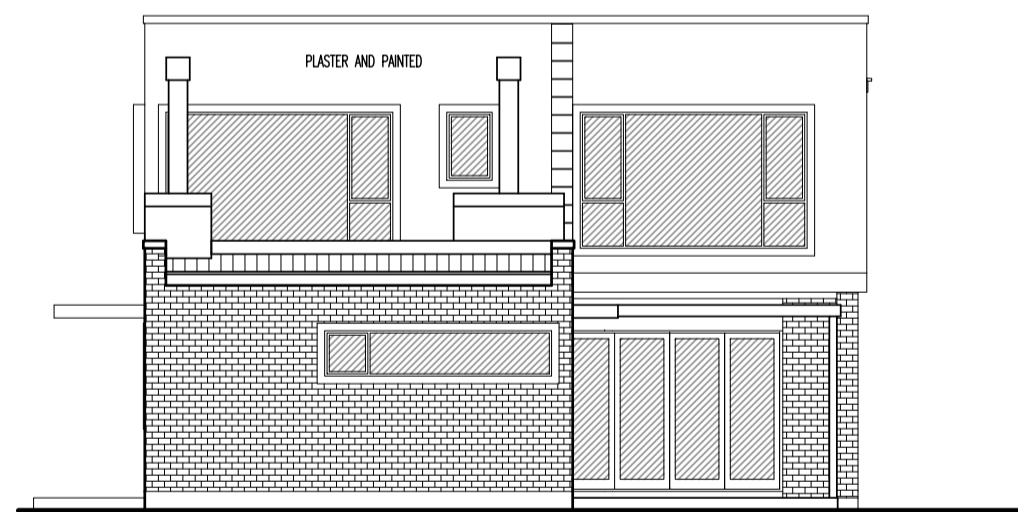
**GLAZING:**  
ALL GLAZING TO BE IN ACCORDANCE SANS 10400 XA NBR.

**PAVING:**  
ALL PAVING TO BE DONE BY AN APPROVED PAVING SPECIALIST TO NBR WITH SABS APPROVED MATERIAL.

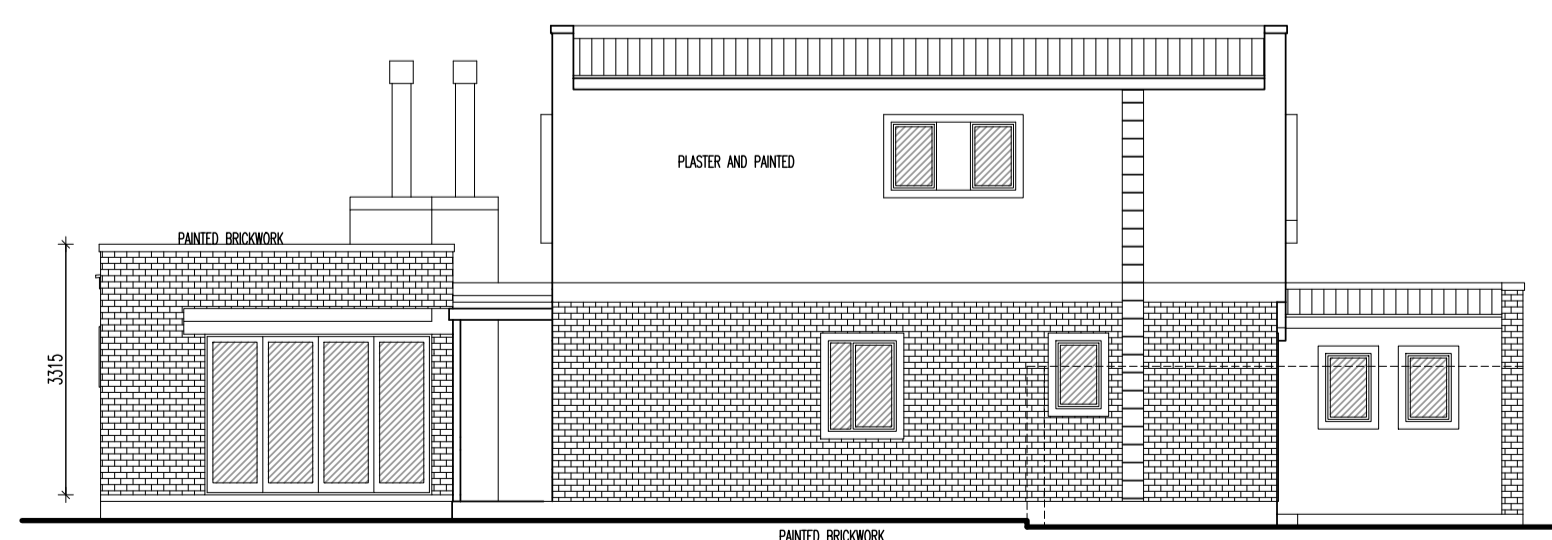
REV	DATE	DESCRIPTION	BY
D	10.03.26	ISSUED FOR INFORMATION	AAA
C	11.02.26	ISSUED FOR INFORMATION	AAA
B	12.12.25	ISSUED FOR INFORMATION	AAA
A	05.12.25	ISSUED FOR INFORMATION	AAA



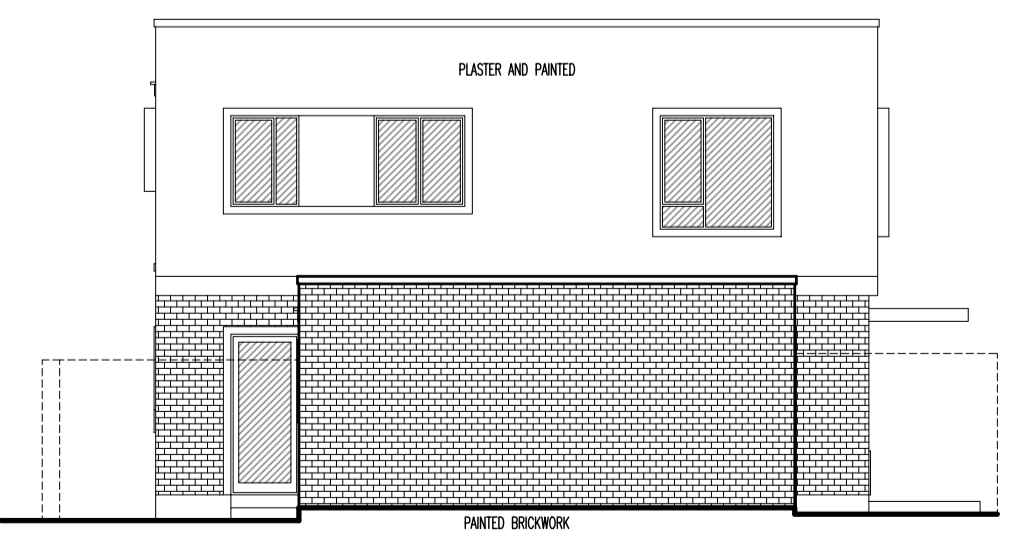
**3** ELEVATION 1  
200 SCALE 1:100



**4** ELEVATION 2  
200 SCALE 1:100



**5** ELEVATION 3  
200 SCALE 1:100



**6** ELEVATION 4  
200 SCALE 1:100

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Chris Kleu Architects cc CN 201106272923

**lo\_a**  
life of architecture

PROJECT TITLE  
**GEORGE**  
New Residential Development on  
**ERF 592**  
**HEATHER PARK**

DRAWING TITLE  
**PLANS**  
**ELEVATIONS**  
**UNIT TYPE 1**

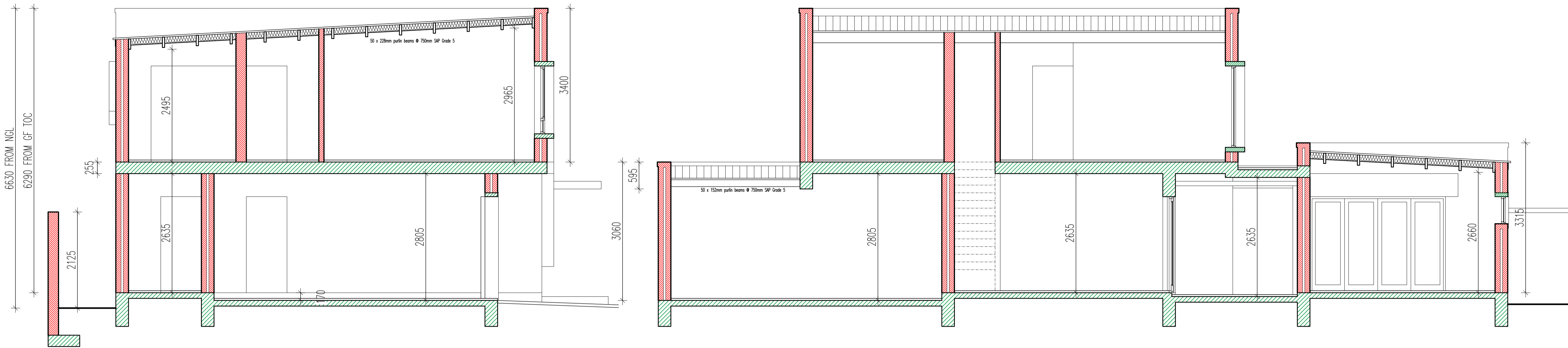
JOB No.	LOCALITY	DRAWING No.	TYPE	SHEET	REV No.
	GRG	592		200	D

DATE DEC 2025 CAD No 200

SCALE 1:100 DRAWN AAA

CHECKED

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**1** SECTION AA  
**201** SCALE 1:50

**2** SECTION BB  
**201** SCALE 1:50

Item	Item	Item	Item	Item	Item	Item	Item	Item	Item	Item	Item	Item	Item	Item	Item	Item	Item	Item	Item	Item	
ALUMINUM FRAME BY SPECIALIST GLAZED ALUMINUM DOORS BY SPECIALIST ALL GLAZING TO BE SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS COLOUR TO BE CHARCOAL POWDER COATED ALL IRONMONGERY AS SUPPLIED, SAMPLES FOR ARCHITECTS APPROVAL	PRE-PANDED 'HORIZONTAL SLATED' ALUMINUM SECTIONAL OVERHEAD SLATS TO BE NO SMALLER THAN 100mm AND NO LARGER THAN 120mm WITH AUTOMATED DOOR OPENER COLOUR TO BE CHARCOAL POWDER COATED TO MATCH WINDOW FRAMES ALL IRONMONGERY AS SUPPLIED, SAMPLES FOR ARCHITECTS APPROVAL	PRE-PANDED 'HORIZONTAL SLATED' ALUMINUM SECTIONAL OVERHEAD SLATS TO BE NO SMALLER THAN 100mm AND NO LARGER THAN 120mm WITH AUTOMATED DOOR OPENER COLOUR TO BE CHARCOAL POWDER COATED TO MATCH WINDOW FRAMES ALL IRONMONGERY AS SUPPLIED, SAMPLES FOR ARCHITECTS APPROVAL	ALUMINUM FRAME BY SPECIALIST GLAZED ALUMINUM DOORS BY SPECIALIST ALL GLAZING TO BE SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS COLOUR TO BE CHARCOAL POWDER COATED ALL IRONMONGERY AS SUPPLIED, SAMPLES FOR ARCHITECTS APPROVAL	ALUMINUM FRAME BY SPECIALIST GLAZED ALUMINUM DOORS BY SPECIALIST ALL GLAZING TO BE SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS COLOUR TO BE CHARCOAL POWDER COATED ALL IRONMONGERY AS SUPPLIED, SAMPLES FOR ARCHITECTS APPROVAL STACKING DOORS	ALUMINUM FRAME BY SPECIALIST GLAZED ALUMINUM DOORS BY SPECIALIST ALL GLAZING TO BE SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS COLOUR TO BE CHARCOAL POWDER COATED ALL IRONMONGERY AS SUPPLIED, SAMPLES FOR ARCHITECTS APPROVAL STACKING DOORS	ALUMINUM FRAME BY SPECIALIST GLAZED ALUMINUM DOORS BY SPECIALIST ALL GLAZING TO BE SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS COLOUR TO BE CHARCOAL POWDER COATED ALL IRONMONGERY AS SUPPLIED, SAMPLES FOR ARCHITECTS APPROVAL STACKING DOORS	ALUMINUM FRAME BY SPECIALIST GLAZED ALUMINUM DOORS BY SPECIALIST ALL GLAZING TO BE SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS COLOUR TO BE CHARCOAL POWDER COATED ALL IRONMONGERY AS SUPPLIED, SAMPLES FOR ARCHITECTS APPROVAL STACKING DOORS	HARDWOOD TIMBER FRAME BY SPECIALIST GLAZED ALUMINUM DOORS BY SPECIALIST 1 HOUR FIRE DOOR WITH SELF-CLOSER FINISH TO BE CONFIRMED ALL IRONMONGERY AS SUPPLIED, SAMPLES FOR ARCHITECTS APPROVAL HARDWOOD TIMBER THRESHOLD	HARDWOOD TIMBER FRAME BY SPECIALIST COMPOSITE HARDWOOD TIMBER DOOR BY SPECIALIST FINISH TO BE CONFIRMED ALL IRONMONGERY AS SUPPLIED, SAMPLES FOR ARCHITECTS APPROVAL NO THRESHOLD	ALUMINUM STILES BY SPECIALIST ALUMINUM GATE BY SPECIALIST COLOUR TO BE CHARCOAL POWDER COATED ALL IRONMONGERY AS SUPPLIED, SAMPLES FOR ARCHITECTS APPROVAL											
ALUMINUM WINDOW BY SPECIALIST ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS COLOUR TO BE CHARCOAL POWDER COATED ALL IRONMONGERY AS SUPPLIED, SAMPLES FOR ARCHITECTS APPROVAL FIXED & TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE	ALUMINUM WINDOW BY SPECIALIST ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS COLOUR TO BE CHARCOAL POWDER COATED ALL IRONMONGERY AS SUPPLIED, SAMPLES FOR ARCHITECTS APPROVAL FIXED	ALUMINUM WINDOW BY SPECIALIST ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS COLOUR TO BE CHARCOAL POWDER COATED ALL IRONMONGERY AS SUPPLIED, SAMPLES FOR ARCHITECTS APPROVAL TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE	ALUMINUM WINDOW BY SPECIALIST ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS COLOUR TO BE CHARCOAL POWDER COATED ALL IRONMONGERY AS SUPPLIED, SAMPLES FOR ARCHITECTS APPROVAL TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE	ALUMINUM WINDOW BY SPECIALIST ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS COLOUR TO BE CHARCOAL POWDER COATED ALL IRONMONGERY AS SUPPLIED, SAMPLES FOR ARCHITECTS APPROVAL TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE	ALUMINUM WINDOW BY SPECIALIST ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS COLOUR TO BE CHARCOAL POWDER COATED ALL IRONMONGERY AS SUPPLIED, SAMPLES FOR ARCHITECTS APPROVAL FIXED & TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE	ALUMINUM WINDOW BY SPECIALIST ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS COLOUR TO BE CHARCOAL POWDER COATED ALL IRONMONGERY AS SUPPLIED, SAMPLES FOR ARCHITECTS APPROVAL FIXED & TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE	ALUMINUM WINDOW BY SPECIALIST ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS COLOUR TO BE CHARCOAL POWDER COATED ALL IRONMONGERY AS SUPPLIED, SAMPLES FOR ARCHITECTS APPROVAL FIXED & TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE	ALUMINUM WINDOW BY SPECIALIST ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS COLOUR TO BE CHARCOAL POWDER COATED ALL IRONMONGERY AS SUPPLIED, SAMPLES FOR ARCHITECTS APPROVAL FIXED	ALUMINUM WINDOW BY SPECIALIST ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS COLOUR TO BE CHARCOAL POWDER COATED ALL IRONMONGERY AS SUPPLIED, SAMPLES FOR ARCHITECTS APPROVAL FIXED & TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE	ALUMINUM WINDOW BY SPECIALIST ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS COLOUR TO BE CHARCOAL POWDER COATED ALL IRONMONGERY AS SUPPLIED, SAMPLES FOR ARCHITECTS APPROVAL FIXED & TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE											
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**ALUMINUM DOORS & WINDOWS SPECIFICATIONS:**  
 ALL GLAZING TO BE MINIMUM 6.38MM SOLARWEE NEUTRAL, WITH SAFETY GLASS INSTALLED AND MARKED WHERE REQUIRED, ALL IN ACCORDANCE WITH AMASA & NATIONAL BUILDING REGULATIONS.  
 CREAALCO SKYLINE 4MM CASHEMENT WINDOWS.  
 CREAALCO PALACE SLIDING DOORS WITH 90MM TOP/SIDE RAILS & 150MM BOTTOM RAILS. CREAALCO CLIP 44 SHOPFRONT AND HINGED DOORS WITH 90MM TOP/SIDE RAILS & 150MM BOTTOM RAILS. STANDARD IRONMONGERY INCLUDED.

**3** DOOR AND WINDOW SCHEDULE  
**201** SCALE 1:75

REV	DATE	DESCRIPTION	BY
D	10.03.26	ISSUED FOR INFORMATION	AAA
C	11.02.26	ISSUED FOR INFORMATION	AAA
B	12.12.25	ISSUED FOR INFORMATION	AAA
A	05.12.25	ISSUED FOR INFORMATION	AAA

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 Chris Kleu B Arch (UCT) Pt Arch, SAJACDIA, SACAP 5707  
 Chris Kleu Architects cc CN 2011/062729/23

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 life of architecture

PROJECT TITLE  
**GEORGE**  
**New Residential Development on**  
**ERF 592**  
**HEATHER PARK**

DRAWING TITLE  
**SECTIONS**  
**DOOR AND WINDOW**  
 UNIT TYPE 1

JOB No.	LOCALITY	DRAWING No.	TYPE	SHEET	REV No.
	GRG	592		201	D

DATE DEC 2025  
 SCALE 1:50 1:75  
 CHECKED  
 DRAWN AAA  
 CD No 201

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**NOTES & SPECIFICATIONS:**

**FOOTINGS:**  
850 x 300 STRIP FOOTINGS TO ALL PERIMETER WALLS AND ALL 230 LOAD BEARING INTERNAL WALLS TO ENGINEERS DETAIL & SPECIFICATION.

**FOUNDATION WALLS:**  
GENERALLY 345mm WIDE FOUNDATION WALLS WITH CONCRETE FILLED CAVITY TO U/S OF STEPPED DPC TO ENGINEERS DETAIL & SPECIFICATION. ENGINEER TO CONFIRM STANDARD FOUNDATIONS OR RAFT.

**SURFACE BEDS:**  
GENERALLY 100mm CONCRETE BUT THICKENED TO 700 x 250 TO ACCOMMODATE 115 INTERNAL PARTITION WALLS TO ENGINEERS DETAIL & SPECIFICATION. ALL ON 150mm COMPACTED FILL TO MIN. 98% MOD ASHTO WITH 250 MICRON DPM UNDER ALL NEW SURFACE BEDS.

**RC SLABS / FLOOR SLABS:**  
170 / 255mm REINFORCED CONCRETE FLOOR SLABS TO ENGINEERS DETAIL & SPECIFICATION.

**WALLS:**  
ALL WALLS TO HAVE BRICKWORK EVERY 4TH COURSE AND GALVANIZED WIRE TIES TO NBR TO ALL EXTERNAL WALLS. ALL INTERNAL WALLS TO BE PLASTER AND PAINT. ALL EXTERNAL WALLS TO BE PLASTER AND PAINT AS PER GUIDELINES. CONCRETE FILLED CAVITIES 3 COURSES BELOW WALL PLATE LEVEL. 3 COURSES BRICK REINFORCING AT WALL PLATE LEVEL TO ENGINEERS DETAIL & SPECIFICATIONS. AIR BRICKS TO BE INSTALLED ABOVE WINDOWS AS INDICATED. GROUND FLOOR TO BE BRICKWORK FOR PAINTING, FIRST FLOOR PLASTERED AND PAINTED.

**MAIN ROOF:**  
3 DEGREE CHARCOAL KLIP-LOK ROOF SHEETS LAID TO MANUFACTURERS SPECIFICATION COMPLETE WITH RIDGE AND VALLEY SHEETING ON 76x50 PURLINS AT REQUIRED CENTRES ON PURLIN RAFTERS AS PER ENGINEER'S DETAIL.

**GARAGE ROOF:**  
3 DEGREE CHARCOAL KLIP-LOK ROOF SHEETS LAID TO MANUFACTURERS SPECIFICATION COMPLETE WITH RIDGE AND VALLEY SHEETING ON 76x50 PURLINS AT REQUIRED CENTRES ON PURLIN RAFTERS AS PER ENGINEER'S DETAIL.

**BALCONY'S & ROOF SLABS:**  
170 / 255mm REINFORCED CONCRETE FLOOR/ROOF SLABS TO ENGINEERS DETAIL & SPECIFICATION WITH WATERPROOFING BY SPECIALIST AND TILING AS PER FINISHING SCHEDULE.

**BARGE BOARDS & FASCIAS:**  
150 x 15 FC FASCIAS PAINTED. BARGE BOARDS AND RIDGE CAPPING TO MANUFACTURERS DETAIL.

**CEILING'S & INSULATION:**  
GYPSUM SKIMMED PLASTERBOARD CEILING BETWEEN RAFTERS. SISALATION 405 ALUMINIUM FOIL INSULATION TO BE INSTALLED UNDER PURLINS TO MANUFACTURER'S SPECIFICATIONS. 135MM THICK GLASSWOOL BLANKET INSULATION LAID OVER CEILING INSTALLED TO MANUFACTURER'S SPECIFICATIONS. GROUND FLOOR DINING KITCHEN TO BE SEALED OFF SHUTTER CONCRETE.

**PLUMBING:**  
ALL IN ACCORDANCE WITH NBR AND SANS 10400 PART P, WITH SABS APPROVED MATERIAL THROUGHOUT.

**RAINWATER GOODS:**  
WATERTITE SEAMLESS ALUMINIUM GUTTERS WITH ROUND UPVC PAINTED DOWNPIPES.

**PRECAST LINTELS:**  
PRECAST CONC. LINTOLS OVER ALL WINDOWS & DOORS & ALL OPENINGS UP TO 3m IN LENGTH.

**REINFORCED CONC. BEAMS & SLABS:**  
ALL TO ENGINEERS DETAIL & SPECIFICATION.

**LIGHT & VENTILATION REQUIREMENTS:**  
LIGHT - 10% OF ROOM AREA  
VENTILATION - 5% OF ROOM AREA  
EXCEPTION : BATHROOM - 10% ROOM AREA

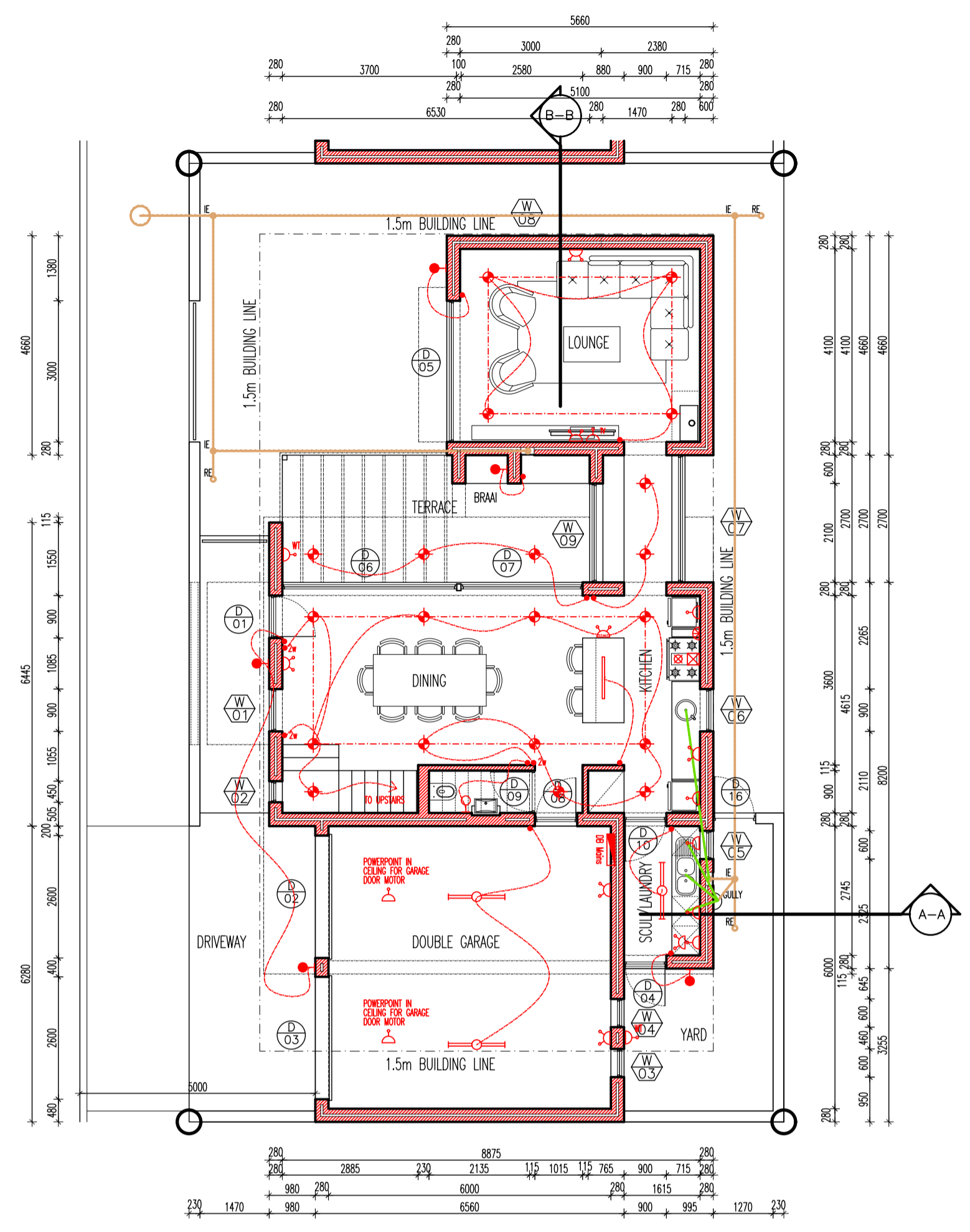
**DOORS & WINDOWS:**  
ALL DOORS & WINDOWS TO BE CHARCOAL POWDER COATED ALUMINIUM TO SCHEDULES AS PER GUIDELINES.

**GLAZING:**  
ALL GLAZING TO BE IN ACCORDANCE SANS 10400 XA NBR.

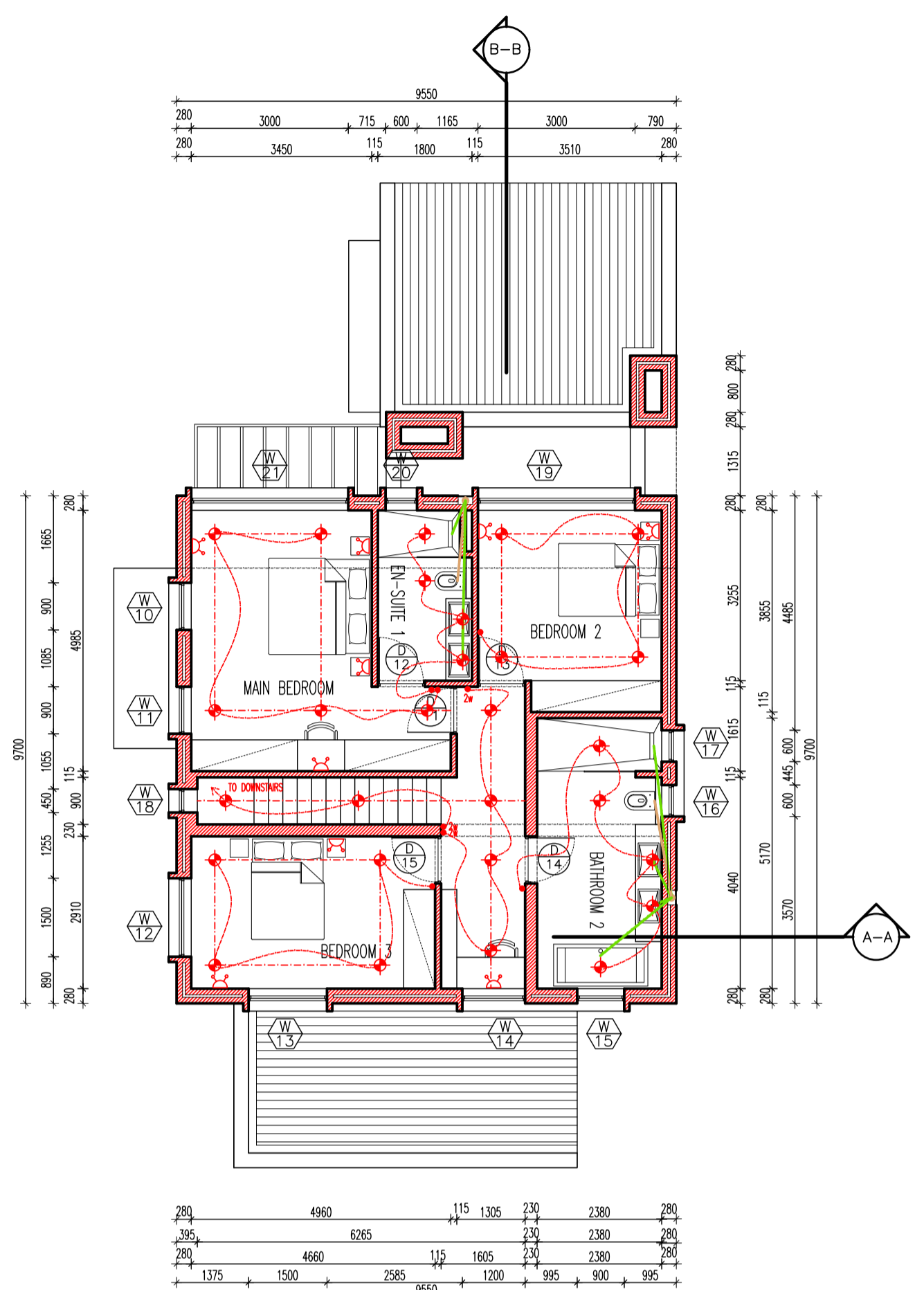
**PAVING:**  
ALL PAVING TO BE DONE BY AN APPROVED PAVING SPECIALIST TO NBR WITH SABS APPROVED MATERIAL.

**ELECTRICAL LEGEND**

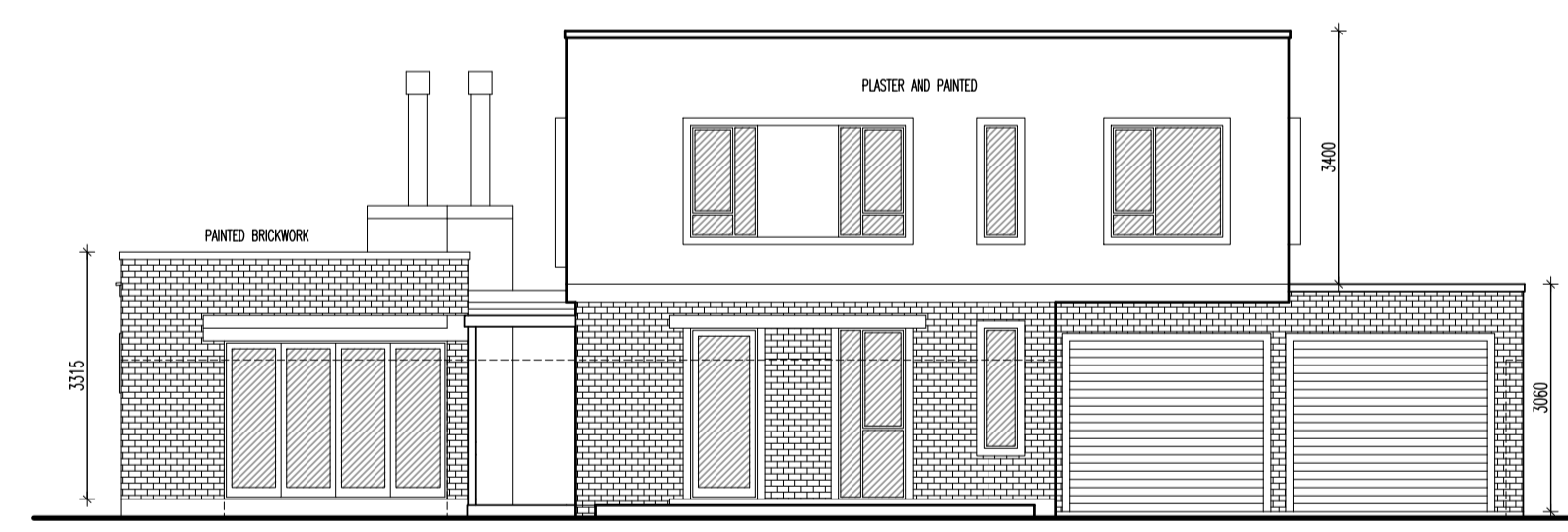
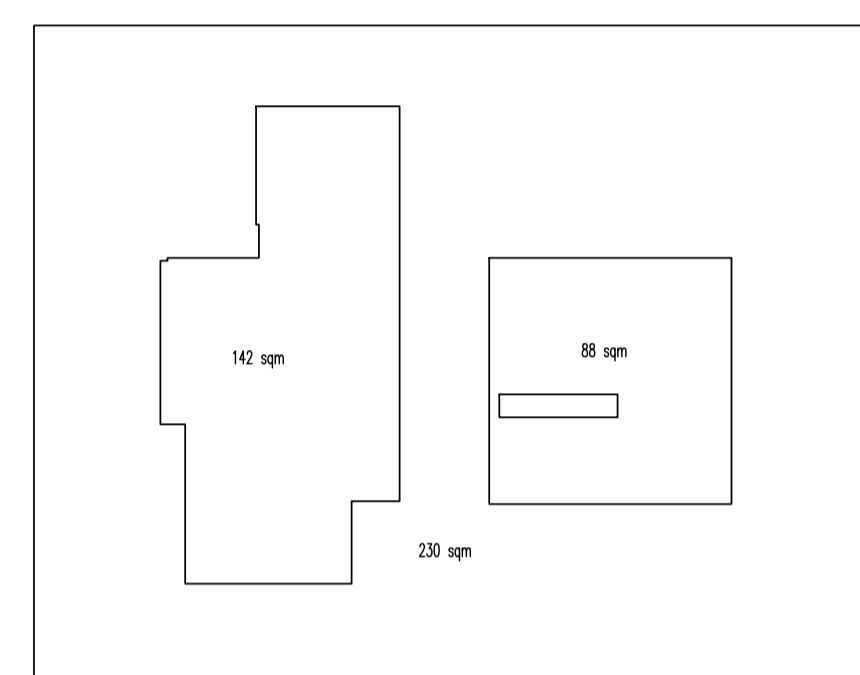
	WALL MOUNTED LIGHT POINT (INTERNAL)
	WALL MOUNTED LIGHT POINT (EXTERNAL)
	FLUORESCENT LIGHT POINT
	LOW VOLTAGE DOWN LIGHTER
	FEATURE PENDANT
	EXTRACTION FAN
	16A SINGLE SOCKET OUTLET @ 300 OR 1150
	16A DOUBLE SOCKET OUTLET @ 300 OR 1150
	16A WATERTIGHT SINGLE SOCKET OUTLET
	TV SOCKET OUTLET
	ISOLATOR
	POWER POINT FOR STOVE
	LIGHTSWITCH @ 1150mm AFFL.
	2 WAY SWITCH @ 1150mm AFFL.
	DISTRIBUTION BOARD



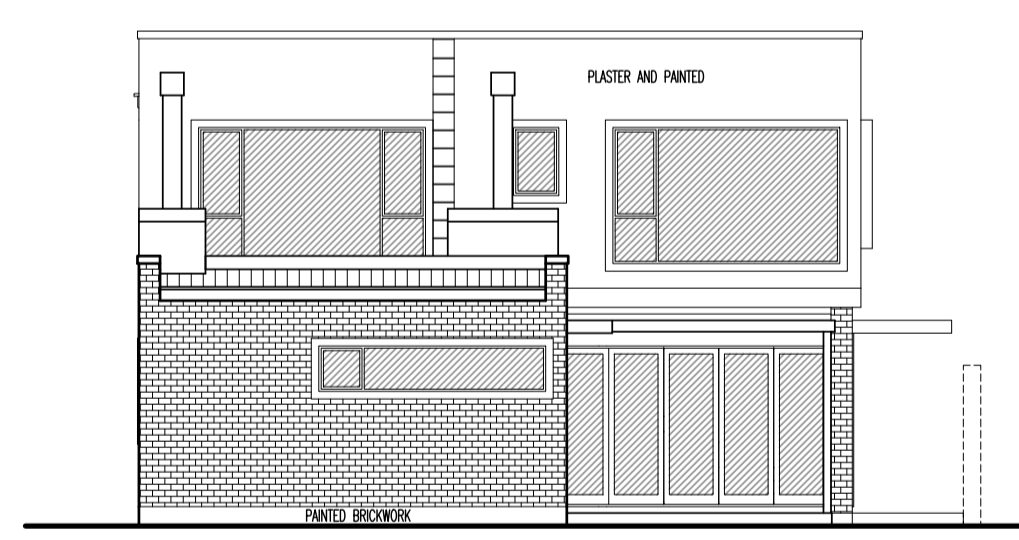
**1** GROUND FLOOR PLAN - UNIT TYPE 2  
202 SCALE 1:100



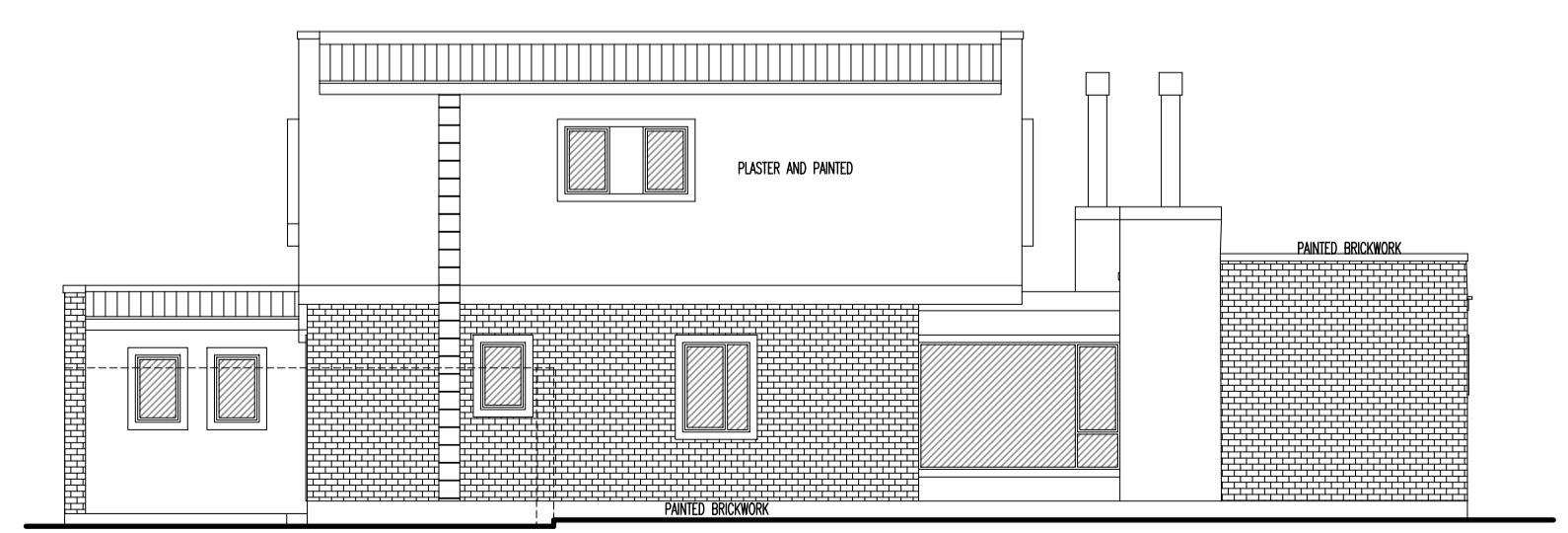
**2** FIRST FLOOR PLAN - UNIT TYPE 2  
202 SCALE 1:100



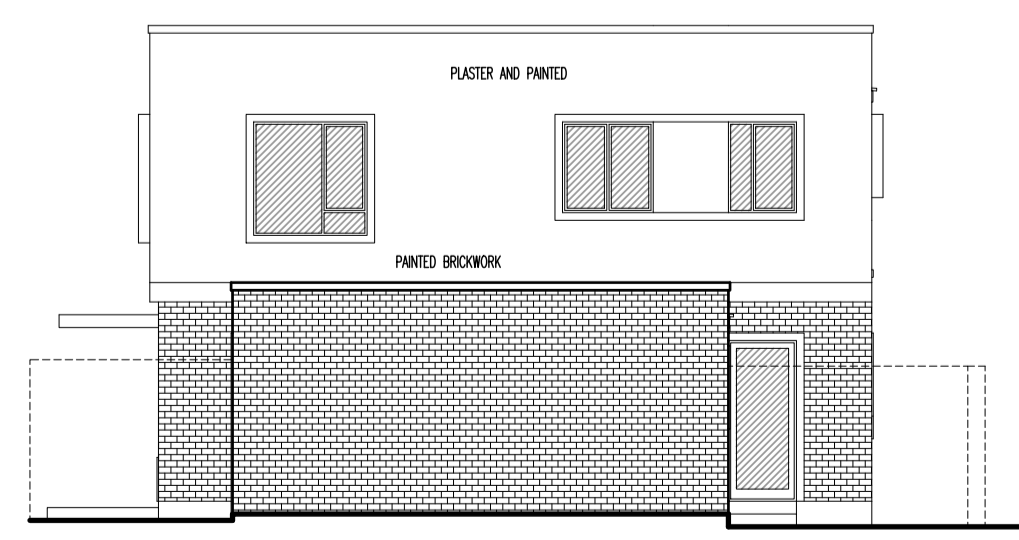
**3** ELEVATION 1  
202 SCALE 1:100



**4** ELEVATION 2  
202 SCALE 1:100



**5** ELEVATION 3  
202 SCALE 1:100



**6** ELEVATION 4  
202 SCALE 1:100

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PROJECT TITLE  
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New Residential Development on  
**ERF 592**  
**HEATHER PARK**

DRAWING TITLE  
**PLANS**  
**ELEVATIONS**  
**UNIT TYPE 2**

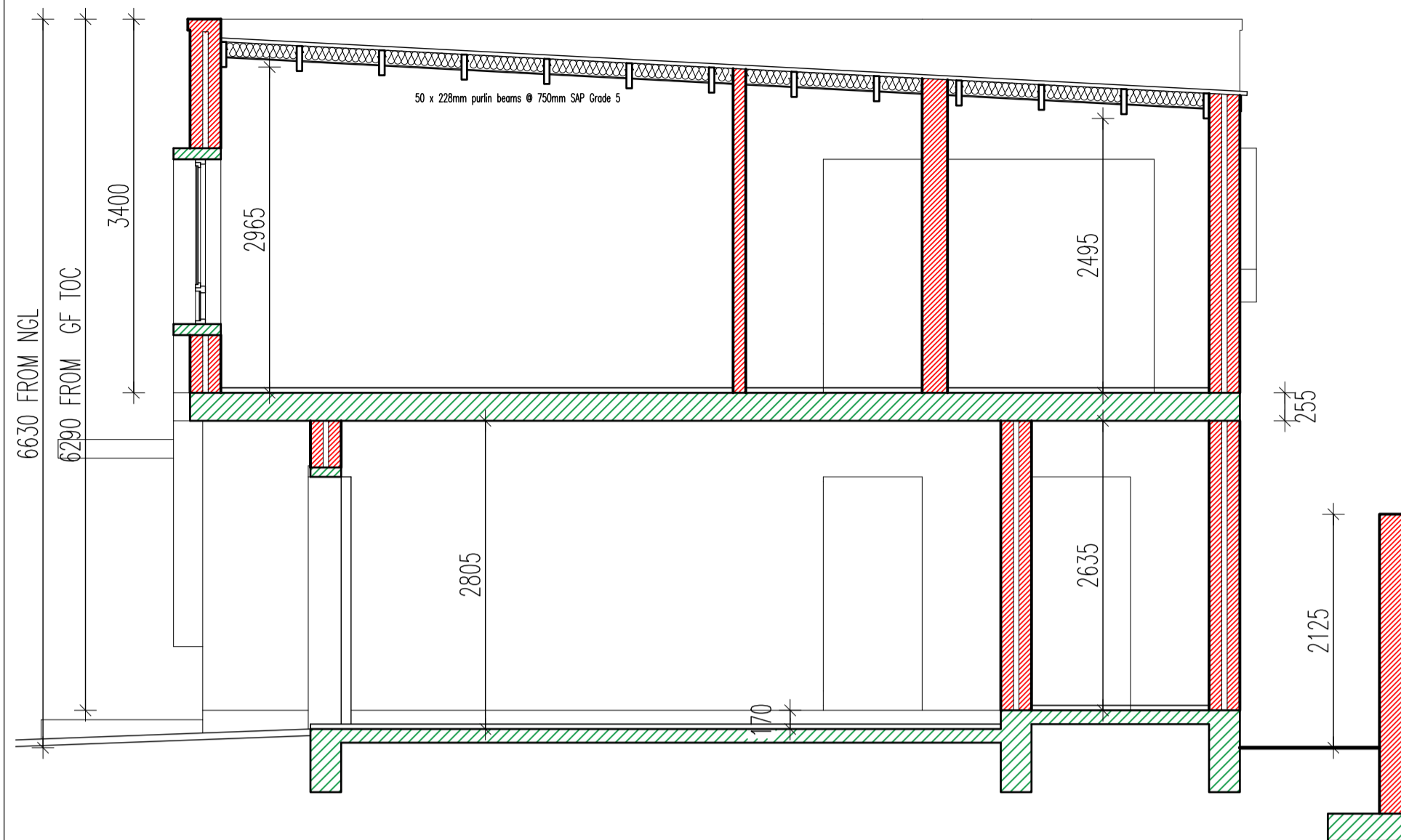
JOB No.	LOCALITY	DRAWING No.	TYPE	SHEET	REV No.
	GRG	592		202	D

DATE	DEC 2025	CD No	202
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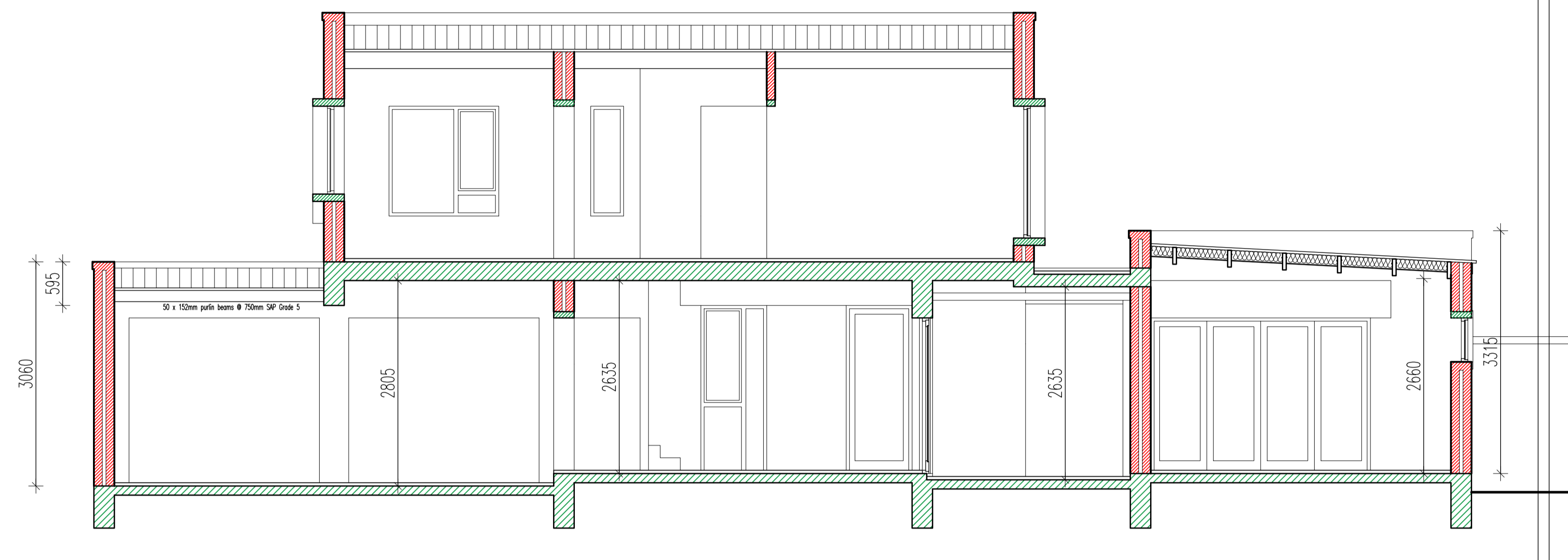
SCALE	1:100	DRAWN	AAA
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**NOTE**  
THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECTS. DO NOT SCALE AND REFER TO FIGURED DIMENSIONS ONLY. ALL LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO SETTING OUT OR MANUFACTURE. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.



**1 SECTION AA**  
SCALE 1:50



**2 SECTION BB**  
SCALE 1:50

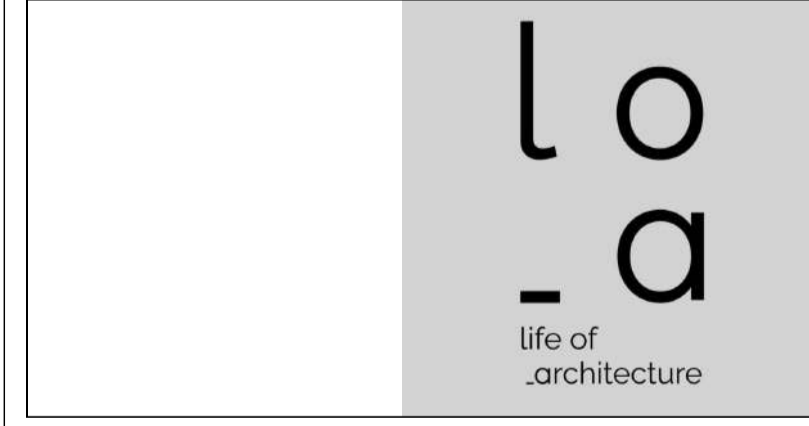
Symbol	Dimensions	Material/Finish	Glazing	Hardware	Notes
D 01	900 x 2125	ALUMINUM FRAME BY SPECIALIST	ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS	GLAZED ALUMINUM DOORS BY SPECIALIST	COLOUR TO BE CHARCOAL POWDER COATED
D 02	2600 x 2125	PRE-FINISHED 'HORIZONTAL SLATED' ALUMINUM SECTIONAL OVERHEAD SLATS TO BE NO SMALLER THAN 100mm AND NO LARGER THAN 120mm WITH AUTOMATED DOOR OPENER	COLOUR TO BE CHARCOAL POWDER COATED TO MATCH WINDOW FRAMES		
D 03	2600 x 2125	PRE-FINISHED 'HORIZONTAL SLATED' ALUMINUM SECTIONAL OVERHEAD SLATS TO BE NO SMALLER THAN 100mm AND NO LARGER THAN 120mm WITH AUTOMATED DOOR OPENER	COLOUR TO BE CHARCOAL POWDER COATED TO MATCH WINDOW FRAMES		
D 04	900 x 2125	ALUMINUM FRAME BY SPECIALIST	ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS	GLAZED ALUMINUM DOORS BY SPECIALIST	COLOUR TO BE CHARCOAL POWDER COATED
D 05	3000 x 2125	ALUMINUM FRAME BY SPECIALIST	ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS	GLAZED ALUMINUM DOORS BY SPECIALIST	COLOUR TO BE CHARCOAL POWDER COATED
D 06	3700 x 2125	ALUMINUM FRAME BY SPECIALIST	ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS	GLAZED ALUMINUM DOORS BY SPECIALIST	COLOUR TO BE CHARCOAL POWDER COATED
D 07	2580 x 2125	ALUMINUM FRAME BY SPECIALIST	ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS	GLAZED ALUMINUM DOORS BY SPECIALIST	COLOUR TO BE CHARCOAL POWDER COATED
D 08	900 x 2125	HARDWOOD TIMBER FRAME BY SPECIALIST	FINISH TO BE CONFIRMED	GLAZED ALUMINUM DOORS BY SPECIALIST	HARDWOOD TIMBER THRESHOLD
D 09	900 x 2125	HARDWOOD TIMBER FRAME BY SPECIALIST	FINISH TO BE CONFIRMED	GLAZED ALUMINUM DOORS BY SPECIALIST	NO THRESHOLD
D 10	900 x 1975	ALUMINUM STILES BY SPECIALIST	COLOUR TO BE CHARCOAL POWDER COATED	GLAZED ALUMINUM DOORS BY SPECIALIST	
D 11	900 x 1975	ALUMINUM STILES BY SPECIALIST	COLOUR TO BE CHARCOAL POWDER COATED	GLAZED ALUMINUM DOORS BY SPECIALIST	
D 12	900 x 1975	ALUMINUM STILES BY SPECIALIST	COLOUR TO BE CHARCOAL POWDER COATED	GLAZED ALUMINUM DOORS BY SPECIALIST	
D 13	900 x 1975	ALUMINUM STILES BY SPECIALIST	COLOUR TO BE CHARCOAL POWDER COATED	GLAZED ALUMINUM DOORS BY SPECIALIST	
D 14	900 x 1975	ALUMINUM STILES BY SPECIALIST	COLOUR TO BE CHARCOAL POWDER COATED	GLAZED ALUMINUM DOORS BY SPECIALIST	
D 15	900 x 1975	ALUMINUM STILES BY SPECIALIST	COLOUR TO BE CHARCOAL POWDER COATED	GLAZED ALUMINUM DOORS BY SPECIALIST	
D 16	840 x 1975	ALUMINUM STILES BY SPECIALIST	COLOUR TO BE CHARCOAL POWDER COATED	GLAZED ALUMINUM DOORS BY SPECIALIST	
W 01	900 x 2125	ALUMINUM WINDOW BY SPECIALIST	ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS	FIXED & TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE	COLOUR TO BE CHARCOAL POWDER COATED
W 02	450 x 1615	ALUMINUM WINDOW BY SPECIALIST	ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS	FIXED	COLOUR TO BE CHARCOAL POWDER COATED
W 03	600 x 2125	ALUMINUM WINDOW BY SPECIALIST	ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS	TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE	COLOUR TO BE CHARCOAL POWDER COATED
W 04	600 x 2125	ALUMINUM WINDOW BY SPECIALIST	ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS	TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE	COLOUR TO BE CHARCOAL POWDER COATED
W 05	600 x 2125	ALUMINUM WINDOW BY SPECIALIST	ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS	TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE	COLOUR TO BE CHARCOAL POWDER COATED
W 06	900 x 2125	ALUMINUM WINDOW BY SPECIALIST	ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS	FIXED & TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE	COLOUR TO BE CHARCOAL POWDER COATED
W 07	2700 x 2125	ALUMINUM WINDOW BY SPECIALIST	ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS	FIXED & TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE	COLOUR TO BE CHARCOAL POWDER COATED
W 08	3000 x 2125	ALUMINUM WINDOW BY SPECIALIST	ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS	FIXED & TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE	COLOUR TO BE CHARCOAL POWDER COATED
W 09	2100 x 2125	ALUMINUM WINDOW BY SPECIALIST	ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS	FIXED	COLOUR TO BE CHARCOAL POWDER COATED
W 10	900 x 2125	ALUMINUM WINDOW BY SPECIALIST	ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS	FIXED & TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE	COLOUR TO BE CHARCOAL POWDER COATED
W 11	900 x 2125	ALUMINUM WINDOW BY SPECIALIST	ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS	FIXED & TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE	COLOUR TO BE CHARCOAL POWDER COATED
W 12	1500 x 2125	ALUMINUM WINDOW BY SPECIALIST	ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS	FIXED & TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE	COLOUR TO BE CHARCOAL POWDER COATED
W 13	1500 x 2125	ALUMINUM WINDOW BY SPECIALIST	ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS	FIXED & TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE	COLOUR TO BE CHARCOAL POWDER COATED
W 14	1200 x 2125	ALUMINUM WINDOW BY SPECIALIST	ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS	FIXED & TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE	COLOUR TO BE CHARCOAL POWDER COATED
W 15	900 x 2125	ALUMINUM WINDOW BY SPECIALIST	ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS	FIXED & TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE	COLOUR TO BE CHARCOAL POWDER COATED
W 16	600 x 2125	ALUMINUM WINDOW BY SPECIALIST	ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS	FIXED & TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE	COLOUR TO BE CHARCOAL POWDER COATED
W 17	600 x 2125	ALUMINUM WINDOW BY SPECIALIST	ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS	TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE	COLOUR TO BE CHARCOAL POWDER COATED
W 18	450 x 2125	ALUMINUM WINDOW BY SPECIALIST	ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS	FIXED	COLOUR TO BE CHARCOAL POWDER COATED
W 19	3000 x 2125	ALUMINUM WINDOW BY SPECIALIST	ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS	FIXED & TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE	COLOUR TO BE CHARCOAL POWDER COATED
W 20	600 x 2125	ALUMINUM WINDOW BY SPECIALIST	ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS	TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE	COLOUR TO BE CHARCOAL POWDER COATED
W 21	3000 x 2125	ALUMINUM WINDOW BY SPECIALIST	ALL GLAZING TO SOLARWEE NEUTRAL & IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS	FIXED & TOP HUNG WITH FRICTION STAY, HOLD OPEN TYPE	COLOUR TO BE CHARCOAL POWDER COATED

**ALUMINUM DOORS & WINDOWS SPECIFICATIONS:**  
ALL GLAZING TO BE MINIMUM 6.38MM SOLARWEE NEUTRAL, WITH SAFETY GLASS INSTALLED AND MARKED WHERE REQUIRED, ALL IN ACCORDANCE WITH NABERS & NATIONAL BUILDING REGULATIONS.  
CREALCO SKYLINE 41MM CASEMENT WINDOWS.  
CREALCO PALACE SLIDING DOORS WITH 90MM TOP/SIDE RAILS & 150MM BOTTOM RAILS. CREALCO CLIP 44 SHOPFRONT AND HINGED DOORS WITH 90MM TOP/SIDE RAILS & 150MM BOTTOM RAILS. STANDARD IRONMONGERY INCLUDED.

**3 DOOR AND WINDOW SCHEDULE**  
SCALE 1:75

REV	DATE	DESCRIPTION	BY
D	10.03.26	ISSUED FOR INFORMATION	AAA
C	11.02.26	ISSUED FOR INFORMATION	AAA
B	12.12.25	ISSUED FOR INFORMATION	AAA
A	05.12.25	ISSUED FOR INFORMATION	AAA

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Chris Kleu Architects cc CN 201106272923



PROJECT TITLE  
**GEORGE**  
**New Residential Development on**  
**ERF 592**  
**HEATHER PARK**

DRAWING TITLE  
**SECTIONS**  
**DOOR AND WINDOW**  
**UNIT TYPE 2**

GR No.	LOCALITY	DRAWING No.	TYPE	SHEET	REV No.
GRG	592	203	D		

DATE	DEC 2025	CD No	203
SCALE	1:50 1:75	DRAWN	AAA
CHECKED			



# **ANNEXURE 12**



Our ref: KK-PROP-2510  
03 November 2025

## **Burmester Development**

Erf 592, Heather Park

**GEORGE**

6529

*Attention : Mr Burmester*

Dear Sir

## **PROPOSED DEVELOPMENT OF ERF 592, HEATHER PARK, GEORGE : CIVIL ENGINEERING SERVICES REPORT**

Below please find the Engineering Services Report for the proposed development of Erf 592, Heather Park, George, based on the latest Site Development Plan and our Drawings with reference F148, dated October 2025.

### 1. **INTRODUCTION**

#### 1.1 **Brief**

As per Figure 1: Locality Map below, the property is to be developed as a unit and subdivided with a single access point from Kambro Close.

Existing bulk civil infrastructure will be utilized to accommodate the proposed development of Erf 592, Heather Park, George

All future reticulation will conform to George Municipal Standards.

#### 1.2 **General**

The proposed development area is situated in Heather Park near Airway Road, between Protea Road and Kambro Close in George. The total number of residential erven forming part of the proposed development amounts to 8no. units with an average erf size of 300m<sup>2</sup>. The climate is moderate, with rainfall occurring throughout the year and the mean annual precipitation being in the order of 770mm.



Figure 1: Locality Map: Erf 592, Heather Park

The various land uses for the proposed developed are as follows:

Description / Land Use	No.	Area (±m <sup>2</sup> )	Total (±m <sup>2</sup> )
General Residential Stands	8	±306	2,454
Roads (internal)	1	±385	385
Roads (right of way/servitude)	1	±202	202
<b>TOTAL</b>			<b>3,041 m<sup>2</sup></b>



**2. BULK WATER SUPPLY SYSTEM**

**2.1 Proposed Water Demand for the Development**

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

Existing network capacity in the vicinity of the site is subject to the confirmation by George Municipality but based on the network in the area there should be sufficient spare capacity within the existing water network to accommodate this development. If required, this and other reports will be submitted to GLS to determine whether the existing water network system has enough capacity to accommodate the proposed development. Normally a development of this size can be accommodated in the existing system without any Bulk upgrades by the developer.

The latest GLS Masterplan information available indicate an existing water reticulation pipeline with a diameter < 180mm located in Protea Road to which the development can connect.

According to Table J.2 – J.4 for Calculating the Annual Average Daily Demand (AADD) from “The Neighbourhood Planning and Design Guide”, the following calculation was done to determine the AADD for the various Land Uses:

The water use for the applicable areas of the proposed development is as follows:

Description / Land Use	Calculations	AADD
General Residential Stands	8no. x 600 ℓ/day	4,800 ℓ/day
Roads (internal)	385m <sup>2</sup> x 0 ℓ/day	-
Roads (right of way/servitude)	202m <sup>2</sup> x 0 ℓ/day	-
<b>TOTAL AADD</b>		<b>4,800 ℓ/day</b>

The Annual Average Daily Demand (AADD) can be reduced by up to 20% due to the fact that all outdoor use water will be from on-site sources ie. rainwater harvesting and re-use of grey water as per Table J.6.



Therefore, the reduced AADD is as follows:

$$4,800 \text{ l/day} \times \left( 1 - \frac{20}{100} \right) = 3,840 \text{ l/day}$$

This development is classified as Residential (RES) according to Table J.9 and from the design codes, we expect to design for a peak factor of 2.20.

$$\begin{aligned} \text{Peak Demand} &= 3,840 \text{ l/d} \times 2.2 \\ &= 8,448 \text{ l/d} \\ &= 0.10 \text{ l/s} \end{aligned}$$

Fire flow:

Such a development would fall into the low risk – single residential housing category according to Table J.17 – J.18 and as such, the following would apply:

- 15 l/second total fire flow;
- 15 l/second minimum flow at one hydrant;
- 10 m pressure at fire node;
- 5 m pressure at the rest of the system; and
- 1-hour design fire flow

With the supply spread over a wide area, according to the GLS Water Master Plan the existing reservoirs have enough storage capacity and capacity for fire flow conditions ie. 54,000 l for 1-hour design fire flow to accommodate this development.

According to the Water Master Plan for the Municipal area, enough capacity exists at the Water Sources and Reservoirs where treatment occurs.

A water reticulation system exists within the adjacent neighbourhoods to which the proposed development could connect (see enclosed GLS Water Master plan drawing). A system of reservoirs, and water mains deliver potable water to developed areas.



2.2 Proposed Services

As per the GLS Master Plan for George Municipality, the existing system has enough capacity to accommodate the proposed development without bulk supply upgrades as these erven are situated within the urban edge and considered as an infill development where an existing large dwelling is replaced with eight (8) smaller dwellings.

The proposed development can connect to the existing 110mm reticulation pipeline in Protea Road as indicated below on Figure 2: GIS Viewer Water Services Extract.



Figure 2: GIS Viewer Water Services Extract



The proposed development should however have their own bulk water meter constructed to measure actual water use. See attached Drawing no. F 148-2-3 indicating proposed water services.

### 3. **BULK SEWAGE SYSTEM**

#### 3.1 **Wastewater Treatment Works**

The proposed development area is situated in Heather Park near Airway Road, between Protea Road and Kambro Close in George. The site is located within the Heather Park which according to the latest GLS Sewer Master Plan drains toward the Gwaing Sewer Pump Station and the Gwaing Wastewater Treatment Works.

With this being an infill development, sufficient capacity should exist at the Sewage Treatment Plant within the existing system.

#### 3.2 **Wastewater Reticulation System**

A wastewater reticulation system exists just outside the boundaries of the proposed development. The proposed development can connect to the existing 150mm sewer reticulation pipeline in Airway Road via an existing sewer manhole surveyed at the end of Kambro Close as indicated below on Figure 3: GIS Viewer Sewer Services Extract as well as on Drawing no. F 148-2-1 indicating proposed sewer services.





Based on the above, the Average Dry Weather Flow (ADWF) for the units would therefore be:

$$Q = 8 \times 600$$

$$Q = 4,800 \text{ l/d}$$

$$\text{ADWF} = 4.80 \text{ k\ell/d}$$

3.3.2 For the remaining of Land Uses, 0% of the water demand as determined under item 2.1 will end up in sewer reticulation system.

3.3.3 The proposed development is classified as Residential according to Table K8. The Peak Factor to be used is 2.5.

This would lead to an expected Peak Dry Weather Flow (PDWF) as follows:

$$Q = 4,800 \times 2.5$$

$$= 12,000 \text{ l/d}$$

$$= 12.00 \text{ k\ell/d}$$

$$\text{PDWF} = 0.14 \text{ l/s}$$

If an infiltration rate of 15% is used for the ingress of stormwater into the system, the Peak Wet Weather Flow (PWWF) is calculated as follows:

$$Q = 12,000 \times 1.15$$

$$= 13,800 \text{ l/d}$$

$$= 13.80 \text{ k\ell/d}$$

$$\text{PWWF} = 0.16 \text{ l/s}$$

### 3.4 Proposed Services

It is proposed that the development will drain to the existing 150mm diameter sewer main in Airway Road as indicated on Drawing no. F 148-2-1 indicating proposed sewer services.

From this point all wastewater generated will be gravitate to the Gwaing Sewer Pump Station from where it will be pumped to the Gwaing Wastewater Treatment Works where it will be treated.



**4. STORMWATER**

No bulk stormwater outfall systems are required as the stormwater will be dealt with on the surface within the road prism and dispersed into existing channels in Kambro Close and directed towards the lower lying Airway Road where it will enter the stormwater reticulation network.

See attached Drawing no. F 148-2-2 indicating proposed services.

**4.1 Design Criteria**

The following documents serves as a base for the detail design criteria and standards:

- Guidelines for Human Settlement Planning and Design (“Red Book”); and
- SANRAL Drainage Manual.

**4.2 Runoff Calculation**

The calculated stormwater runoff is as follows:

Description	Erf 592, Heather Park, George	
MAP (mm)	770 mm	
Area	0.003041 km <sup>2</sup>	
Design Period	1:5 years	
Runoff Q (l/s)	Pre-Development	Post Development
	1 : 5	1 : 5
	14	44
Dispersal areas	Existing System and Malgas River	

Refer to the attached spreadsheets for pre-and post-development runoff calculations. From the above it can be seen that there will be a marginal increase in volume of stormwater because of the proposed development which is currently dealt with as overland flow towards and received by the existing system in Airway Road and the Malgas River downstream.



#### 4.3 Stormwater Management Techniques : During Construction

The stormwater surface run-off water will be managed carefully during construction. The following management techniques will be implemented:

- Temporary cut-off channels and berms; and
- Routing of run-off towards the existing drainage routes.

#### 4.4 Stormwater Management Techniques : Post-Construction

The factors to consider in Stormwater Management falls broadly into two main categories, namely those related to quantity and those related to quality.

Any development brings about changes to the natural environment of a site, which in turn has an effect or disrupts the natural hydrological cycle. Changes include, among other:

- Increase in impermeable surfaces (roads, roofs etc.) resulting in lower infiltration, higher run-off volumes and velocities; and
- Changes to natural flow routes through earthworks, infrastructure and shaping of terrain.

The management of the increased run-off volumes and velocities is important as it can be detrimental to the receiving drainage system and properties downstream of the site, as it could cause property damage.

By restricting peak flows to pre-development levels, the *status quo* of the catchment is maintained. This could be achieved through the implementation of the following recommended practices, as described in paragraphs 4.5 and 4.6 below.

#### 4.5 Infiltration

By dispersing the run-off to numerous small outfalls spread across the site, the recharge of the underground water table is promoted.

The provision of strategically placed landscaped areas could promote on-site infiltration where possible. This could reduce the peak flow rate if required.

#### 4.6 Attenuation

Attenuation functions by the principle of allowing large flows of water to enter a facility but limiting the outflow by having a small opening at the low point in the facility. The difference between in- and outflows is directed to a catchment area.



Attenuation in the form a dam will not be possible in this instance, but rainwater tanks at downpipes from the roof could alleviate peak flows onto hardened surfaces before allowing flow onto erven, roads, channels and catchpits.

With the installation of rainwater tanks, peak flows could be reduced to lower levels than before, which will assist the existing network in dealing with overland stormwater flow.

#### 4.7 **Stormwater Management Recommendations**

The planning of stormwater design elements must always be seen as a holistic process which incorporates much more than the infrastructural elements required in adequately dealing with stormwater. It affects a range of environmental goals and management principles and aims not only to mitigate negative impacts but actively promote positive modifications in its application.

The design approach to be adopted for the proposed development and as discussed above, can be summarised as follows:

- Promotion of on-site infiltration;
- Minimise concentration of stormwater;
- Maintain pre-development run-off levels as far as possible;
- Identify escape routes for major floods;
- Responsible discharge of stormwater into downstream systems; and
- Allowing for the necessary attenuation in the form of rainwater tanks.

#### 5. **ACCESS ROADS**

Access to the proposed development will be from Kambro Close and by means of the existing access road from Airway Road. No upgrades are required to the existing road infrastructure to accommodate the proposed development.

#### 6. **SOLID WASTE**

Refuse removal will be dealt with once a week as applicable to all the current residential areas in the George Municipal area.

Solid waste is based on an estimated 3.5 kg/person/day

It is expected that occupancy should not exceed an average of four (4) people per unit.



Therefore:        8 units x 4 people per unit x 3.5kg/person/day  
                         = 112 kg/day  
                         = 0.112 tons/day

Volume= 0.112 tons/day x 0.75  
                         = 0.84 m<sup>3</sup>/d  
                         = 30.66 m<sup>3</sup>/annum

Based on previous discussions with George Municipality the existing solid waste site will be able to accommodate the additional solid waste generated by the development.

## 7. FLOODLINES

This proposed development is not directly affected by any Flood lines.

## 8. INTERNAL SERVICES

The proposed Civil Engineering Services are indicated on Drawing no. F 148-2-1 to 3 Below find a brief description of the standard of Civil Engineering Services to be provided for the area.

### 8.1. Sewerage

- 76m of 160mm dia PVC-U heavy duty sewer pipe;
- 2 No. Manholes;
- 6 No. Inspection chambers at erf connections; and
- 110mm dia PVC-U heavy duty house connections with end cap for 8no. erven.

### 8.2 Water

- 70m of 75mm dia PVC-U Class 12 water pipe;
- 1 No. Gate valves;
- 1 No. Fire hydrants;
- 20mm dia HDPE Class 12 water house connections for 8no. erven; and
- 1 No. 75mm Bulk Water meter.



### 8.3 **Roads**

- 385m<sup>2</sup>, paving surfaced roads;
- Road widths are 4.5m wide;
- Combination kerb on lower side of the road and Mountable kerb on high side;
- Barrier kerb and channels at bell mouths; and
- Concrete channels at intersections.

### 8.4 **Stormwater**

- Stormwater channel/combination kerb as part of road surfacing.

## 9. **MATERIALS AND STANDARD OF ENGINEERING SERVICES TO BE PROVIDED**

Levels of services are as follows:

All materials and workmanship shall comply with the specifications as set out in the South African National Standards for Civil Engineering (SANS).

### 9.1 **Sewerage Pipelines and Manholes**

- Pipe diameter: UPVC, Class 34, SANS 791, 160mm dia solid wall for main lines;
- 110mm UPVC, Class 34, solid wall for individual erf connections where required;
- Pipes are generally laid on Class C bedding;
- Prefabricated Fibre cement shafts or concrete manhole rings to be used for manholes;
- Dolomite aggregate and low alkali sulphate resistant cement to SABS 471 shall be used for all concrete, mortar, screeds or benching;
- Manhole cover to be central over main pipe on downstream side; and
- Manhole covers and frames to be Polymer Concrete.

### 9.2 **Water**

- Pipe diameter of 75mm dia UPVC Class 9/12 pipes depending on residual pressure;
- Each erf will be serviced with a 20mm diameter HDPE PN12.5 connection and PN16 fittings complying to SANS 4427 and an Elster Kent/Honeywell plastic water meter in a plastic meter box or similar approved meter by the Technical Services Directorate;
- Provision is made for fire hydrants according to design guidelines;
- All fire hydrants shall be 65 mm dia (internal);
- All fire hydrant outlet shall be of bayonet coupling type;
- All valves shall be AVK type valves – left hand/closing or similar approved; and
- Provision is made for a bulk water meter at each connection point.



### 9.3 **Roads and stormwater**

- The access road widths will be 4.5m minimum;
- All road surfaces will be 60mm interlocking concrete paving;
- Sub-base and base materials will be imported;
- Sub-surface drainage, where applicable, will be installed;
- Barrier kerbs will be installed around bell-mouths;
- Bellmouth's radius minimum 8m; and
- Open channels to be utilised to accommodate overland flow.

## 10 **DESIGN CRITERIA**

### 10.1 **Design guidelines**

The following documents will serve as a base for the detail design criteria and standards:

- The Neighbourhood Planning and Design Guide ("Red Book");
- CoCT Management of Urban Stormwater Impacts Policy – Version 1.1, 2009; and
- Oudtshoorn Municipality Minimum Standards for The Design of Civil Engineering infrastructure.

### 10.2 **Roads**

The road system forms an integral part of the local area plan.

#### 10.2.1 **Design Criteria**

The design criterion for roads is as follows:

- Design life – 20 years;
- Subgrade CBR – 15 to 20;
- Subbase CBR – 45 minimum (processed crushed stone);
- Base course CBR – 80 minimum (processed crushed stone);
- Surfacing – 600mm interlocking concrete paving;
- Minimum road grade – 1.00 % Longitudinal; and
- Minimum Crossfall – 3.00 %.

### 10.3 **Stormwater**

The storm water system forms an integral part of the road and urban planning layout. The system rests on three legs, the minor system, the major system and an emergency system. The minor storms are catered for in the pipe system while the major storms are routed through a linked system of roads and public open spaces using attenuation techniques. The emergency system recognizes failure of the minor and major system by



storms greater than provided for in major system or in the event of malfunction of the minor system by providing continuous overland flow routes to minimize flooding of residential areas.

### 10.3.1 Minimum design criteria for storm water system

The data to be used for the design of the system is as follows:

- Minor system : 5-year return period conveyed in an underground pipe system. Preferably the overland flow shall not exceed 200m;
- Major system : 50-year return period. The difference between the 2 year and 50 year to be conveyed in the road prism with depth not exceeding 150mm within the road reserve width;
- The minimum gradients for pipelines are designed to give a minimum velocity of 0.7m per second with the pipe flowing full;
- The maximum velocity used is 3.5m per second;
- Major storm water overflows are to be provided to convey the excess storm water from the streets into designated public open spaces;
- Storm water flow velocities in road ways will be kept as low as possible and related to the surface finish to prevent scour and erosion; and
- Roads are to be graded to ensure free and continuous flow to the main storm water system and to prevent local ponds at intersections.

## 10.4 Sewers

The sewer drainage system forms an integral part of the sewage system and is normally based on gravity sewer mainlines.

### 10.4.1 Minimum design criteria

- A conventional waterborne sewerage system is provided with a single connection;
- Sewer mainlines constructed within open areas on the site, topography dependent;
- Design parameters:
  - Average daily flow – As calculated;
  - Peak factor – As calculated;
  - Extraneous flow – 15 %;
  - Minimum velocity – 0.7m per second;
  - Minimum cover to pipes – 0.80m;
  - Maximum Manhole Spacing – 80m;
  - Minimum pipe size – 110mm diameter for units  
– 160mm diameter for sewer mains;
  - Minimum gradients – 110mm diameter unit connection  
@ 1:60



Main lines at 80% capacity as follows:

No. of Units	Grade
Less than 6	1:80
6 to 10	1:100
11 to 80	1:120
81 to 110	1:150
111 to 130	1:180
More than 130	1:200

**10.5 Water**

The water reticulation network forms an integral part of the water distribution system.

**10.5.1 Minimum design criteria**

The design criteria generally as per the “Red Book” guidelines and specifically as follows:

- The average domestic consumption as calculated in item 2.1;
- Peak factors for the development calculated in accordance with the “Red Book”;
- Minimum pressures for the network are calculated for the fire flows of 15ℓ per second and peak demand at the point of lowest pressure under peak flow conditions;
- Valves to be placed such that a maximum of 4 valves need to be closed to isolate a section of pipeline;
- Valves to be spaced so that the length of main included in an isolated section does not exceed 600m;
- All valves with T-pieces where applicable and not within the road surface; and
- Minimum cover to pipe to be 0.8m.

We trust that enough detail has been provided to enable you to decide regarding the way forward. If required, a detailed design of the proposed development’s Civil Engineering Infrastructure based on the abovementioned report can be conducted by this office.



However, should any additional information be required, or if you wish to discuss this recommendation with us, please do not hesitate to contact us.

Yours faithfully

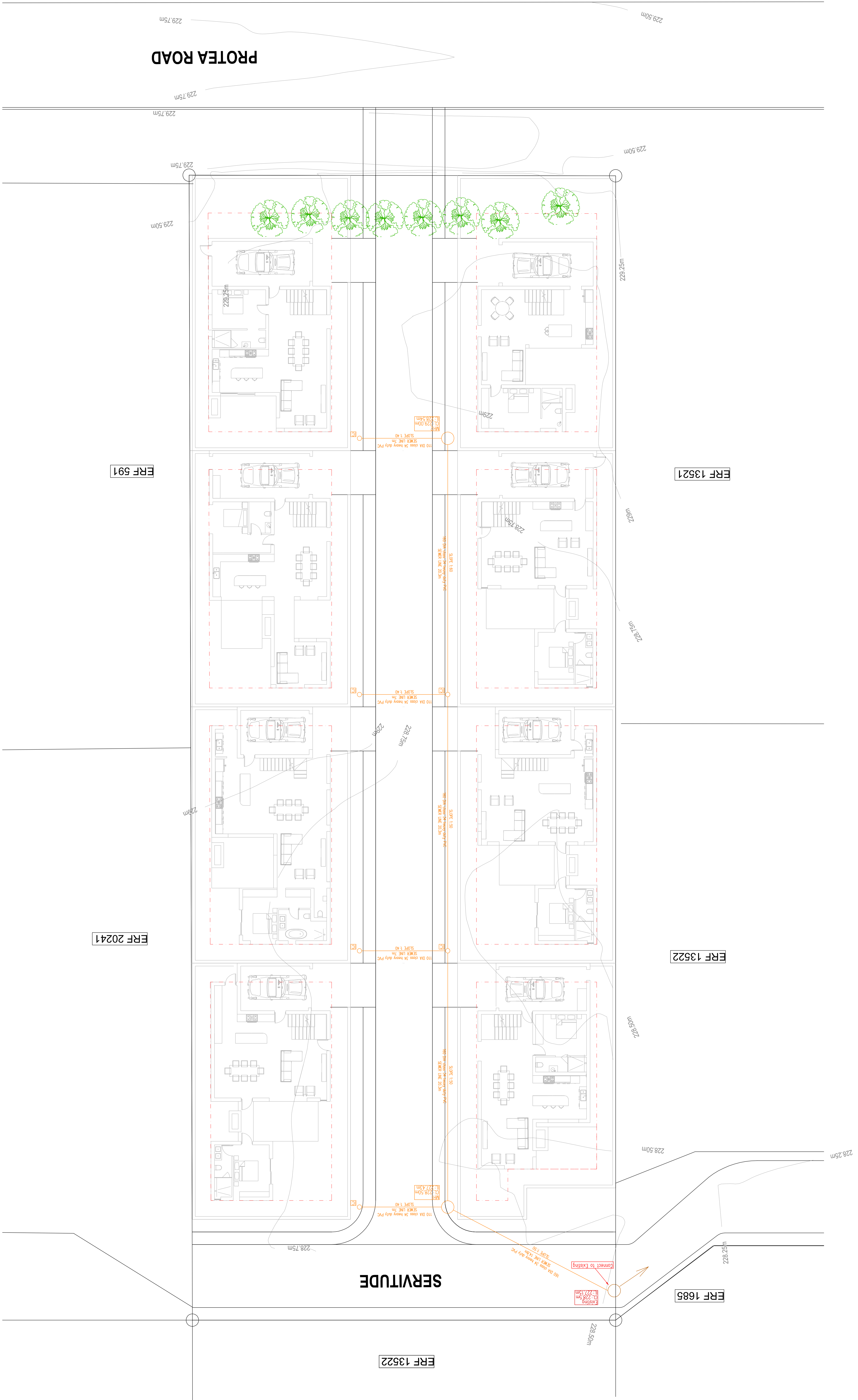
**Marlo Janse van Rensburg**

**Director - JVR STRUCTURES (PTY) LTD.**

ECSA 200970119  
NHBRC 134780701  
IPET 3488

Encl.

Proposed Sewer Services Layout : Drawing no. F 148-2-1  
Proposed Water Services Layout : Drawing no. F 148-2-1  
Proposed Stormwater Services Layout : Drawing no. F 148-2-1  
Pre-development Stormwater Runoff calculations  
Post development Stormwater Runoff Calculations



- GENERAL NOTES**
1. ALL WORK TO SABS 100 & WIR & WATER.
  2. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND SCHEDULES OF MATERIALS AND WORKMANSHIP TO BE REFERRED TO BY THE ARCHITECT PRIOR TO CONSTRUCTION.
  3. ALL CONCRETE TO BE CAST AND CURED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS AND SCHEDULES OF MATERIALS AND WORKMANSHIP.
  4. COVER TO STEEL BARS 50 - COLLARS 40 SABS 30 - BARS 30.
  5. ENGINEER TO CHECK REINFORCING BEFORE CASTING CONCRETE.
  6. ALL JOINTS OF THE REINFORCING TO BE IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS AND SCHEDULES OF MATERIALS AND WORKMANSHIP.
  7. ALL REINFORCING PRODUCTS ARE TO BE STORED, HANDLED AND APPLIED TO MANUFACTURERS' SPECIFICATIONS.
  8. ALL WATERPROOFING TO BE DONE BY A SPECIALIST.
  9. ALL WALLS REMAINING TO BE REINFORCED TO BE IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS AND SCHEDULES OF MATERIALS AND WORKMANSHIP.
  10. ALL WALLS REMAINING TO BE REINFORCED TO BE MORE THAN 125mm OF FILL-IN-SITU MATERIAL TO BE REINFORCED WITH STARTER BARS & W/SH.

**NOTE**

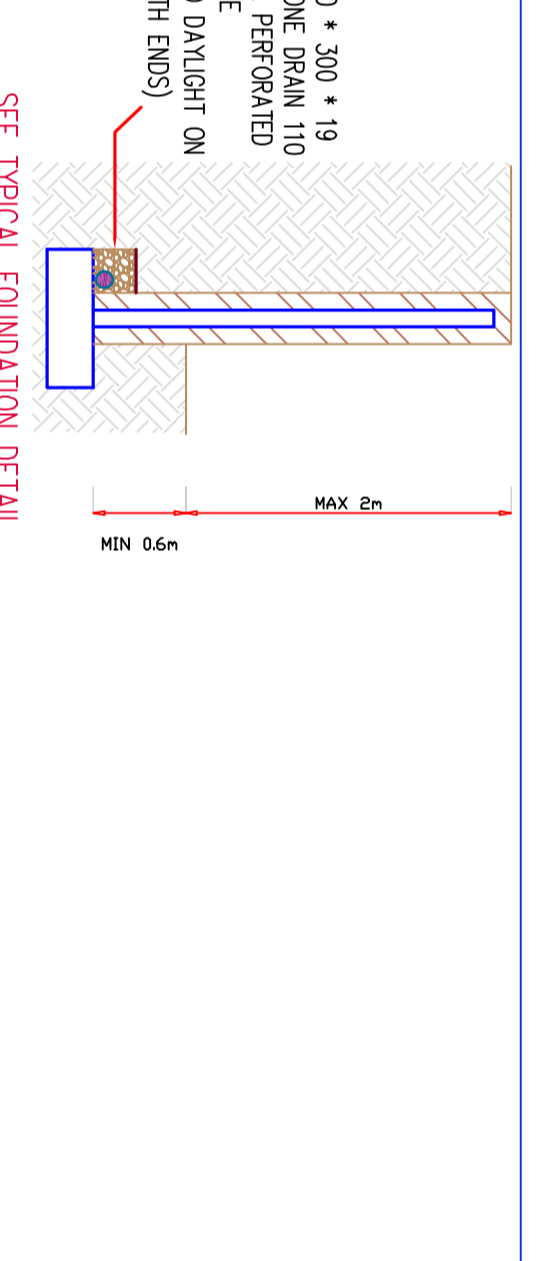
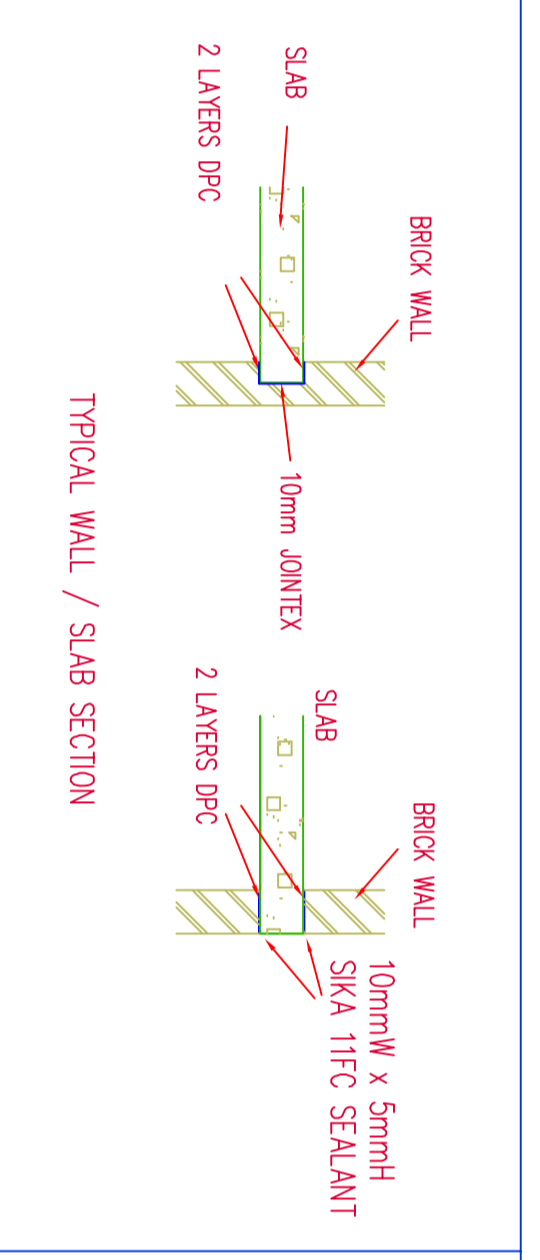
ALL WALLS REMAINING TO BE REINFORCED TO BE MORE THAN 125mm OF FILL-IN-SITU MATERIAL TO BE REINFORCED WITH STARTER BARS & W/SH.

**PLEASE NOTE:**

FREE-STANDING REINFORCING WALLS REMAINING TO BE REINFORCED TO BE MORE THAN 125mm OF FILL-IN-SITU MATERIAL TO BE REINFORCED WITH STARTER BARS & W/SH.

**PLEASE NOTE:**

ALL SIZES BEING REQUESTED COMPACTED TEST COMPACTED WITH RESULTS OF AT LEAST 80% IN COMPACTED TEST RESULT TO BE SHOWN TO THE ENGINEER BEFORE COMPLETION WILL BE ISSUED.



**ERF 591**

**ERF 20241**

<b>CLIENT</b>	<b>BUMKEMSTER</b>
<b>PROJECT</b>	<b>HEATHER PARK</b>
<b>DATE/STATUS</b>	<b>22/11/2025 PRELIMINARY</b>
<b>SCALE / SKAAL</b>	<b>1:50</b>
<b>DESIGNED</b>	<b>UMM LITCO</b>
<b>DRAWN</b>	<b>UMM LITCO</b>
<b>DATE/STATUS</b>	<b>22/11/2025 PRELIMINARY</b>
<b>SCALE / SKAAL</b>	<b>1:50</b>
<b>DESIGNED</b>	<b>UMM LITCO</b>
<b>DRAWN</b>	<b>UMM LITCO</b>
<b>DATE/STATUS</b>	<b>22/11/2025 PRELIMINARY</b>
<b>SCALE / SKAAL</b>	<b>1:50</b>
<b>DESIGNED</b>	<b>UMM LITCO</b>
<b>DRAWN</b>	<b>UMM LITCO</b>

**MR**

**MR CONSULTING ENGINEERS**

**REGISTERED ENGINEERS**

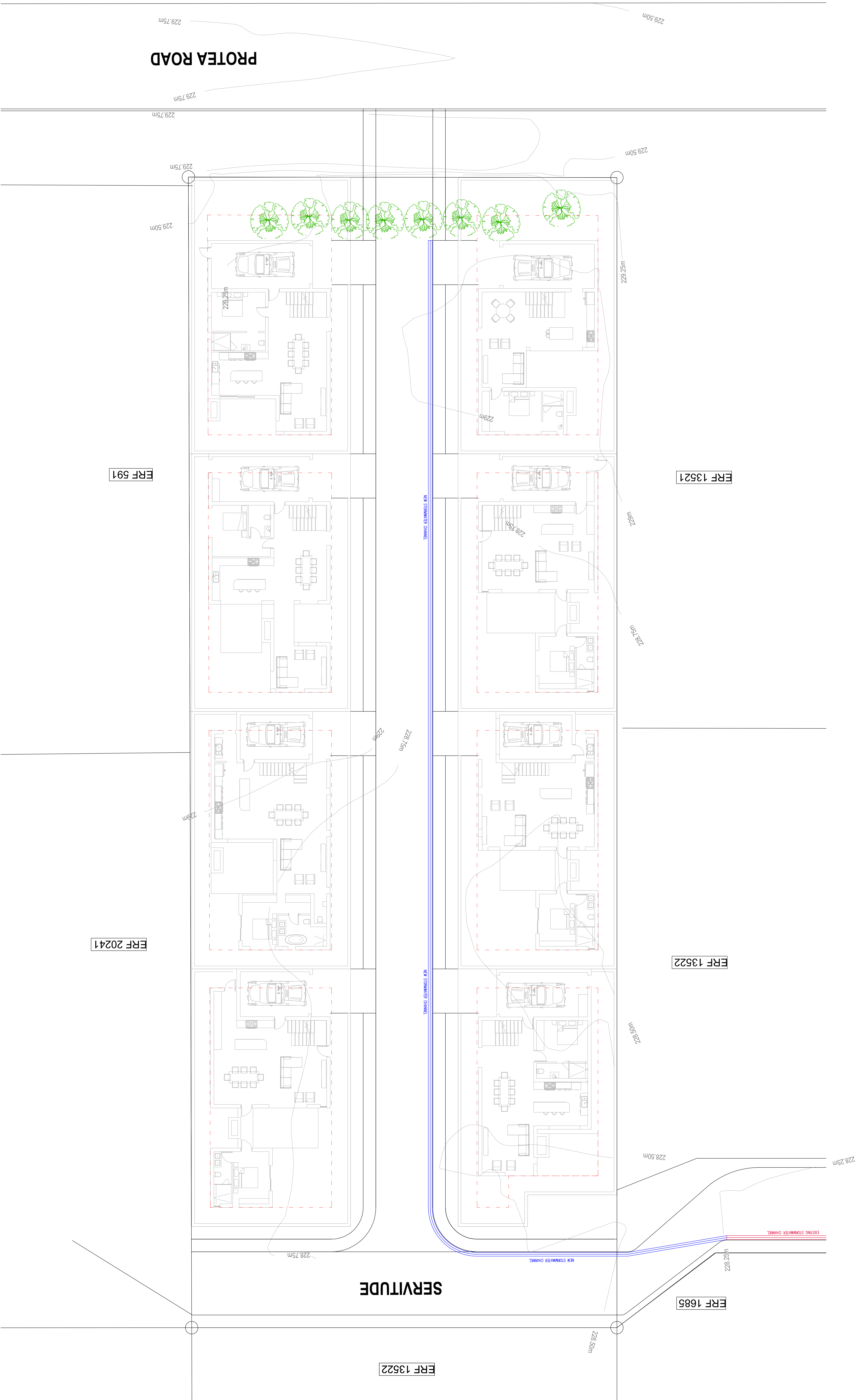
**MEMBERSHIP NO. 082 83 006**

**082 84 000**

**516**

**11, Verrekerweg, Leggat, Johannesburg, 2001**

**www.mrcap.co.za**



**GENERAL NOTES**

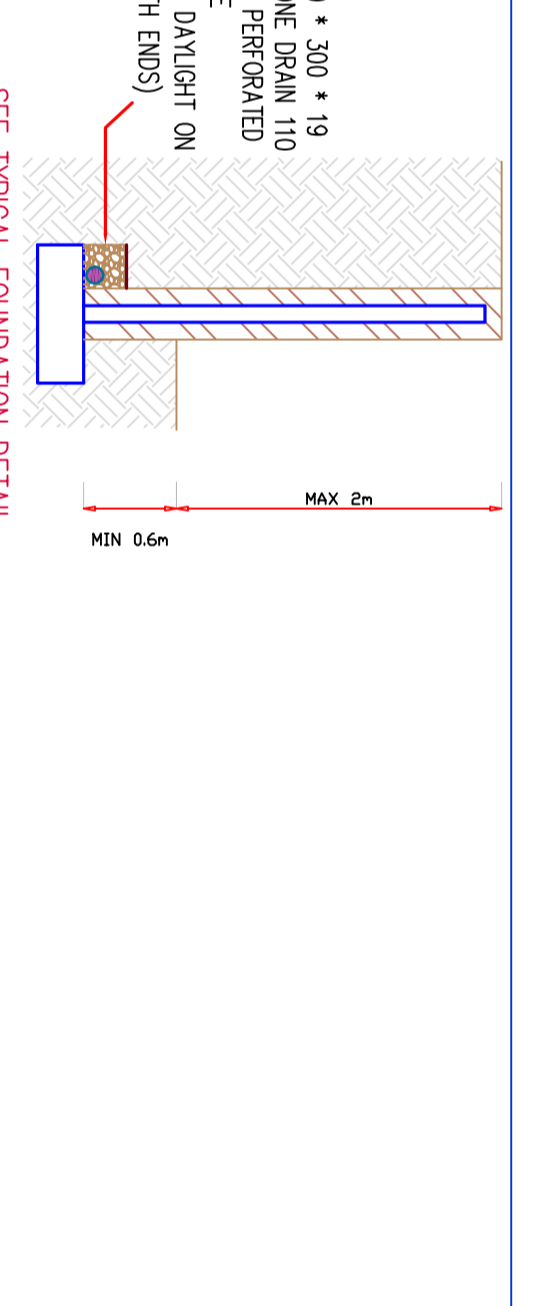
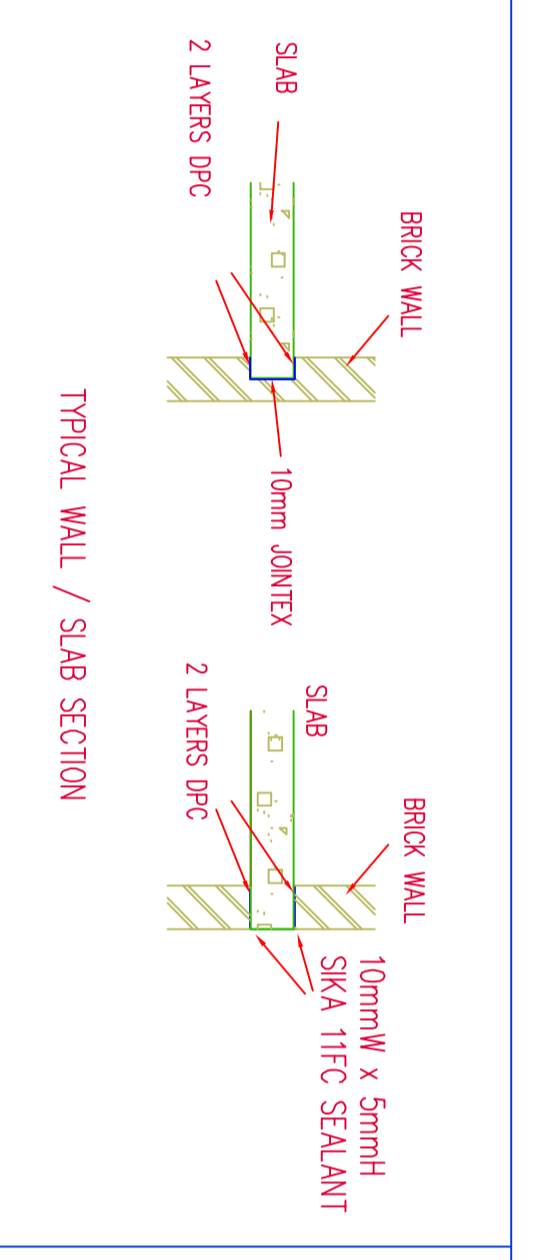
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5. ENGINEER TO CHECK REMAINING STRUCTURE TO BE IN ACCORDANCE WITH THE ARCHITECT'S DESIGN AND SPECIFICATIONS. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ARCHITECT'S DESIGN AND SPECIFICATIONS.
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**NOTE:**

ALL WALLS REMAINING MORE THAN 1m OF FULL/STU MATERIAL TO BECOME CANTY FREE-STANDING RETAINING WALLS TO BE DONE IN ACCORDANCE WITH THE ARCHITECT'S DESIGN AND SPECIFICATIONS.

ALL WALLS REMAINING LESS THAN 1m OF FULL/STU MATERIAL TO BECOME CANTY FREE-STANDING RETAINING WALLS TO BE DONE IN ACCORDANCE WITH THE ARCHITECT'S DESIGN AND SPECIFICATIONS.

ALL WALLS REMAINING MORE THAN 1m OF FULL/STU MATERIAL TO BECOME CANTY FREE-STANDING RETAINING WALLS TO BE DONE IN ACCORDANCE WITH THE ARCHITECT'S DESIGN AND SPECIFICATIONS.



**CLIENT:** BURMESTER

**PROJECT:** HEATHER PARK

**TITLE:** STORMWATER LAYOUT

**SCALE / SKAAL:** 1:50

**DATE / DATUM:** 22/02/2025

**STATUS:** PRELIMINARY

**DESIGNED BY:** J. M. VAN DER MERWE

**DRAWN BY:** M. VAN DER MERWE

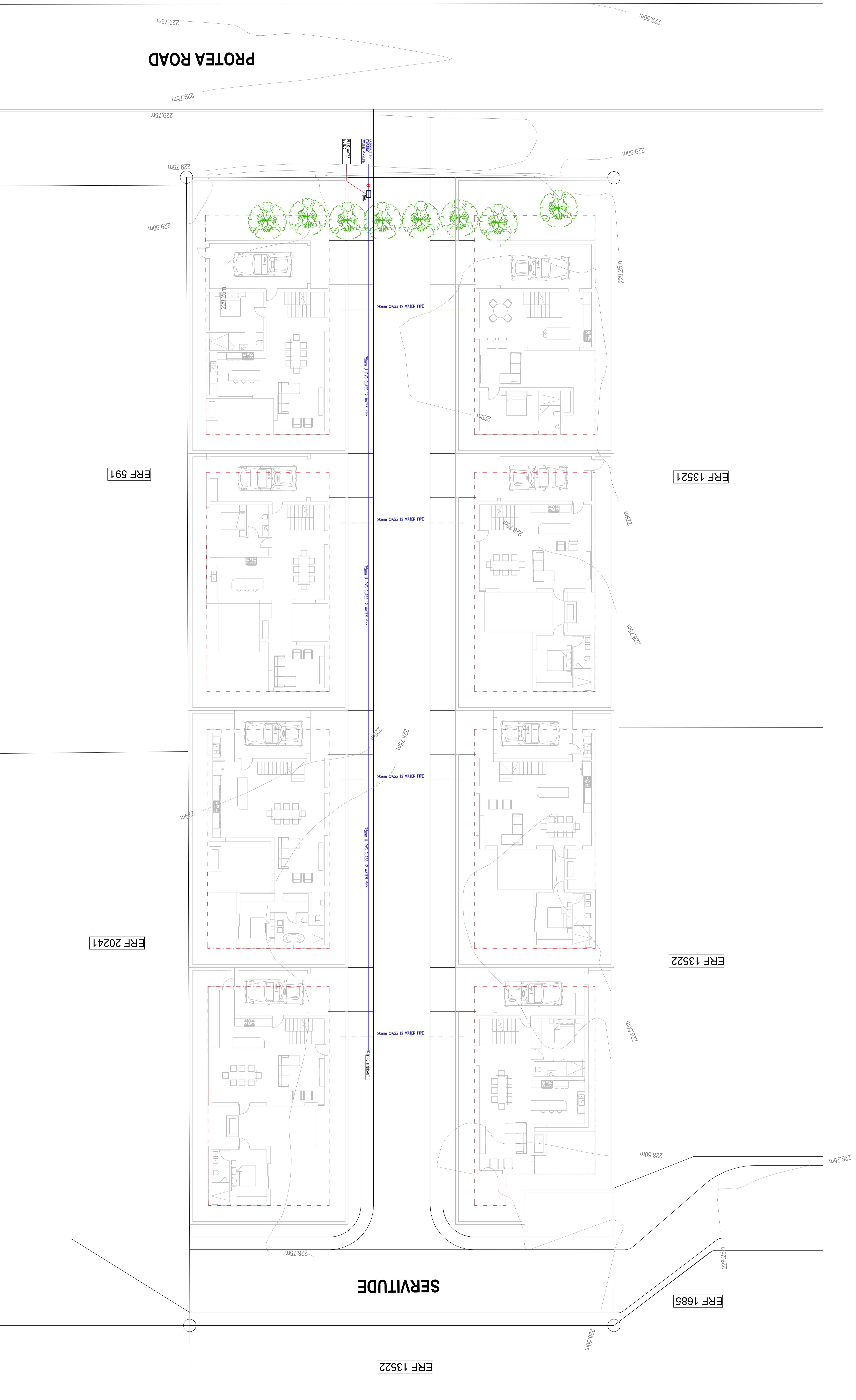
**CHECKED BY:** M. VAN DER MERWE

**DATE:** 22/02/2025

**MR**  
MEMBERSHIP REGISTERED PROFESSIONAL ENGINEERS

**CESA**  
CONSULTING ENGINEERS

**SAIC**  
SALES



**GENERAL NOTES**

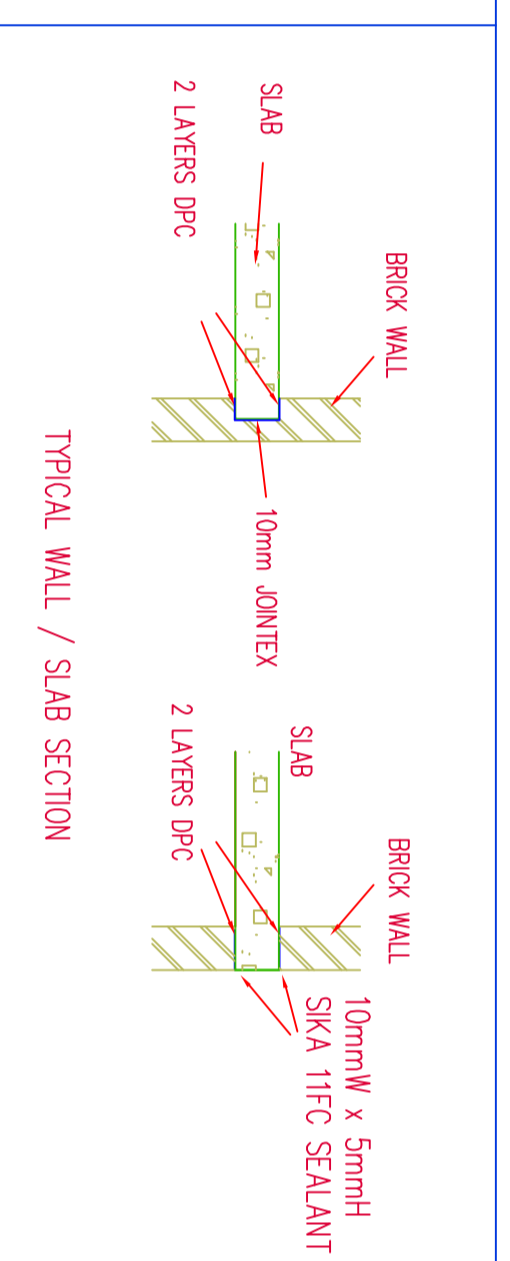
1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS.
2. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND ALL APPLICABLE STANDARDS.
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITIES.
4. ALL DIMENSIONS ON THIS DRAWING TO BE TO FACE UNLESS OTHERWISE SPECIFIED.
5. ENGINEER TO CHECK REBAR BEFORE CASTING CONCRETE.
6. ALL WALLS TO BE FINISHED WITH PLASTER AND PAINT TO BE IN ACCORDANCE WITH THE ARCHITECT'S DRAWINGS. ANY DISCREPANCY BETWEEN ARCHITECT'S DRAWINGS AND CONTRACTOR'S WORK SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL DIMENSIONS ON SITE CORRESPOND TO THE DRAWINGS AND APPROVED SPECIFICATIONS.
7. ALL PROPOSED MATERIALS TO BE STORED PROPERLY AND PROTECTED FROM WEATHER AND PESTS.
8. ALL WATERPROOFING TO BE DONE BY A SPECIALIST WATERPROOFER TO BE APPROVED BY THE ARCHITECT.
9. ALL JOINTS IN WALLS TO BE FINISHED WITH STAMPED BRICK AND MESH TO BE IN ACCORDANCE WITH THE ARCHITECT'S DRAWINGS.
10. ALL DIMENSIONS ON THIS DRAWING TO BE TO FACE UNLESS OTHERWISE SPECIFIED.
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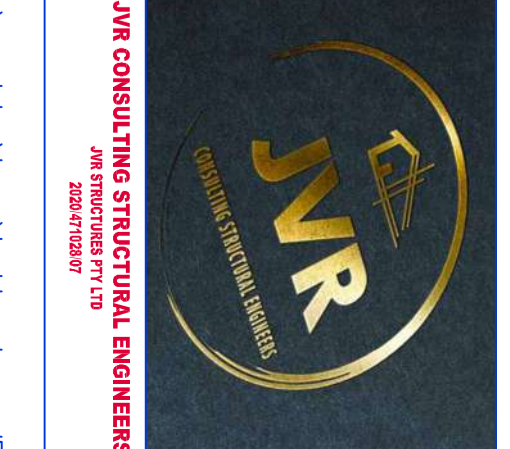
ALL WALLS REMAINING MORE THAN 1m IN HEIGHT TO BE FINISHED WITH STAMPED BRICK AND MESH TO BE IN ACCORDANCE WITH THE ARCHITECT'S DRAWINGS.

**PLEASE NOTE:**

ALL SURFACE BRICKWORK TO BE FINISHED WITH STAMPED BRICK AND MESH TO BE IN ACCORDANCE WITH THE ARCHITECT'S DRAWINGS.



<b>CLIENT</b>	BOURNESTER								
<b>PROJECT</b>	HEATHER PARK								
<b>DATE</b>	25.10.2025								
<b>STATUS</b>	PRELIMINARY								
<b>SCALE / SKAAL</b>	1:50								
<b>DESIGNED BY</b>	LUK LUTJES								
<b>DRAWN BY</b>	LUK LUTJES								
<b>REVISIONS</b>	<table border="1"> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> <tr> <td>01</td> <td>ISSUED FOR PERMIT</td> <td>LUK LUTJES</td> <td>25.10.2025</td> </tr> </table>	REV	DESCRIPTION	BY	DATE	01	ISSUED FOR PERMIT	LUK LUTJES	25.10.2025
REV	DESCRIPTION	BY	DATE						
01	ISSUED FOR PERMIT	LUK LUTJES	25.10.2025						
<b>DRAWING TITLE</b>	WATER LAYOUT								
<b>DRAWING NUMBER</b>	F 148-2-3								
<b>CLIENT ADDRESS</b>	25.10.2025								
<b>PROJECT ADDRESS</b>	HEATHER PARK								
<b>PROJECT NUMBER</b>	082 23 606								
<b>PROJECT PHONE</b>	082 23 606								
<b>PROJECT FAX</b>	082 23 606								
<b>PROJECT EMAIL</b>	info@jmr.co.za								
<b>PROJECT WEBSITE</b>	www.jmr.co.za								
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# RATIONAL METHOD: POST DEVELOPMENT

<b>Description of the catchment</b>				Erf 592, Heather Park, George			
<b>River details</b>				Stormwater Network into Malgas River Downstream			
<b>Calculated by</b>				Marlo Janse van Rensburg		Date	2025/11/03
Physical characteristics							
Size of the catchment (A)	0.003041	km <sup>2</sup>	Days of thunder per year (R)	20	days / year		
Longest watercourse (L)	0.098	km	Weather Services		Area distribution factors		
Average slope (S <sub>av</sub> )	0.01531	m/m	Station		Rural (α)	0	
Dolomite area (D%)	0	%	Number		Urban (β)	100%	
Mean annual rainfall (MAP)	770	mm	1 day T(2) rainfall (M)		Lakes (γ)	0	
Rural				Urban			
<b>Surface slope</b>	%	Factor	C <sub>s</sub>	<b>Description</b>	%	Factor	C <sub>2</sub>
Vleis and pans (<3%)	0	0.01	0.0000	<b>Lawns</b>			
Flat areas (3-10%)	0	0.06	0.0000	Sandy, flat (<2%)	0	0.07	0.00
Hilly (10-30%)	0	0.12	0.0000	Sandy, steep (>7%)	0	0.18	0.00
Steep areas (>30%)	0	0.22	0.0000	Heavy soil, flat (<2%)	16	0.15	0.02
<b>Total</b>	0	0.41	0	Heavy soil, steep (>7%)	0	0.3	0.00
<b>Permeability</b>	%	Factor	C <sub>p</sub>	<b>Residential area</b>			
Very permeable	0	0.03	0.0000	Houses	60	0.4	0.24
Permeable	0	0.06	0.0000	Flats	0	0.6	0.00
Semi-permeable	0	0.12	0.0000	<b>Industry</b>			
Impermeable	0	0.21	0.0000	Light industry	0	0.65	0.00
<b>Total</b>	0	0.42	0	Heavy industry	0	0.75	0.00
<b>Vegetation</b>	%	Factor	C <sub>v</sub>	<b>Business</b>			
Thick bush & plantation	0	0.03	0.0000	City centre	0	0.83	0.00
Light bush and farmlands	0	0.078	0.0000	Suburban	0	0.6	0.00
Grasslands	0	0.17	0.0000	Streets	24	0.9	0.22
No vegetation	0	0.26	0.0000	Maximum flood	0	1	0.00
<b>Total</b>	0	0.278	0.0000				
<b>Total</b>			0	<b>Total</b>	<b>100.00</b>		<b>0.480</b>
Time of concentration (T <sub>c</sub> )				Notes			
<b>Overland flow</b>		<b>Defined watercourse</b>		As T <sub>c</sub> is less than 0.25 hours, for point intensity use T <sub>c</sub> as:			
$T_c = 0.604 \left( \frac{rL}{\sqrt{S_{av}}} \right)^{0.467}$		$T_c = \left( \frac{0.87L^2}{1000S_{av}} \right)^{0.385}$		0.25			
T <sub>c</sub> =		0.0554		As ARF is more than 100% use:			
hours		hours		100			
Run-off coefficient							
Return period (years), T	2	5	10	20	50	100	PMF
Run-off coefficient C <sub>1</sub> (C <sub>1</sub> = C <sub>s</sub> + C <sub>p</sub> + C <sub>v</sub> )	0.000	0.000	0.000	0.000	0.000	0.000	
Adjusted for dolomitic areas, C <sub>1D</sub> (= C <sub>1</sub> (1 - D%) + C <sub>1</sub> D% (Σ(D <sub>factor</sub> × C <sub>S%</sub> )))	0.000	0.000	0.000	0.000	0.000	0.000	
Adjustment factor for initial saturation, F <sub>t</sub>	0.500	0.550	0.600	0.670	0.830	1.000	
Adjusted run-off coefficient, C <sub>1T</sub> (= C <sub>1D</sub> × F <sub>t</sub> )	0.000	0.000	0.000	0.000	0.000	0.000	
Combined run-off coefficient C <sub>t</sub> (= αC <sub>1T</sub> + βC <sub>2</sub> + γC <sub>3</sub> )	0.480	0.480	0.480	0.480	0.480	0.480	
Rainfall							
Return period (years), T	2	5	10	20	50	100	PMF
Point rainfall (mm), P <sub>T</sub>	20.25	26.92	33.14	40.80	53.71	66.12	
Point intensity (mm/hour), P <sub>IT</sub> (= P <sub>T</sub> / T <sub>C</sub> )	81.00	107.68	132.56	163.20	214.84	264.48	
Area reduction factor (%), ARF <sub>T</sub>	125.37	125.37	125.37	125.37	125.37	125.37	
Average intensity (mm/hour), I <sub>T</sub> (= P <sub>IT</sub> × ARF <sub>T</sub> )	101.55	107.68	166.19	204.61	269.35	331.58	
Peak flow							
Return period (years), T	2	5	10	20	50	100	Max
Peak flow (m <sup>3</sup> /s) $Q_T = \frac{C_T I_T A}{3.6}$	0.041	0.044	0.067	0.083	0.109	0.134	
Peak flow (L/s)	<b>41</b>	<b>44</b>	<b>67</b>	<b>83</b>	<b>109</b>	<b>134</b>	

# RATIONAL METHOD: PRE DEVELOPMENT

<b>Description of the catchment</b>				Erf 592, Heather Park, George			
<b>River details</b>				Stormwater Network into Malgas River Downstream			
<b>Calculated by</b>				Marlo Janse van Rensburg		Date	2025/11/03
Physical characteristics							
Size of the catchment (A)	0.003041	km <sup>2</sup>	Days of thunder per year (R)	20	days / year		
Longest watercourse (L)	0.098	km	Weather Services		Area distribution factors		
Average slope (S <sub>av</sub> )	0.01531	m/m	Station		Rural (α)	0%	
Dolomite area (D%)	0	%	Number		Urban (β)	100%	
Mean annual rainfall (MAP)	770	mm	1 day T(2) rainfall (M)		Lakes (γ)	0%	
Rural				Urban			
<b>Surface slope</b>	%	Factor	C <sub>s</sub>	<b>Description</b>	%	Factor	C <sub>2</sub>
Vleis and pans (<3%)	0	0.01	0.0000	<b>Lawns</b>			
Flat areas (3-10%)	0	0.06	0.0000	Sandy, flat (<2%)	0	0.07	0.00
Hilly (10-30%)	0	0.12	0.0000	Sandy, steep (>7%)	0	0.18	0.00
Steep areas (>30%)	0	0.22	0.0000	Heavy soil, flat (<2%)	100	0.15	0.15
<b>Total</b>	0	0.41	0	Heavy soil, steep (>7%)	0	0.3	0.00
<b>Permeability</b>	%	Factor	C <sub>p</sub>	<b>Residential area</b>			
Very permeable	0	0.03	0.0000	Houses	0	0.4	0.00
Permeable	0	0.06	0.0000	Flats	0	0.6	0.00
Semi-permeable	0	0.12	0.0000	<b>Industry</b>			
Impermeable	0	0.21	0.0000	Light industry	0	0.65	0.00
<b>Total</b>	0	0.42	0	Heavy industry	0	0.75	0.00
<b>Vegetation</b>	%	Factor	C <sub>v</sub>	<b>Business</b>			
Thick bush & plantation	0	0.03	0.0000	City centre	0	0.83	0.00
Light bush and farmlands	0	0.078	0.0000	Suburban	0	0.6	0.00
Grasslands	0	0.17	0.0000	Streets	0	0.9	0.00
No vegetation	0	0.26	0.0000	Maximum flood	0	1	0.00
<b>Total</b>	0	0.278	0.0000				
<b>Total</b>			0	<b>Total</b>	<b>100.00</b>		<b>0.150</b>
Time of concentration (T <sub>c</sub> )				Notes			
<b>Overland flow</b>		<b>Defined watercourse</b>		As T <sub>c</sub> is less than 0.25 hours, for point intensity use T <sub>c</sub> as:			
$T_c = 0.604 \left( \frac{rL}{\sqrt{S_{av}}} \right)^{0.467}$		$T_c = \left( \frac{0.87L^2}{1000S_{av}} \right)^{0.385}$		0.25			
T <sub>c</sub> =		0.0554		As ARF is more than 100% use:			
hours		hours		100			
Run-off coefficient							
Return period (years), T	2	5	10	20	50	100	PMF
Run-off coefficient C <sub>1</sub> (C <sub>1</sub> = C <sub>s</sub> + C <sub>p</sub> + C <sub>v</sub> )	0.000	0.000	0.000	0.000	0.000	0.000	
Adjusted for dolomitic areas, C <sub>1D</sub> (= C <sub>1</sub> (1 - D%) + C <sub>1</sub> D% (Σ(D <sub>factor</sub> × C <sub>S%</sub> )))	0.000	0.000	0.000	0.000	0.000	0.000	
Adjustment factor for initial saturation, F <sub>i</sub>	0.500	0.550	0.600	0.670	0.830	1.000	
Adjusted run-off coefficient, C <sub>1T</sub> (= C <sub>1D</sub> × F <sub>i</sub> )	0.000	0.000	0.000	0.000	0.000	0.000	
Combined run-off coefficient C <sub>t</sub> (= αC <sub>1T</sub> + βC <sub>2</sub> + γC <sub>3</sub> )	0.150	0.150	0.150	0.150	0.150	0.150	
Rainfall							
Return period (years), T	2	5	10	20	50	100	PMF
Point rainfall (mm), P <sub>T</sub>	20.25	26.92	33.14	40.80	53.71	66.12	
Point intensity (mm/hour), P <sub>IT</sub> (= P <sub>T</sub> / T <sub>c</sub> )	81.00	107.68	132.56	163.20	214.84	264.48	
Area reduction factor (%), ARF <sub>T</sub>	125.37	125.37	125.37	125.37	125.37	125.37	
Average intensity (mm/hour), I <sub>T</sub> (= P <sub>IT</sub> × ARF <sub>T</sub> )	101.55	107.68	166.19	204.61	269.35	331.58	
Peak flow							
Return period (years), T	2	5	10	20	50	100	Max
Peak flow (m3/s) $Q_T = \frac{C_T I_T A}{3.6}$	0.0129	0.0136	0.0211	0.0259	0.0341	0.0420	
Peak flow (L/s)	<b>13</b>	<b>14</b>	<b>21</b>	<b>26</b>	<b>34</b>	<b>42</b>	

# **ANNEXURE 13**



**de villiers & moore**  
CONSULTING ENGINEERS  
Electrical, Mechanical, Fire

Our Ref: R5352W/L004  
Date: 2025-11-28

Your Ref:

CKA  
GEORGE  
6530

Attention: Mr C Kleu

Sir

**GEORGE: HEATHERPARK: ERF 592: PROPOSED HOUSING DEVELOPMENT**  
**ELECTRICAL RETICULATION BULK SERVICES: REV 000**

This report has been compiled by de Villiers & Moore Consulting Engineers, having been instructed our Client with purpose of informing the team of the extent of the electrical bulk services required to be put into place to provide the electrical supply to the Development.

**LOCATION**

The Development is situated on erf 592, Heather Park in the administrative district of George Municipality.

**SUPPLY AUTHORITY**

The Development is situated in the electrical supply area of George Municipality.

**DRAWINGS**

The Architects site plan, reference Erf 592 Heatherpark Concept Development dated 06-08-2025 has been used as the site plan below.

**PHASING OF THE DEVELOPMENT**

The Development will be done in one phase.

**EXISTING ELECTRICAL DISTRIBUTION NETWORK**

There is existing municipal infrastructure in Airways Road.



Windsor Park, Suite 3E, Varing Lane, P O Box 1412, GEORGE, 6530

Tel: (044) 874 4496

Reg No. 1999/006693/07

Branch Offices: Durbanville & Stellenbosch

Email: rob@dvmgeo.co.za | Web Page: devmoore.co.za

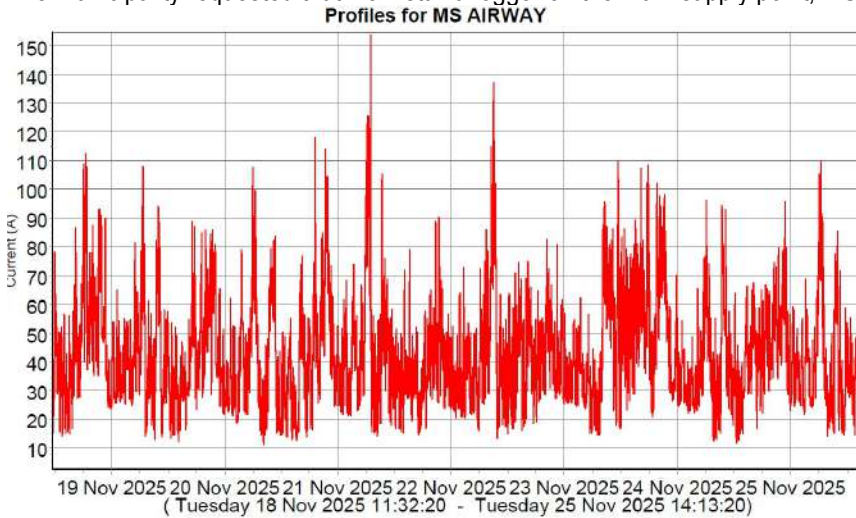
Certified BEE Level 2 Contributor

**Registered Member: Consulting Engineers South Africa (Cesa)**



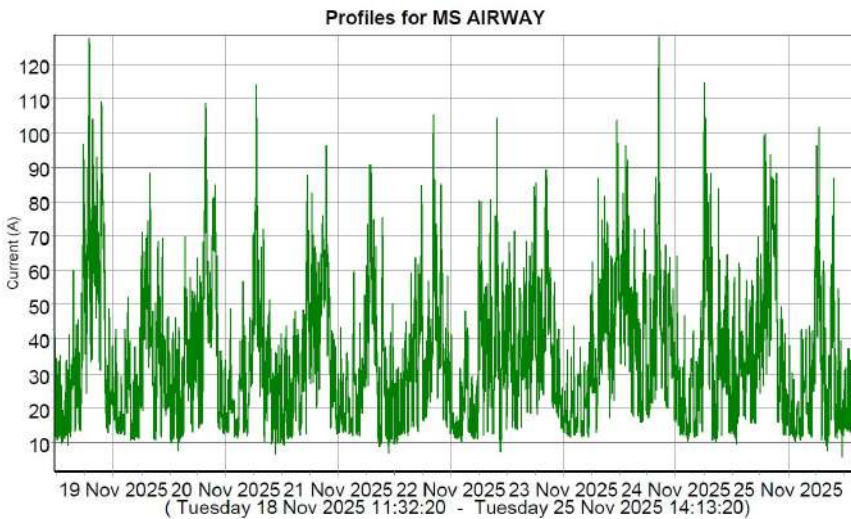
Directors: R.G HALL Pr Eng B.Sc Eng, C.H. KOCH Pr Eng B.Eng, T.H. HEYNS Pr Tech Eng, W.J. BADENHORST Pr Tech Eng  
Associate: G.F. ARENDESE Pr Tech Eng

The municipality requested that we install a logger on the main supply point, MS-Airway and the results re as below.

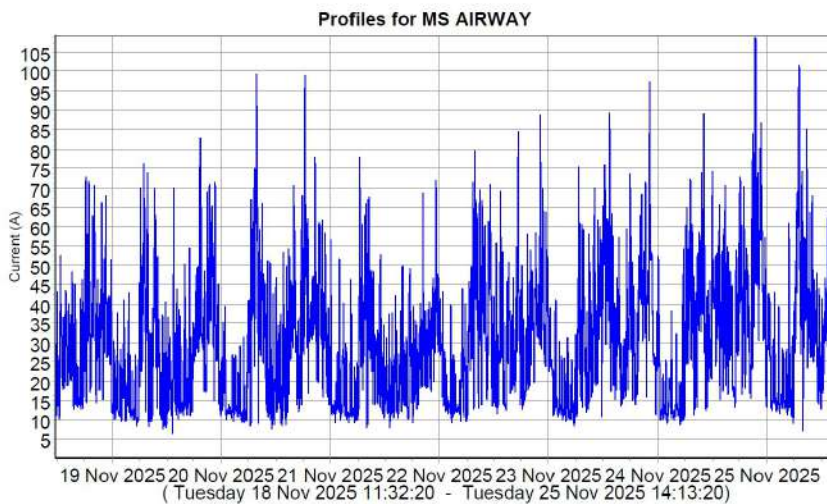


- la

Averaging Interval : 10 Second(s)



- lb



- lc

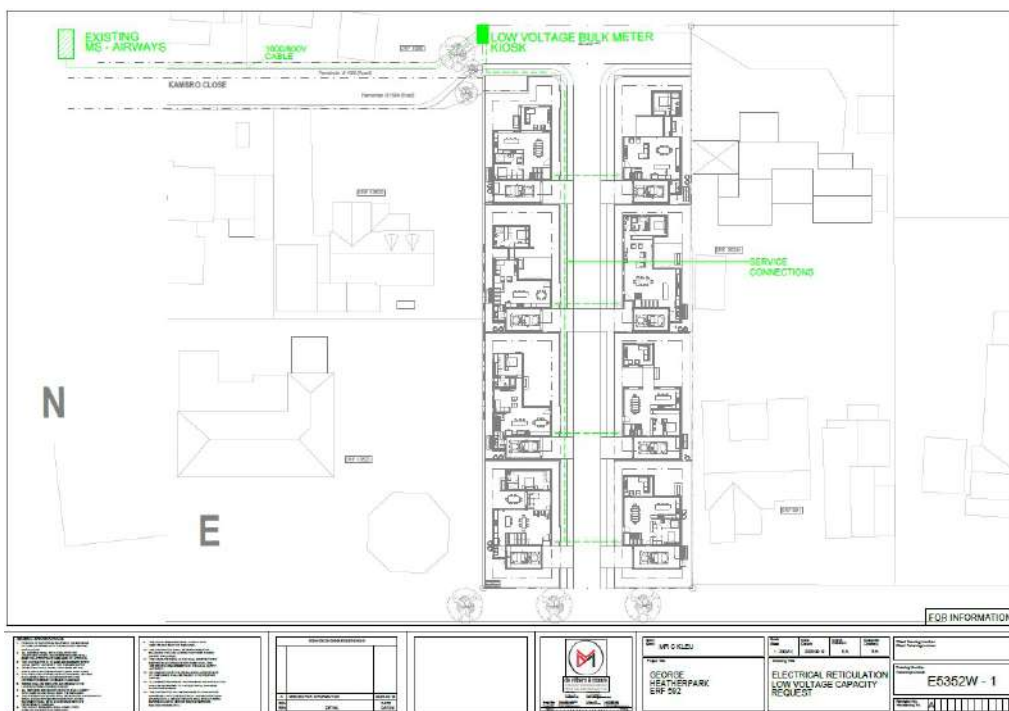
The Municipality confirmed that based on this information, there is capacity on the network to supply the required demand. (Email received 2025-11-27 from Manager Planning – Mr D Esterhuysen.

## DEMAND REQUIREMENTS

The demand calculated for the Development is as follows and this will be taken into account when calculating the Development Charges as well as the capacity on the existing network.

<b>GEORGE: HEATHERPARK: ERF 592: PROPOSED DEVELOPMENT</b>				
<b>PROPOSED HOUSING DEVELOPMENT</b>				E5352W_Load Calcs
<b>ELECTRICAL MAIN SUPPLY LOAD SCHEDULE</b>				
Type	m <sup>2</sup>	Number	ADMD	TOTAL
Group Houses		8	5,00	40
				0
<b>TOTAL ADMD</b>				<b>40</b>
Request an 80A Three Phase Low Voltage Bulk Connection				

## PROPOSED ELECTRICAL DISTRIBUTION NETWORK



### Point of Connection (Supply Point)

The supply point to the Development will be from the existing mini-substation MS-Airways situated in Airways Road. From this point, a cable will be installed up to a LV Bulk Metering Kiosk at the entrance to the Development to supply the Development.

The cable and the kiosk will be supplied by George Municipality but will need to be installed by the Developer. From the LV Bulk Metering Kiosk the low voltage reticulation will be installed to supply the individual units. The service connections from the bulk meter kiosk to the individual Werven will be supplied and installed by the Developer.

Detailed design drawings will be submitted to the George Municipality prior to final approval for comment and subsequent approval.

### METERING AND RESPONSIBILITY

On completion of the installation and after the one year guarantee period, the responsibilities will be as follows: The George Municipality will be responsible for the maintenance of the LV Bulk Metering Kiosk. The metering kiosk will be equipped with a Landis & Gyr bulk meter with AMR test blocks and verified by a Municipal approved metering company. The low voltage network from the bulk metering kiosk including the service connections, earthing network and street lighting

will be the responsibility of the Developer/HOA.

The Development will receive one electrical account from the George Municipality and the metering of the individual erven will be the responsibility of the Developer/HOA.

To this end there are private metering companies who can assist with setting up the infrastructure and accounting systems.

### **ENERGY SAVING MEASURES**

The use of the following equipment will be made mandatory

Water and sewage pumps to be supplied with energy efficient motors and vsd motor control.

Water heating to be done using gas or heat pumps.

Lighting to make use of LED lamps only.

Use of motion sensor lighting control.

Photovoltaic Systems will be encouraged.

### **COST ESTIMATE AND ELECTRICAL DEVELOPMENT CHARGES**

Responsibility for costs associated with the supply and installation of the electrical infrastructure required to service the Development will be as follows:

The circuit breaker in the mini-substation, cable from the mini-substation along Kambro Close and bulk metering kiosk (including meter) will be supplied by the George Municipality.

The installation of the above will be for the Developers account.

The supply and installation of the service connections from the low voltage bulk metering kiosk and meters will be for the account of the Developer.

A detailed design of the proposed low voltage and earthing will be submitted to George Municipality for approval prior to construction commencing on site.

A detailed cost estimate will be submitted as part of a different reporting process.

The Development will attract Development Charges as published in the Municipal Tariff Structure.

It is noted that the amount is adjusted each year at the end of June.

The Development Charges of the George Municipality amount to R334 940-00 exclusive of VAT and applicable until end June 2026.

There will also be a consumer deposit amount payable of R90 175-41 payable in cash or guarantee.

### **IMPACT**

1. Impact on Existing Electricity Consumers

The development will have no detrimental effect on the quality of supply to the existing consumers due to the fact that there is sufficient capacity on the existing network.

2) Impact on Distribution Authority Operating Costs

The development will have no negative effect on the electrical costs of the distribution authority, due to the fact that the complete electrical infrastructure required for the development will be supplied and installed by the Developer.

3) Impact on the Environment

Services will be located within the road reserves to prevent additional disturbances of vegetation.

The internal electrical infrastructure design will take into account energy saving technologies which may include load control, the use of energy efficient lighting, the use of alternative means of water heating and inverter type HVAC equipment

### **CONCLUSION**

We trust the information provided is of sufficient detail to allow for an informed decision to be made. Please do not hesitate to contact the undersigned should additional information be required.

Yours faithfully



**R G HALL** Pr Eng  
DE VILLIERS & MOORE (PTY) LTD

# **ANNEXURE 14**



## HEATHER PARK DEVELOPMENTS

ERF 592: 5 Protea Rd, George  
HERITAGE MOTIVATION

# CONTENT

## 1. PROJECT BACKGROUND

## 2. HERITAGE APPROVAL MOTIVATION IN TERMS OF SEC 34

- Site Location
- Historical Background
- Property Description & context
- Existing Plans
- Photographs of existing property
- Streetscape
- Tree Survey
- Proposal
- Local Municipality comments
- Registered conservation body comment
- Motivation by the Architect in terms of heritage grounds pertaining to the proposed scope of works

# PROJECT BACKGROUND AND LOCATION

- Erf No: 592
- Address: 5 PROTEA ROAD
- Property Area: 3044.76m<sup>2</sup>
- Zoning: Single Residential Zone 1
- Current Use: Single Residential

The property houses a single residential home and is located in Heather Park, George. The existing house is more than 60 years old and is situated between other single residential properties. The new owners of the property has recently proposed a more appropriately densified development of this property which has been endorsed for submission in the recent pre-submission presentation to the Land Use Department.



ERF 1296 – Aerial view from George zoning viewer

# HERITAGE APPROVAL MOTIVATION

This document will accompany an application to George municipality and Heritage Western Cape seeking consent for demolition of an existing residential structure older than 60 years. The structure is in a very poor state and contains no significant heritage value.

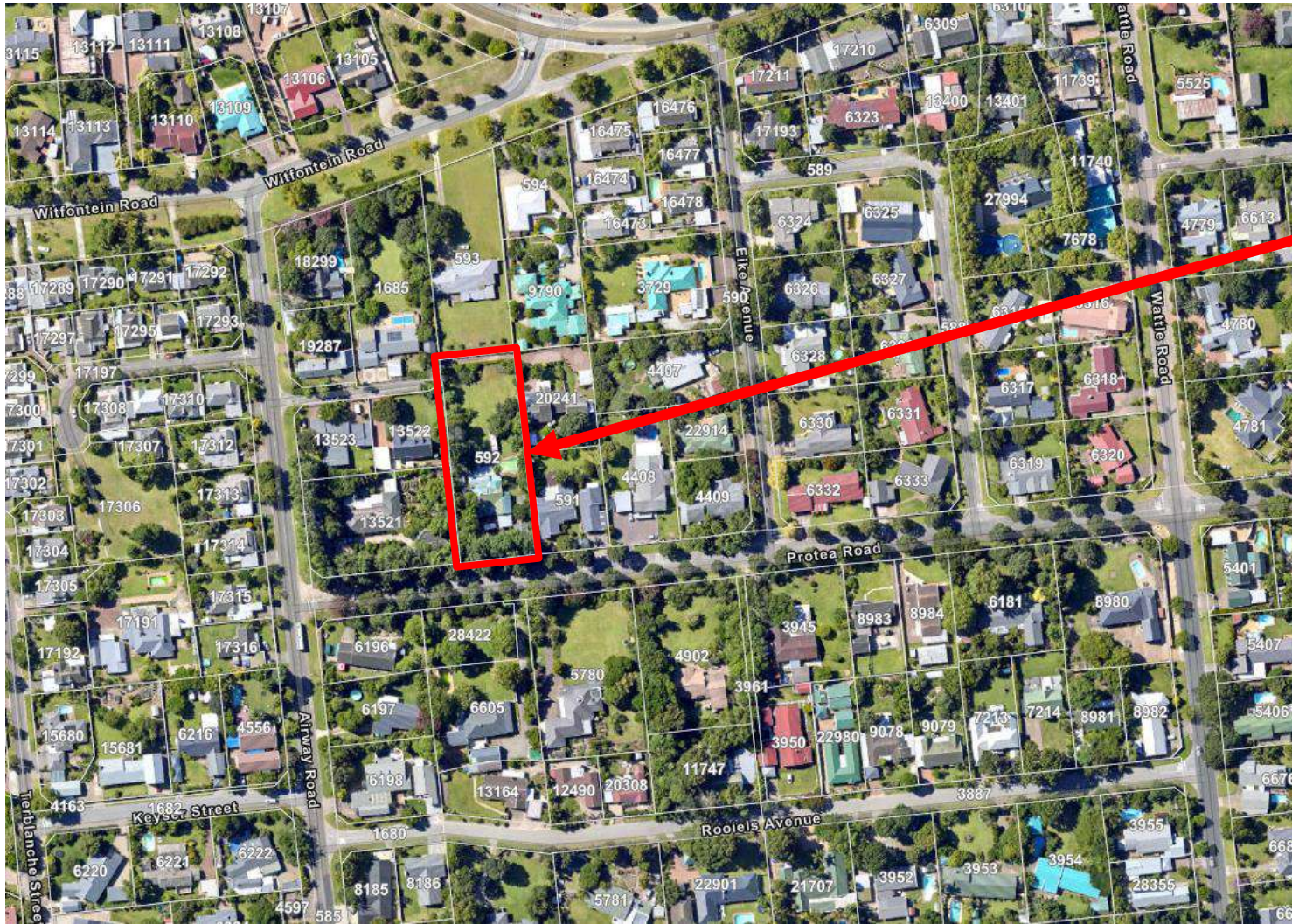
The document provides an overview of the site's location, current state, historical background, and a statement of heritage significance. Additionally, it outlines the proposed development and evaluates its potential impact on the surrounding context.

It includes input from the proposed developments pre-application report in which the application is endorsed for submission by the Land Use Department.

Finally, a detailed motivation for the proposed addition on Erf 592 is presented.

.

# SITE LOCATION



- Erf No: 592
- Address: 5 Protea Road
- Property Area: 3044.76m<sup>2</sup>
- Zoning: Single Residential (SR1)
- Current Use: Single Residential

ERF 592 – George Zoning Public Viewer

HEATHER PARK DEVELOPMENTS

ERF 592: 5 Protea Rd, George  
HERITAGE MOTIVATION

# HISTORICAL BACKGROUND, PROPERTY DESCRIPTION & CONTEXT

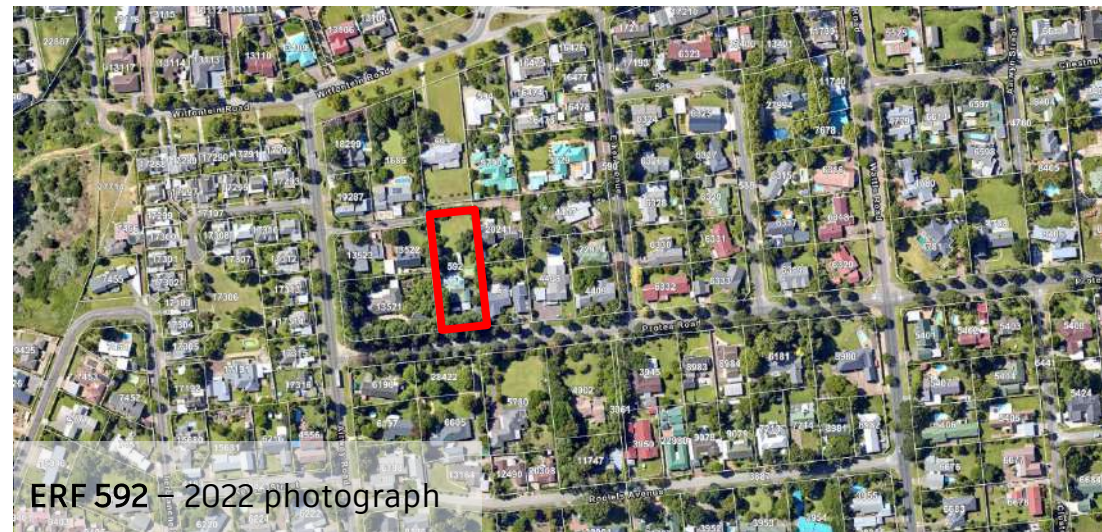
The neighbourhood consists mostly of recently built or renovated family homes that do not contribute to a defined heritage character or identity. The subject property originated as a mid-20th-century house that has been adjusted many times over the subsequent years, baring little resemblance to its origins, it can not be considered particularly significant or a good example of heritage from a heritage conservation perspective. Furthermore, a serious lack of maintenance and very poorly constructed additions has left the property in a very dilapidated state.

The property also does not fall under a designated heritage protection overlay zone. It is noted that this structure is older than 60 years and is therefore generally protected in terms of section 34 of the National Heritage Act.



ERF 592 – 1957 photograph

\* From George Zoning Public Viewer



ERF 592 – 2022 photograph

\* From George Zoning Public Viewer

**HEATHER PARK DEVELOPMENTS**

ERF 592: 5 Protea Rd, George  
HERITAGE MOTIVATION

**wedraw**  
plans

# HISTORICAL BACKGROUND, PROPERTY DESCRIPTION & CONTEXT

The structure on the property is a patchwork of additions and alterations over the years and does not represent any particular architectural time period in any significant way. It is currently also in a very dilapidated state



ERF 592 – Street view



ERF 592 – Existing House older than 60 years

# HISTORICAL BACKGROUND, PROPERTY DESCRIPTION & CONTEXT

- Legend**
- Business Zone II
  - Business Zone III
  - Business Zone IV
  - Business Zone V
  - Business Zone VI
  - Community Zone I
  - Community Zone II
  - Community Zone III
  - General Residential Zone I
  - General Residential Zone II
  - General Residential Zone III
  - General Residential Zone IV
  - General Residential Zone V
  - General Residential Zone VI
  - Industrial Zone I
  - Industrial Zone II
  - Industrial Zone III
  - Industrial Zone IV
  - Open Space Zone I
  - Open Space Zone II
  - Open Space Zone III
  - Open Space Zone IV
  - Resort Zone
  - Single Residential Zone I
  - Single Residential Zone II
  - Single Residential Zone III
  - Special Planning Area Overlay Zone
  - Subdivisional Area Overlay Zone
  - Transport Usage Zone II

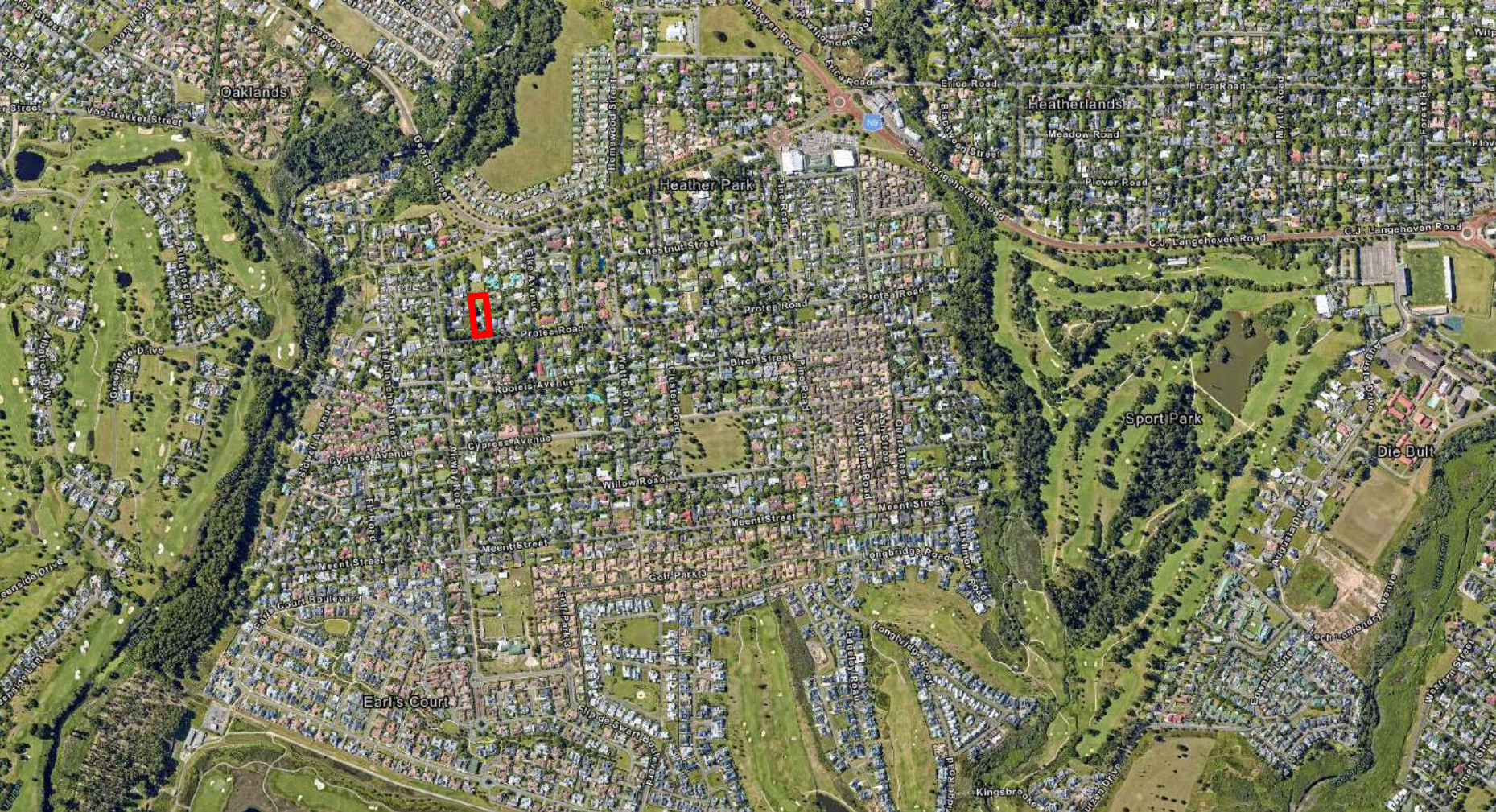


ERF 592 – Heather Park, George Public Viewer Zoning Overlay

**HEATHER PARK DEVELOPMENTS**  
 ERF 592: 5 Protea Rd, George  
 HERITAGE MOTIVATION



# HISTORICAL BACKGROUND, PROPERTY DESCRIPTION & CONTEXT



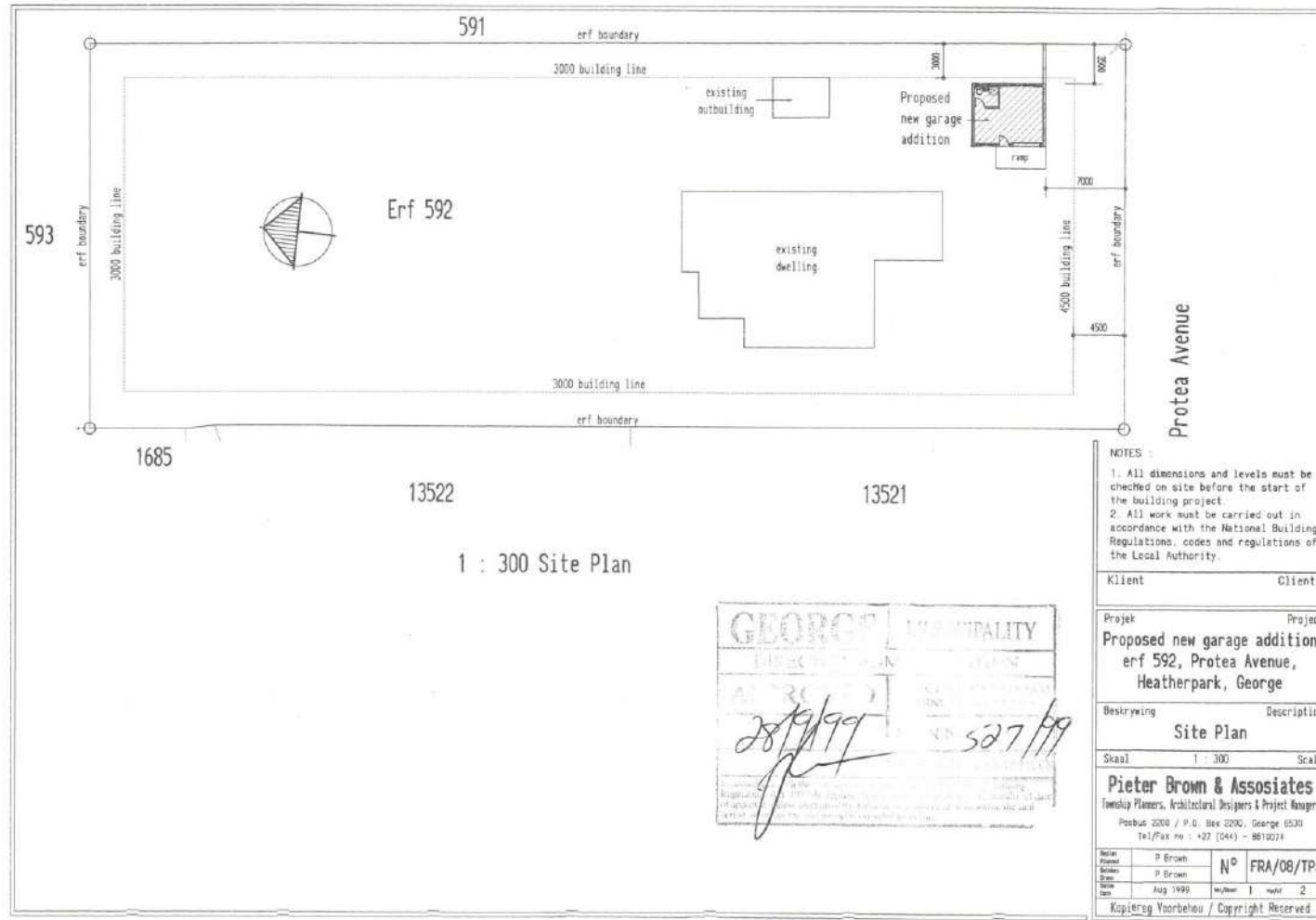
ERF 592 – LOCALITY MAP

HEATHER PARK DEVELOPMENTS  
ERF 592: 5 Protea Rd, George  
HERITAGE MOTIVATION



# EXISTING CONDITION

LATEST EXISTING PLANS



HEATHER PARK DEVELOPMENTS

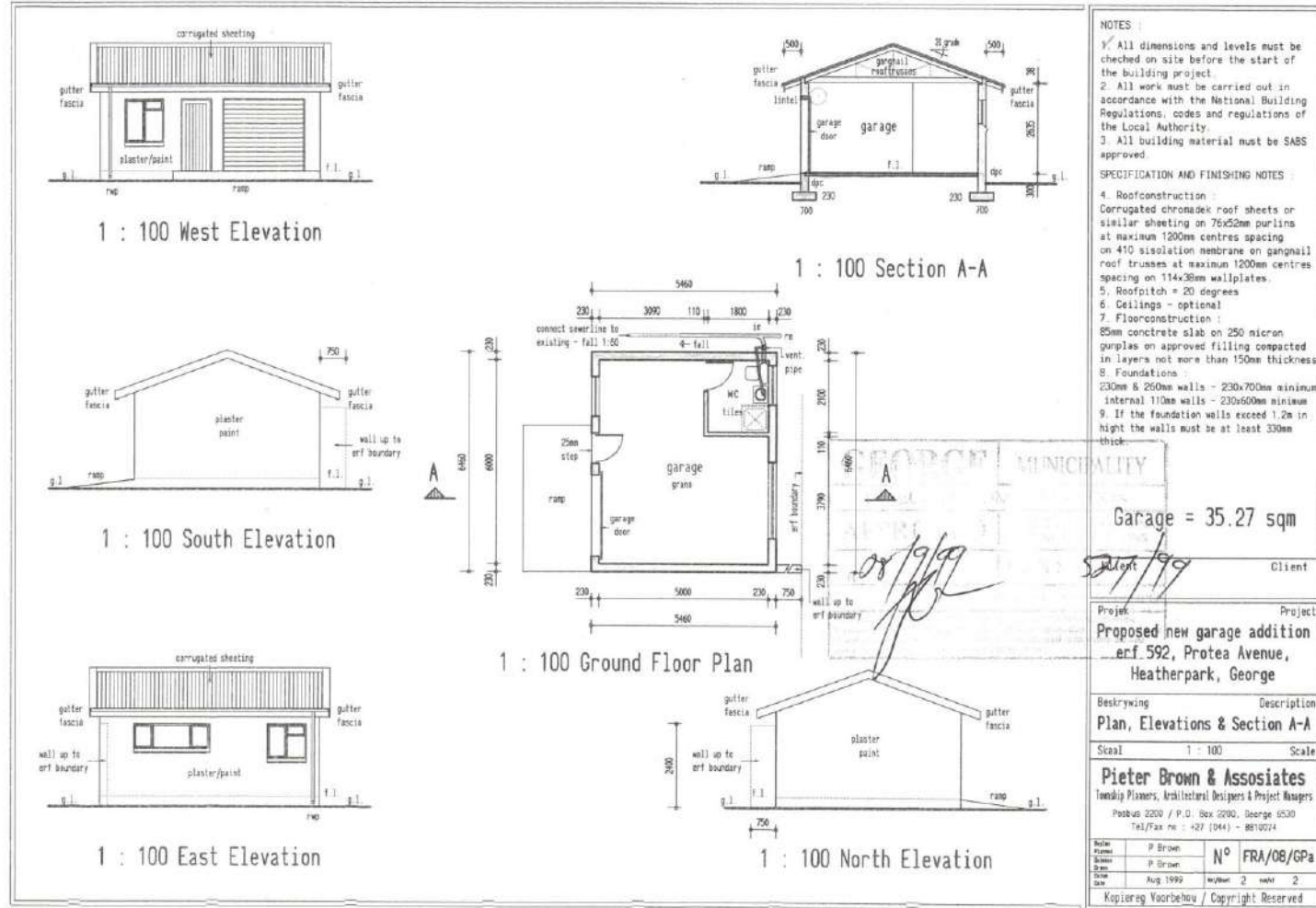
ERF 592: 5 Protea Rd, George

HERITAGE MOTIVATION

**wedraw**  
plans

# EXISTING CONDITION

## LATEST EXISTING PLANS



HEATHER PARK DEVELOPMENTS

ERF 592: 5 Protea Rd, George

HERITAGE MOTIVATION

**wedraw**  
plans

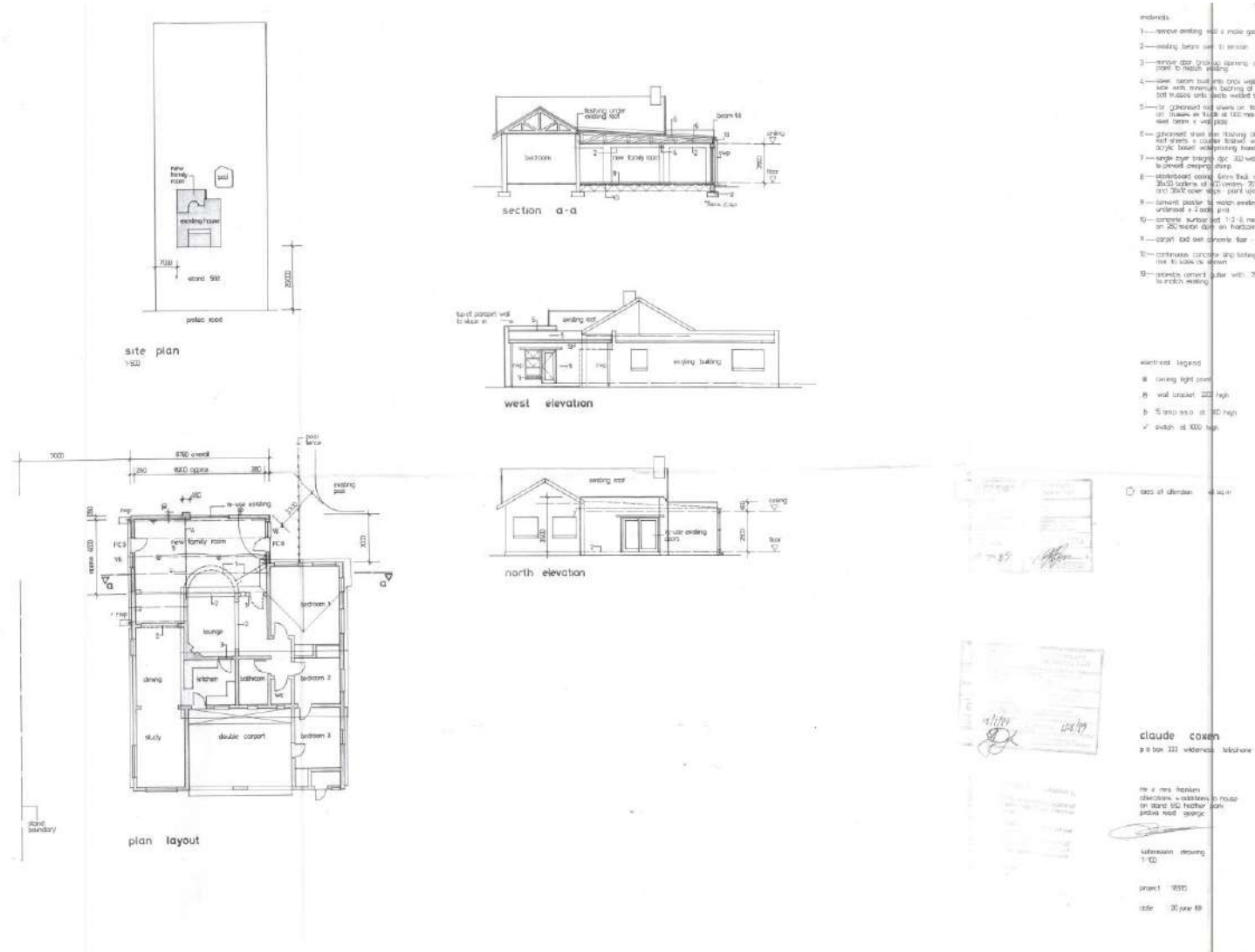
# EXISTING CONDITION

## LATEST EXISTING PLANS



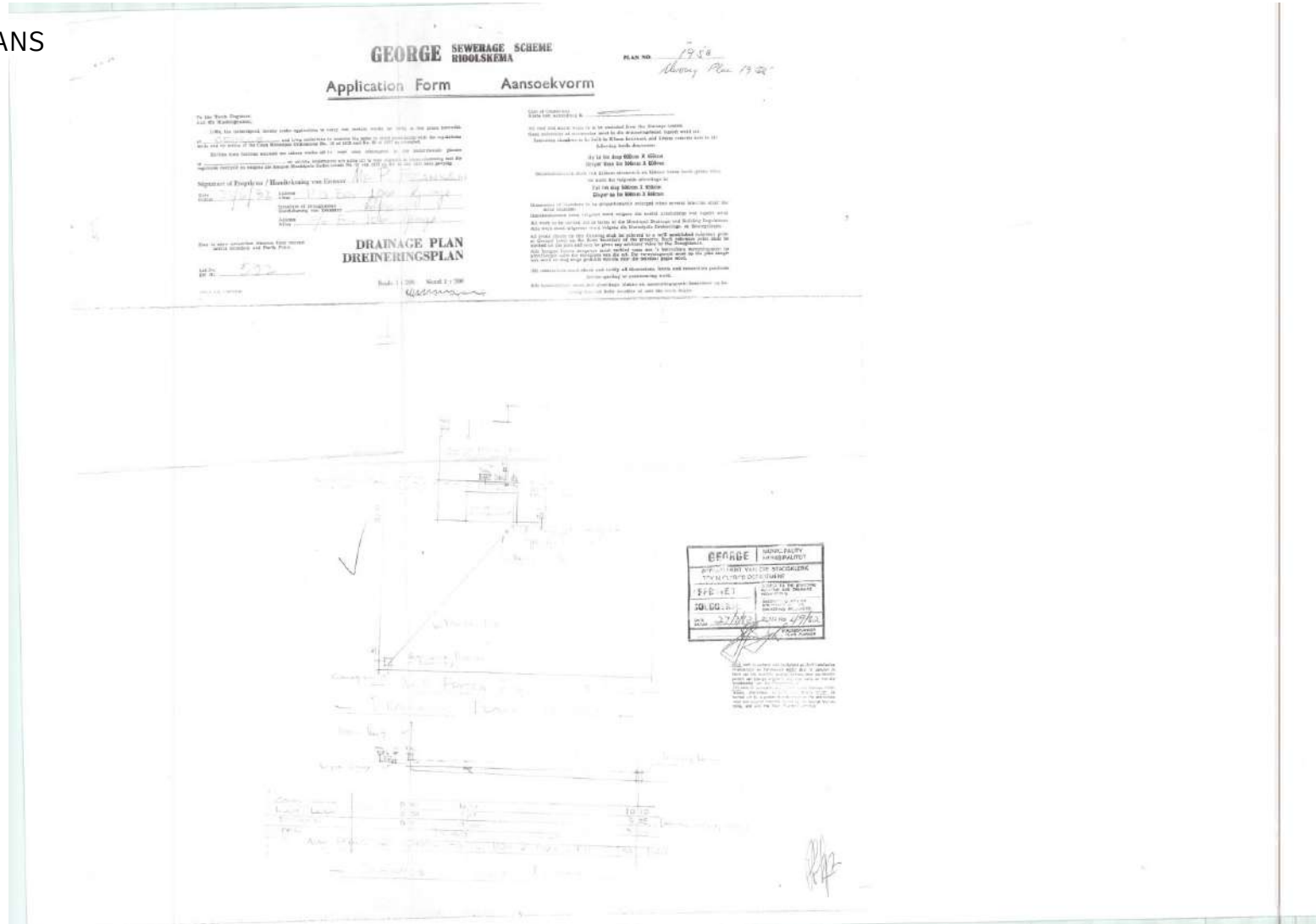
# EXISTING CONDITION

## PREVIOUS APPROVED PLANS



# EXISTING CONDITION

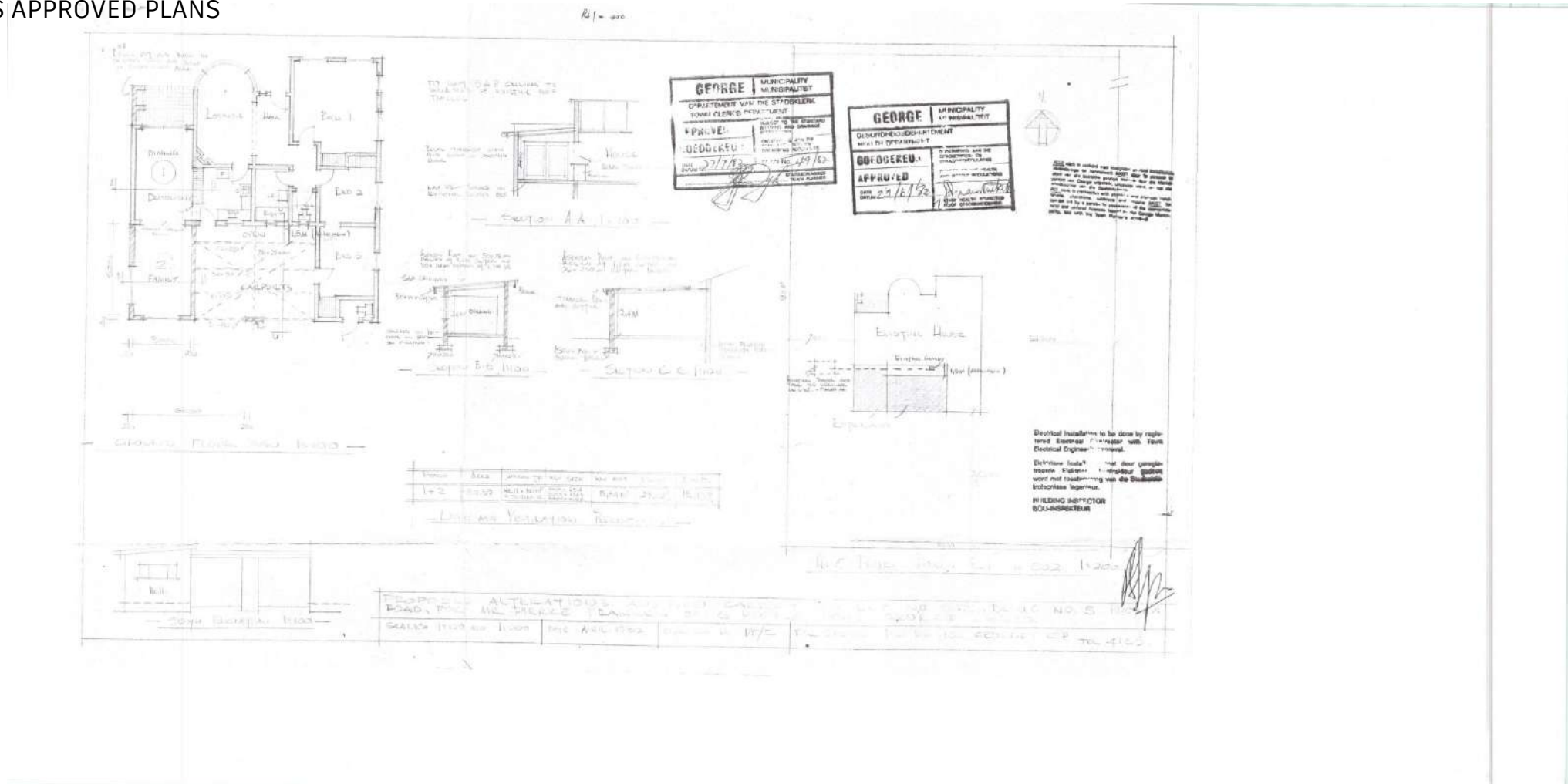
## PREVIOUS APPROVED PLANS





# EXISTING CONDITION

## PREVIOUS APPROVED PLANS



# EXISTING CONDITION

SITE SURVEY

# PHOTOGRAPHS OF EXISTING PROPERTY



East view of existing house - window and door frames rotted through. Gutters in poor state. Wall finishes poorly maintained, showing evidence of severe damp damage as well as vibacrete wall starting to collapse.

# PHOTOGRAPHS OF EXISTING PROPERTY



Dilapidated shed in poor state with no heritage significance



Out building next to house, built more recently thus no heritage significance

# PHOTOGRAPHS OF EXISTING PROPERTY



Front of house with shaded parking area –roof of covered parking is rusted and fascia’s rotted



Back of out building next to house and dilapidated vibacrete boundary wall

# PHOTOGRAPHS OF EXISTING PROPERTY



Poorly constructed temporary structure

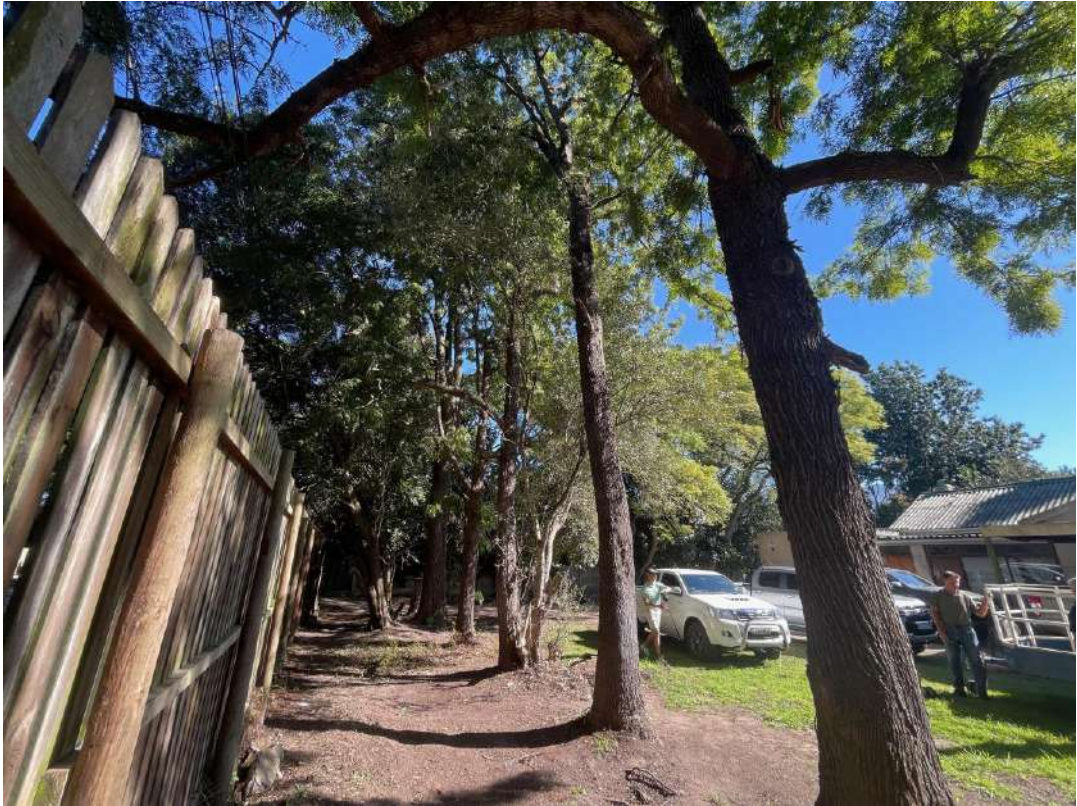


Roof in back background rusted through and has lifting seams. Leaking over time has damaged the structure beneath.

# PHOTOGRAPHS OF EXISTING PROPERTY



View from existing entrance onto erf 592



Line of trees at the front of the erf to be retained

# PHOTOGRAPHS OF EXISTING PROPERTY



View of trees on the West side boundary wall



Trees on west side boundary with dilapidated vibacrete wall

# PHOTOGRAPHS OF EXISTING PROPERTY



View of trees on the West side boundary wall



Trees on west side boundary with dilapidated vibcrete wall

# PHOTOGRAPHS OF EXISTING PROPERTY



Facia boards and window and door frames rotted through. Gutters in poor state. Wall finishes poorly maintained, showing evidence of severe damp damage.

# PHOTOGRAPHS OF EXISTING PROPERTY



Facia boards and window and door frames rotted through. Gutters in poor state. Door and window frames have not kept the house sealed for many years. Water damage internally evident.

# PHOTOGRAPHS OF EXISTING PROPERTY



The structure is very damp inside. Ceilings are also collapsing due to water damage. No maintenance has been done for years.

# PHOTOGRAPHS OF EXISTING PROPERTY



Plumbing and electrics are not repairable and will need to be completely re-done.



# PHOTOGRAPHS OF EXISTING PROPERTY



Damage to all internal door and window frames. Carpets damp, moldy and damaged.

# PHOTOGRAPHS OF EXISTING PROPERTY



Skirtings and joinery damp and disintegrating.



Damaged and moldy tiles, as well as plumbing not repairable and will need to be completely re-done .

# PHOTOGRAPHS OF EXISTING PROPERTY



Garden View- view of house from the north side of the property  
(Kambro Cl side)



Garden view – looking away from the main house

# PHOTOGRAPHS OF EXISTING PROPERTY



Garden view – looking away from the main house



Garden view – looking back at the main house

# PHOTOGRAPHS OF EXISTING PROPERTY



Garden view – looking away from the main house



Garden view – looking away from the main house

# PHOTOGRAPHS OF EXISTING PROPERTY



Garden view – dilapidated vibacrete boundary wall



# PHOTOGRAPHS OF EXISTING PROPERTY



Pool view – damaged tiles and paint as well as pool pump system not repairable

# STREETSCAPE

PROTEA STREET ELEVATION ACROSS FROM ERF 592



6 PROTEA RD

4 PROTEA RD

4b PROTEA RD

4a PROTEA RD

2 PROTEA RD

# PROPERTY DESCRIPTION & CONTEXT

PROTEA STREET ELEVATION WITH ERF 592



3 PROTEA RD

5 PROTEA RD

7 PROTEA RD

9 PROTEA RD

# PROPERTY DESCRIPTION & CONTEXT

## KAMBRO CLOSE STREET VIEWS



Service Road behind property

Gate at the back of the property

Kambro Street with Erf592 at the end

7 Kambro Close

4 Kambro Close

# PROPERTY DESCRIPTION & CONTEXT



HEATHER PARK DEVELOPMENTS  
ERF 592: 5 Protea Rd, George  
HERITAGE MOTIVATION



# TREE SURVEY

# TREE SURVEY

KEY	TYPE	IMAGE
T1		
T2		

# PROPOSAL

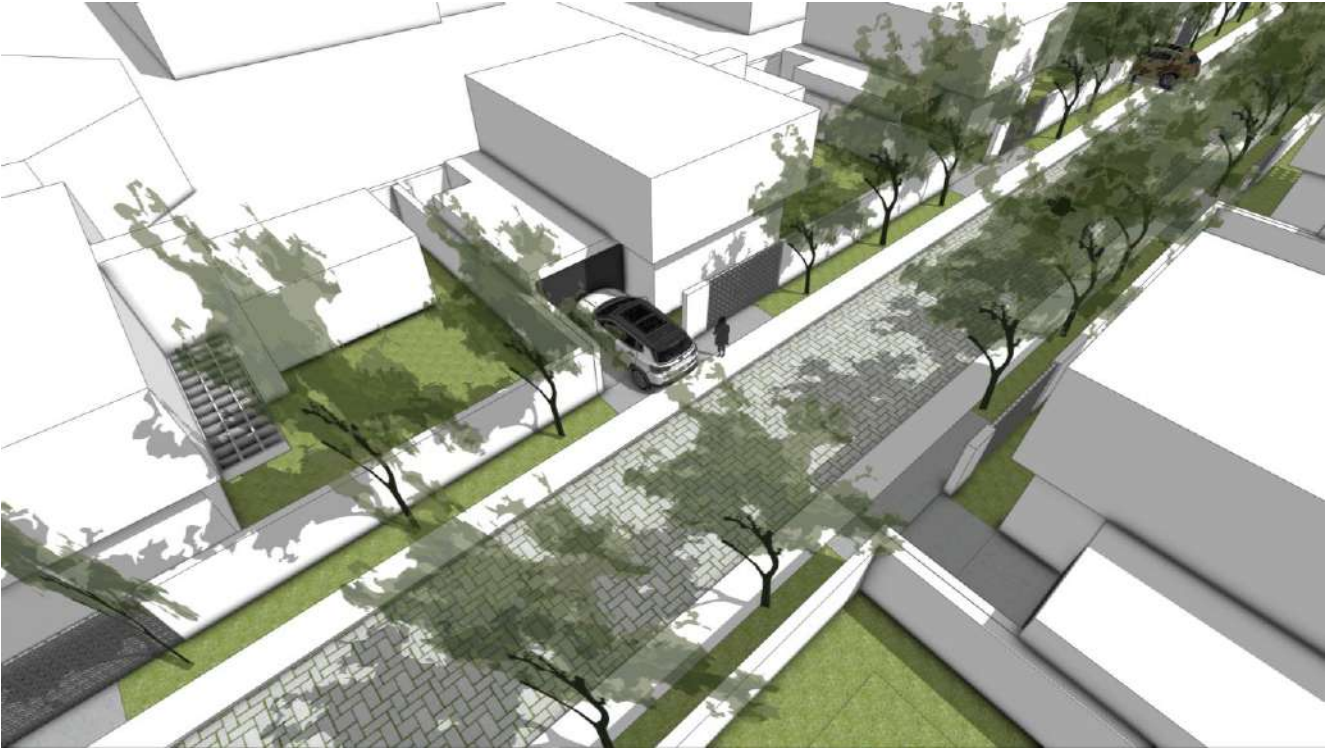
The erf is currently zoned as “Single Residential Zone I” and contains existing structures and tall trees. The new owner now wishes to rezone the property to “General Residential Zone II” to allow group housing on the property.

The previous pre-application for this erf was completed on 19 March 2025 and entailed that the site be rezoned and subdivided to accommodate six (6) group housing units. This amounted to a du/ha density of 19du/Ha.



# PROPOSAL

The client now wishes to increase the number of units from 6 to 8, increasing the density to 26 du/Ha. This is below the gross density of 35du/Ha for group housing as stated in the IZS. They will also adhere to the 50m<sup>2</sup> functional open space per unit.



# PROPOSAL

There are several other higher-density zonings in the area, as these properties fall within the Densification Zone where higher-density developments are supported. The proposed new houses have been designed to provide for family homes that still allow for open garden space (achieving a balance between densification and required open space). The streetscape is also appropriately scaled. The 2-story design manages to balance out the footprint and streetscape. While the current proposal is still diagrammatic, the design will develop with the above principles at the core .



# PROPOSAL



SITE PLAN

## HEATHER PARK DEVELOPMENTS

ERF 592: 5 Protea Rd, George  
HERITAGE MOTIVATION



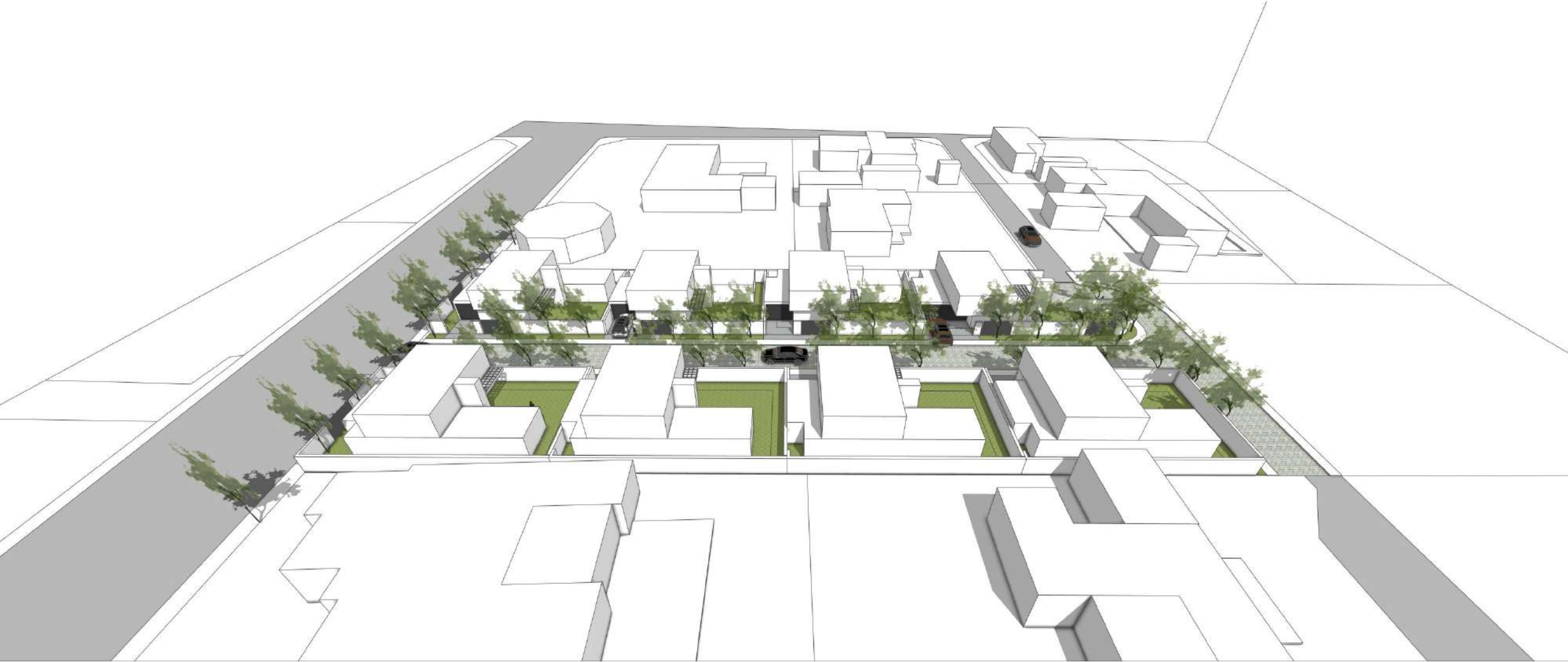
# PROPOSAL



# PROPOSAL



# PROPOSAL



# PROPOSAL



# LOCAL AUTHORITY COMMENTS

Comments from George Municipality – Building Control

# LOCAL AUTHORITY COMMENTS

Comments from George Municipality – Land Use Management

# REGISTERED CONSERVATION BODY COMMENTS

Comments from George Heritage Trust

# REGISTERED CONSERVATION BODY COMMENTS

Comments from Van der Stel Foundation

# HERITAGE MOTIVATION

The property in question is located in Heather Park, George, and consists of a single residential dwelling over 60 years old, situated within an established residential neighborhood. The structure is in a state of disrepair and holds no significant architectural or cultural heritage value. The current owners intend to redevelop the site for modern group housing, in line with the area's spatial development goals.

This densification proposal has been supported in a pre-submission presentation to the Land Use Department and is now being formally submitted. As such, this heritage application seeks consent to demolish the existing structure on Erf 592.

# wedraw

---

p l a n s

**Reference number: ERF 592 GEORGE**

**Date: 08/01/2026**

**Enquiries:  
044 8019166**

**H2B2 INVESTMENT PROPRIETARY LIMITED  
5 Protea Road Heather Park  
GEORGE  
6530**

[ulricke@lifeofarchitecture.com](mailto:ulricke@lifeofarchitecture.com)

**PERMISSION FOR DEMOLITION OF STRUCTURE/S ON ERF 592, PROTEA ROAD STREET, GEORGE**

With reference to your application, dated 08/12/2025 for a demolition certificate, permission is granted in terms of Regulations F1 of the National Building Regulations and Building Standards Act No. 103 of 1977 for the demolition of existing structures as indicated as per the site and locality plan received.

The demolition permit is valid for 12months (1 year) from the date issued.

Permission is hereby granted for demolition of existing structures subject to the following conditions:

- 1.1 Should the building/s be 60 years old at the time of the demolition, Heritage approval as well as a new demolition application will be required.
- 1.2 Regulation F1 (4) all operations regard to the demolition work to be within the boundaries of the property and shall not encroach upon or over any street or public place.
- 1.3 Regulation F1 (5) all required measures for the purpose of safeguard the interest of the general public shall be observed.
- 1.4 Regulation F2 Special care to be taken in order not to damage Council property.
- 1.5 Separate application to be made to the department of the Civil Engineer prior to the erection of any hoarding.
- 1.6 The necessary arrangements must be made with the department Civil Engineering Services regarding the cutting of the water – and sewer connections to the property.
- 1.7 The necessary arrangements must be made with the department Electrical Services regarding the cutting of the electrical connections to the property.
- 1.8 Dust must be controlled in accordance with the requirements of the National Building Regulations and Building Standards Act.
- 1.9 Where the presence of asbestos, a contractor shall ensure that all asbestos related work is conducted in accordance with the provisions of the Asbestos Regulations promulgated by Government Notice No. R. 155 of 10 February 2002 as amended.
- 1.10 The owner / contractor shall appoint a competent person in writing to supervise and control all demolition work on site in terms of section 43 of the Occupational Health and Safety Act, 1993 (Act No. 85 of 1993).

Please notify this department of completion of the work in order that the property records can be amended accordingly.

A demolition Certificate is to be applied for on completion of demolition of the structures and the site is clear of all material.

Yours truly



**MOGAMAT FICKERIE TOYER**  
**MANAGER: BUILDING CONTROL**

# **ANNEXURE 15**

**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 Ref No.: 3664080**

Purpose of consultation: **To consult a Municipal town planner on their opinion on the said development**

Brief proposal: **Application for Rezoning and Subdivision**

Property description: **Erf 592, George**

Date: **16 April 2025**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Naudica Swanepoel	George Municipality	044 801 9477	<a href="mailto:nswanepoel@george.gov.za">nswanepoel@george.gov.za</a>
	Khuliso Mukhovha	George Municipality	0448019477	<a href="mailto:kjmukhovha@george.gov.za">kjmukhovha@george.gov.za</a>
Pre-applicant	Delarey Viljoen	DELPLAN Consulting	044 873 4566	<a href="mailto:planning@delplan.co.za">planning@delplan.co.za</a>

**Documentation provided for discussion:**

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

Locality (in text)

Title Deed

SG Diagram

Site Plan

Previous pre-app feedback

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:**

**Erf 592, George** is situated along Protea Road. According to the title deed the property measures 3068m<sup>2</sup>. The image below indicates the subject property.



**Figure 1:** Locality



**Figure 2:** Enlarged aerial photograph

The erf is currently zoned as “Single Residential Zone I” and contains existing structures and tall trees. The new owner now wishes to rezone the property to “General Residential Zone II” to allow group housing on the property.

The previous pre-application for this erf was completed on 19 March 2025 and entailed that the site be rezoned and subdivided to accommodate six (6) group housing units. This amounted to a du/ha density of 19du/Ha. The client now wishes to increase the number of units from 6 to 8, increasing the density to 26 du/Ha. This is below the gross density of 35du/Ha for group housing as stated in the IZS. They will also adhere to the 50m<sup>2</sup> functional open space per unit.

As seen in figure 3, there are several other higher density zonings in the area. As can be seen in figure 4, the property falls within the Densification Zone thus higher density developments could be supported. Given that the units are only double storey (thus not being higher than an average double storey house) the proposed development does not indicate any initial influence on the character of the area.



**Figure 3: Zoning**



**Figure 4: Densification Zone**



**Figure 5: Surrounding bus routes**

The site is perfect for group housing purposes as it falls within the densification zone (fig. 4) and also has bus routes in close proximity as seen in figure 5.



**Figure 6:** 3D rendering (prev layout)



**Figure 7:** 3D rendering (current proposed layout)

The previous development proposal can be seen in figure 6, with the new proposal in figure 7, indicating a basic site plan extraction of the proposed development.

The internal roadway will follow a one-way configuration as the entrance will be off Cambro Close to the north, whilst exiting onto Protea Road (South). All parking is provided on-site, each property will also have its own private open space as is indicated. The current proposal entails only 40% coverage per erf, thus private open space is still sufficient.

Erf 20241, situated directly northeast of the site and is landlocked, currently has a right of way across the northern portion of the site. The developer of Erf 592 will include the abovementioned property as part of their one-way system. A servitude right of way will be registered across all the erven.

The application would thus entail the following:

**Rezoning** in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law (2023) from “*Single Residential Zone I*” to “*General Residential Zone II*” to allow Group Housing.

**Subdivision** in terms of Section 15(2) (d) of the George Municipality: Land Use Planning By-Law (2023) of the erf into 6 portions to accommodate 8 group housing units.

**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
<input checked="" type="checkbox"/>	<b>2(a)</b>	<b>a rezoning of land;</b>	<b>R</b>
	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
<input checked="" type="checkbox"/>	<b>2(d)</b>	<b>a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;</b>	<b>R</b>
	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
<input type="checkbox"/>	<input type="checkbox"/>	Serving of notices (i.e. registered letters etc.)	R
<input type="checkbox"/>	<input type="checkbox"/>	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
<input type="checkbox"/>	<input type="checkbox"/>	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
<input type="checkbox"/>	<input type="checkbox"/>	Placing of final notice (i.e. Provincial Gazette etc.)	R

<b>TOTAL APPLICATION FEE* (VAT excluded):</b>	<b>TBC on submission of the application</b>
---	---

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

**SECTION B:**

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			X	<b>Please motivate MSDF</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)]			X	<b>Conveyancer certificate required to confirm.</b>
Any other Municipal by-law that may be relevant to application? (If yes, specify)			X	
<b>Zoning Scheme Regulation considerations:</b> Which zoning scheme regulations apply to this site? <b>George Integrated Zoning Scheme, 2023</b> What is the current zoning of the property? <b>Single Residential Zone I</b> What is the proposed zoning of the property? <b>General Residential 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>No</b>				

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

**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 / CONSENT / COMMENT FROM:</b>
Is/was the property(ies) utilised for agricultural purposes?		<b>X</b>		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		<b>X</b>		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?			<b>X</b>	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)		<b>X</b>		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)?		<b>X</b>		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)?			<b>X</b>	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?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?			X	SANParks / CapeNature
Will the proposal require comments from DEFF?			X	Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? ( <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:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services
Telecommunication services:			X	
Other services required? Please specify.			X	
Development charges:			X	

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

**COMPULSORY INFORMATION REQUIRED:**

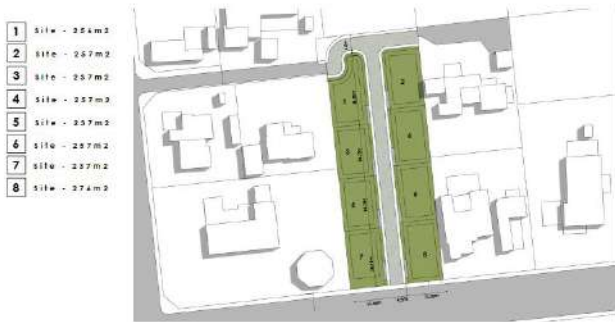
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent

**MINIMUM AND ADDITIONAL REQUIREMENTS:**

Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y		Land Use Plan	Y		Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y		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
	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) ( <del>strikethrough irrelevant</del> )	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 application was submitted with artistic impressions and SG diagram as indicated below.



### TOWN PLANNING

- The application must be motivated in terms of the required legislation and policies (i.e. SPLUMA, LUPA, Western Cape PSDF, George MSDF, etc.).
- Increased densification must be motivated.
- Indicate and address the impact of the proposal on the surrounding Single Residential properties and provide mitigation measures where relevant, to indicate reconciliation with the neighbouring properties' character.
- Please take note of and address the requirements (zoning objective and development parameters) of the George Integrated Zoning Scheme By-law, 2023 (Zoning Scheme).
- It is the responsibility of the applicant to prove that the building is not older than 60 years. Should the building be older than 60 years, please obtain approval from Heritage Western Cape, prior to the submission of the application. Also submit the heritage report for information purposes.
- The proposal will require comment from the George Heritage Trust prior to submission of the application to enable their comment to be considered in the design and layout and addressed in the motivation report.

- Retain mature trees and provide an indication of the mature trees to be removed.
- The development must be screened from the public road to mitigate possible visual impacts, and to preserve the character and streetscape. Please address this in the motivation report as the street has a special character.
- A Conveyancer or Land Surveyor must confirm whether any servitudes will impact on the proposal.

## **CIVIL ENGINEERING SERVICES**

### **Access:**

- Access is restricted to Kambro and Protea streets (subject to the demolition of the existing structure on Erf 592, George).
- Access is permitted in accordance with the Zoning Scheme.
- The internal road will be regarded as "private".

### **Parking**

- All parking must be provided on-site, in compliance with the Zoning Scheme 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 movability should be done on site.

### **Development charges**

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

### **Water and Sewer**

- Water is available, subject to the confirmation of capacity.
- Limited sewer treatment capacity and the developer will be required to verify sufficient capacity at the time when capacity becomes required.

### **Stormwater**

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

## **ELECTRO-TECHNICAL SERVICES**

- Electrical services report is required.
- DCs apply.

**PART F: SUMMARY / WAY FORWARD**

- Applicant may proceed to submit the application that addresses issues on Part E above.

**OFFICIAL: KHULISO MUKHOVHA**

**PRE-APPLICANT: DELAREY VILJOEN PR. PLN**

**SIGNED:**



**DATE: 23 APRIL 2025**

**SIGNED:**



**DATE: 16 APRIL 2025**

**OFFICIAL: NAUDICA SWANEPOEL**

**SIGNED:**



**DATE: 24 APRIL 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.*



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

## LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

### PLEASE NOTE:

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

### PART A: PARTICULARS

Reference number: **3632294**

Purpose of consultation: **To consult a Municipal town planner on their opinion on the said development**

Brief proposal: **Application for Rezoning and Subdivision**

Property description: **Erf 592, George**

Date: **17 March 2025**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Naudica Swanepoel	George Municipality	044 801 9477	<a href="mailto:nswanepoel@george.gov.za">nswanepoel@george.gov.za</a>
	Martin Botha	George Municipality	044 801 9191	<a href="mailto:pmbotha@george.gov.za">pmbotha@george.gov.za</a>
Pre-applicant	Delarey Viljoen	DELPLAN Consulting	044 873 4566	<a href="mailto:planning@delplan.co.za">planning@delplan.co.za</a>

**Documentation provided for discussion:**

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

Locality (in text)

Title Deed

SG Diagram

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

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

**Comprehensive overview of proposal:**

YES	NO
-----	----

**Erf 592, George** is situated along Protea Road. According to the title deed the property measures 3068m<sup>2</sup>. The image below indicates the subject property.



**Figure 1: Locality**



**Figure 2:** Enlarged aerial photograph

The erf is currently zoned as “Single Residential Zone I” and contains existing structures and tall trees. The new owner now wishes to rezone the property to “General Residential Zone II” to allow group housing on the property. The site will be rezoned and subdivided to accommodate six group housing units. As seen in figure 3, there are several other higher density zonings in the area. As can be seen in figure 4, the property falls within the Densification Zone thus higher density developments could be supported. Given that the units are only double storey (thus not being higher than an average double storey house) the proposed development does not indicate any initial influence on the character of the area.



Figure 3: Zoning



Figure 4: Densification Zone



**Figure 5:** Site Plan

The development proposal can be seen in figures 5 and 6, indicating a basic site plan extraction and 3D rendering of the proposed development.



**Figure 6:** 3D rendering

The internal roadway will follow a one-way configuration as the entrance will be off Cambro Close to the north, whilst exiting onto Protea Road (South). All parking is provided on-site, each property will also have its own private open space as is indicated in figure 5 and 6.

Erf 20241, situated directly northeast of the site and is landlocked, currently has a right of way across the northern portion of the site. The developer of Erf 592 will include the abovementioned property as part of their one-way system. A servitude right of way will be registered across all the erven.

The application would thus entail the following:

**Rezoning** in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law (2023) from “*Single Residential Zone I*” to “*General Residential Zone II*” to allow Group Housing.

**Subdivision** in terms of Section 15(2) (d) of the George Municipality: Land Use Planning By-Law (2023) of the erf into 6 portions to accommodate 6 group housing units.

**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
<input checked="" type="checkbox"/>	2(a)	a rezoning of land;	<b>R10 710</b>
	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
<input checked="" type="checkbox"/>	2(d)	<b>a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;</b>	<b>R10 240</b>
	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
<input type="checkbox"/>	N	Serving of notices (i.e. registered letters etc.)	R
<input type="checkbox"/>	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R

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

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

**SECTION B:**

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			X	<b>Motivate in application.</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)]			X	<b>Submit Conveyancer's Certificate</b>
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
<b>Zoning Scheme Regulation considerations:</b> Which zoning scheme regulations apply to this site? <b>George Integrated Zoning Scheme</b> What is the current zoning of the property? <b>Single Residential Zone I</b> What is the proposed zoning of the property? <b>General Residential 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>No</b>				

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 in application
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 / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) <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)?			To be determined. Submit Notice of Intent to	South African Heritage Resources Agency (SAHRA) &

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

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

<b>COMPULSORY INFORMATION REQUIRED:</b>					
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
<b>MINIMUM AND ADDITIONAL REQUIREMENTS:</b>					
Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y		Land Use Plan	Y		Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y		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
	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) ( <del>strikethrough irrelevant</del> )	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 attached documents were discussed at the pre-application meeting held on 19 March 2025.

### **Town & Spatial Planning:**

- The application must be motivated in terms of the required legislation and policies (i.e. SPLUMA, LUPA, Western Cape PSDF, George MSDF, etc.).
- The increased densification must be motivated.
- Indicate and address the impact of the proposal on the surrounding Single Residential properties and provide mitigation measures where relevant.
- Please take note of and address the requirements (zoning objective and development parameters) of the George Integrated Zoning Scheme By-law, 2023 (Zoning Scheme).
- It is the responsibility of the applicant to prove that the building is not older than 60 years. Should the building be older than 60 years, please obtain approval from Heritage Western Cape, prior to the submission of the application.
- Retain mature trees and provide an indication of the mature trees to be removed.
- The development must be screened from the public road, to mitigate possible visual impacts, and to preserve the character and streetscape.
- A Conveyancer or Land Surveyor must confirm whether any servitudes will impact on the proposal.

### **CES:**

#### **Access**

- Access is restricted to Kambro & Protea streets (subject to the demolition of the existing structure on Erf 592, George).
- Access is permitted in accordance with the George Integrated Zoning Scheme (GIZS) 2023 regulations.
- The internal road will be regarded as "private".

#### **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 movability should be done on site.

#### **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 and Sewer**

- Water is available, subject to the confirmation of capacity.
- Limited sewer treatment capacity and the developer will be required to verify sufficient capacity at the time when capacity becomes required.

#### **Stormwater**

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

### **ETS:**

- Electrical services report is required.
- DCs apply.

## PART F: SUMMARY / WAY FORWARD

The submission of the land use application may proceed, considering Part E above.

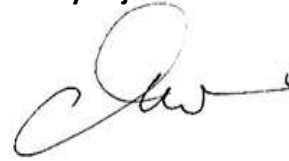
OFFICIAL: Martin Botha



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

DATE: 25/03/2025

PRE-APPLICANT: **Delarey Viljoen Pr. Pln**



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

DATE: **17/03/2025**

OFFICIAL: Naudica Swanepoel



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

DATE: 25/03/2025

*\*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.*

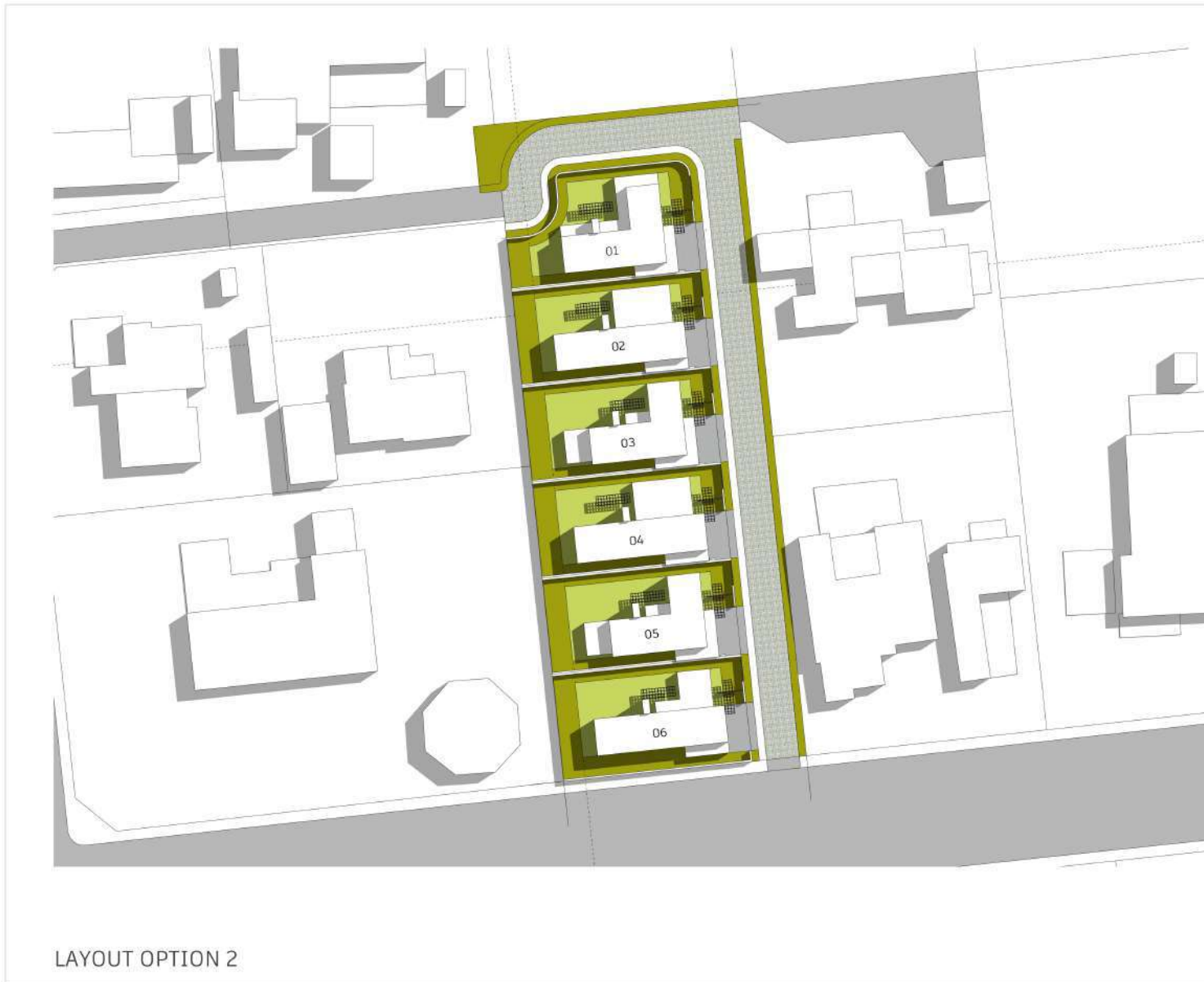
03  
INITIAL

# SITE LAYOUT

Erf 592, Heather park, 5 Protea Road  
CONCEPT PRESENTATION







LAYOUT OPTION 2

NOTE  
 THIS DRAWING IS THE PROPERTY OF THE ARCHITECTS. EXCEPT  
 AS SHOWN AND REFERRED TO OTHERWISE, NO PART OF THIS  
 DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM  
 OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING  
 PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE  
 AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING  
 FROM THE ARCHITECTS. ANY SUCH PERMISSION MUST BE REQUESTED  
 TO THE ARCHITECTS SEPARATELY.

Total site: 3055m<sup>2</sup>

Erf sizes:

Erf 01: 345m<sup>2</sup>  
 GBA: 240m<sup>2</sup>

Erf 02: 347m<sup>2</sup>  
 GBA: 240m<sup>2</sup>

Erf 03: 347m<sup>2</sup>  
 GBA: 240m<sup>2</sup>

Erf 04: 347m<sup>2</sup>  
 GBA: 240m<sup>2</sup>

Erf 05: 347m<sup>2</sup>  
 GBA: 240m<sup>2</sup>

Erf 06: 388m<sup>2</sup>  
 GBA: 240m<sup>2</sup>



IN ASSOCIATION WITH



PROJECT TITLE

MOORINGS BOUTIQUE HOTEL  
 NEW MIXED USE  
 DEVELOPMENT ON FARM  
 PORTION 50 OF 202

PROJECT TYPE

GROUND FLOOR PLAN

DATE	ISSUE	DESCRIPTION	BY	CHKD BY	APP'D BY
02/10/2022	PD	50/202		200	F

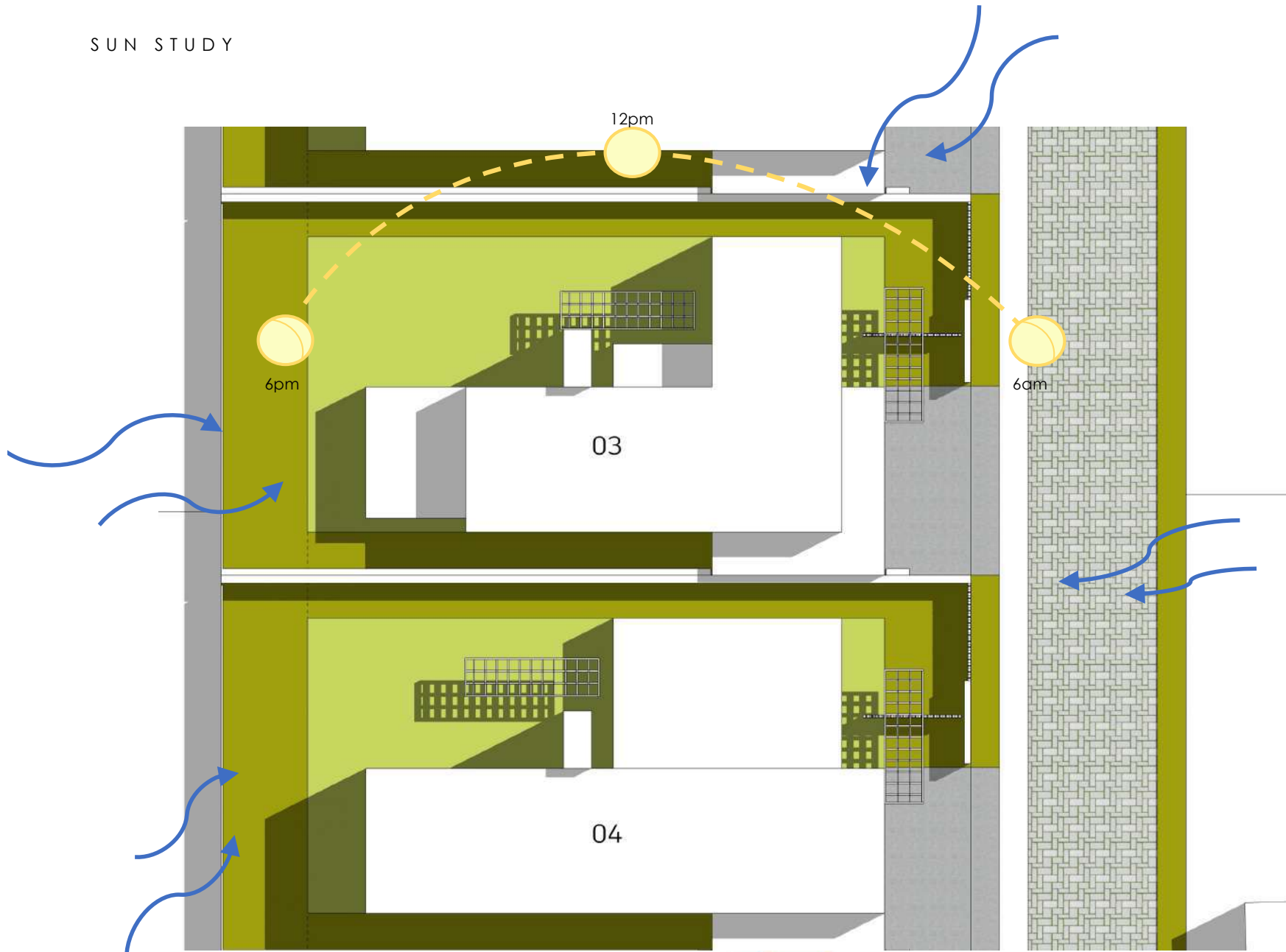
DATE	ISSUE	DESCRIPTION	BY	CHKD BY	APP'D BY
02/10/2022	001				



Erf 592, Heather park, 5 Protea Road  
 CONCEPT PRESENTATION



SUN STUDY



Erf 592, Heather park, 5 Protea Road  
CONCEPT PRESENTATION



lo life of  
-a \_ architecture  
architecture + design consultancy  
www.lifeofarchitecture.com | info@lifeofarchitecture.com | Tel: 072 955 6728 | soco registered - FL08100664



Erf 592, Heather park, 5 Protea Road  
CONCEPT PRESENTATION





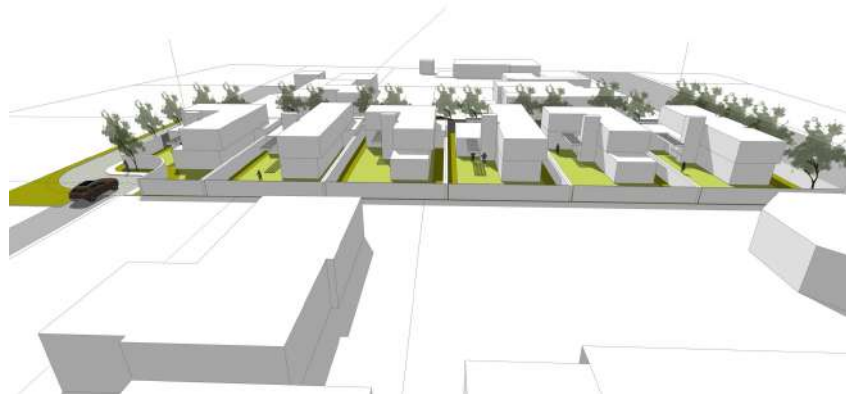
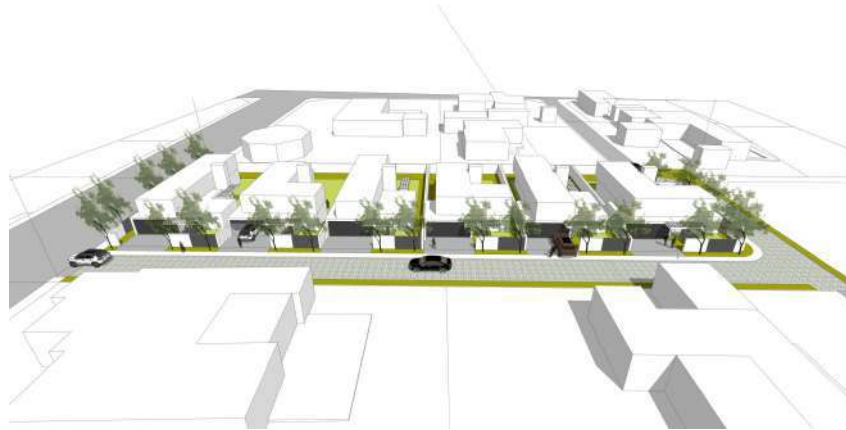
Erf 592, Heather park, 5 Protea Road  
CONCEPT PRESENTATION





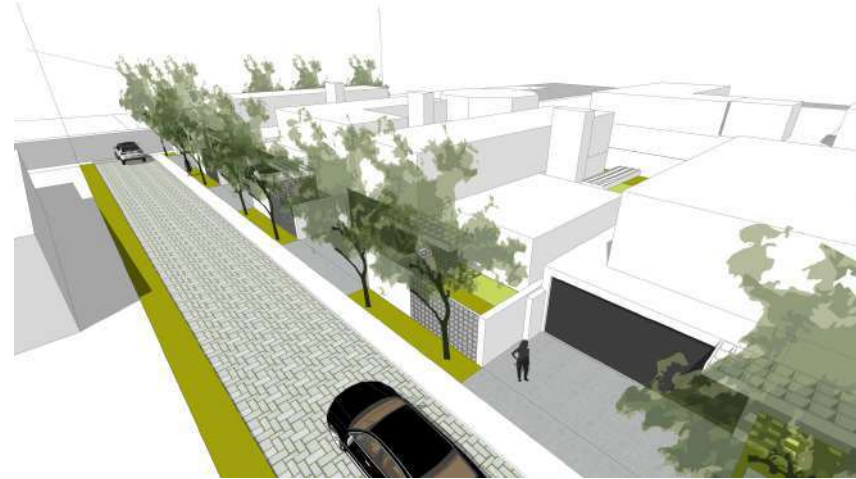
Erf 592, Heather park, 5 Protea Road  
CONCEPT PRESENTATION





Erf 592, Heather park, 5 Protea Road  
CONCEPT PRESENTATION





Erf 592, Heather park, 5 Protea Road  
CONCEPT PRESENTATION





Erf 593  
George  
Serwituut oor erf 592 ten gunste van erf 593

Witfonteinweg

594

19288

593

18299

9790

1685

19287

Serwituutarea 6.30m wyd

Kambro Close

20241

592

13523

13522

Skaal 1:500



23 Italenie Avenue  
HARTENBOS  
6520

To whom it may concern

**Re: ERF 593 GEORGE, MUNICIPALITY OF GEORGE**

Herewith confirmation that there is indeed no servitude registered across this property.

There is in fact a servitude registered across erf 592 in favour of erf 593, prohibiting the owner of erf 592 from building within 6.30m of the boundary common to these two properties.

See accompanying plan for clarification.

Monty Jacobs  
Surveyor

23.07.2024  
Date

---

RAEMOR TRADING 160 CC t/a Jacobs Opmetings  
2004/090209/23  
Cell: 084 645 6303 Fax: 086 518 1728 Tel: (044) 695 0984  
e-mail: jacobsopmetings@vodamail.co.za

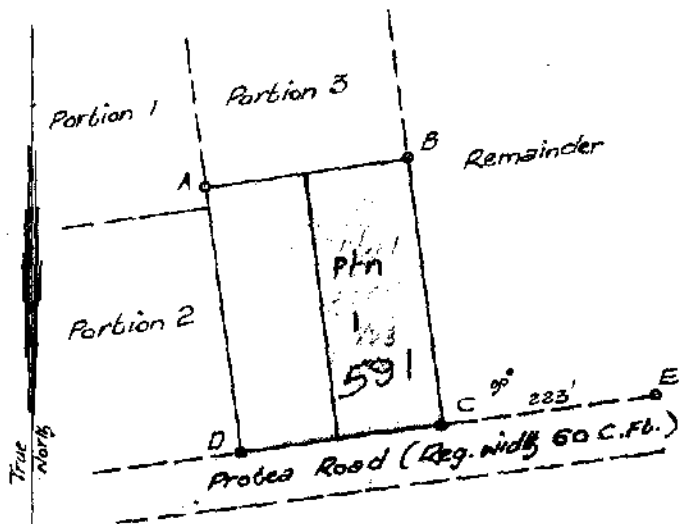
SIDES Cape Feet.		ANGLES	
AB	213.50'	A	90° 0' 0"
BC	288.65	B	90° 0' 0"
CD	213.50	C	90° 0' 0"
DA	288.65	D	90° 0' 0"

S.G. No. 2425/47

Approved

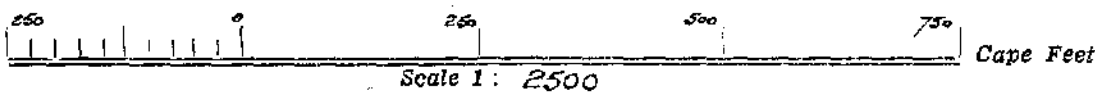
*Ken. C. Lourey*  
 Surveyor-General

17-4-1947



A, B, C & D, round iron pegs 18" long & 1/2" diameter.  
 E, planted stone projecting 2 ft.

\* Now Erf 592  
 GEORGE



The figure ABCD

represents 61627 Square Feet of land being

Portion 4 of Lot No. 23 of Part F of the  
 George Town Commonage

situate in the Municipality and Division of GEORGE,  
 Province of Cape of Good Hope.

Surveyed in Nov. 1946 by me

*T. J. Lourey*  
 Land Surveyor.

This diagram is annexed to  
 N.C. 7953 d.d. 9.5.47  
 P.H.C. 107 D. Allison

The original diagram is  
 No. A. 665, 1925  
 annexed to D.T.  
 1925-118. 5494.

S.G. File No. 8775/56  
 S.R. No. E. 579/47  
 Control No. G. 426.  
 Geo Sht 7.

BL-7DD  
 W.3

Registrar of Deeds.

S  
E

APPROVED  
No. *[Handwritten Signature]*  
GBO:



*Now E11 52*  
*424/1953* Portion 1

*30683* *17016/53*

*22/1/53*

61

Datum van indiening/Date of lodgement

21-05-1981

26-05-1981

A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE

Vir Kans/ For Canc.	2	Vir Ged. Afbeel/ For Pt. Pmt.	
Vir Onthef/ For Release		Vir Sessie/ For Cussion	
Vir Afstand		Vir Subst.	

Verband. Bond.

	Ondersoekers/Examiners	Kamers/ Rooms	Skakeling/Linking	Reject/ Verwerp	Passer/Pass
1.	G. J. CLOET	442			
2.	R J RAATH	128	3	1	
3.					

B. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE.

Aard van Akte/Nature of Deed: **TRANSFER**  
 L. M. WICKHAM  
 P C FRANKEN t.g.v. f.o.  
 Verw. No./Ref. No.: **DS 81 165**

**F 24830 1981**

Skakeling/Linking	Titelaktes, ens. binne/Title deeds, etc. within
3 / 1	T 374/4/1980 ✓

GELYKTYDIGES/SIMULS

No. in stel/batch	Kode C's	Name van Partye/Names of Parties	Naam van Firma/Name of Firm	Firma/ Firm No.
1		L M WICKHAM / P C FRANKEN	SILBERBAUERS	61
2	BC	L M WICKHAM / UNITED BUILDING SOC	do	61
3	B	P C FRANKEN / NATAL BLD SOC	MILLER GRUSS KATZ & TRAUER	80
5				
6				
7				
8				
9				
10				
11				
12				

COMPUTER

(Kort beskrywing van eiendom (legs para 1 in Akte) Brief description of property (merely para 1 in Deed)

ERF 592, GEORGE.



81  
SILBERBAUERS  
61

SILBERBAUERS

DS/BB/81/165

MICRO FILMED—MIKROVERFILM	
DATE—DATUM	OPERATOR—OPERATEUR
1981-06-17	

R29000,00

ORIGINAL OORSPRONKLIK
STAMPED OEGEEL
DUTY OESLREDE R.....
FEE FOON.....
TRANSFER DUTY OEGEREENTE.....

† 24830	1981
---------	------

# DEED OF TRANSFER

BY VIRTUE OF A POWER OF ATTORNEY

SILBERBAUERS  
ATTORNEYS  
CAPE TOWN

Prepared by me,  
*Appellants*  
Conveyancer.

BE IT HEREBY MADE KNOWN:

PETER HARTRIDGE DE VILLIERS

THAT ANTHONIE TROSKIE

appeared before me, Registrar of Deeds, at Cape Town, he the said Appearer, being duly authorised thereto by a Power of Attorney executed at GEORGE

on the 27th day of MARCH, 1981  
by

LILIAN MARY WICKHAM  
(born OWEN on 21 April, 1923)  
married in England to Walter  
Frederick John Wickham, the  
Laws of which country govern  
the marriage

REKENAAR: DAIJAL	JRC
ENTERED	OPERATOR
29/6/81	

(hereinafter styled the TRANSFEROR )

which / ...

56

1957

FOR FURTHER ENDORSEMENTS SEE  
VIR VERDERE ENDOSSEMENTE SIEN.....

For Information Only

2000  
2001  
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2030

which power, witnessed in accordance with law, was exhibited to me on this day;  
AND THE APPEARER DECLARED THAT his Principal on the 4th March, 1981

SS002

had truly and legally sold, and that he, in his capacity as Attorney aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of

PIERRE CHRISTIAAN FRANKEN  
(born 26 November, 1955)

WHITE GROUP -

(hereinafter styled the TRANSFEROR).  
his Heirs, Executors, Administrators or Assigns,

CERTAIN land situate in the Municipality and Division of George,  
being the remainder of Erf 592 GEORGE;

MEASURING: Three Thousand and Sixty eight (3068) Square Metres

EXTENDING as Deed of Transfer No. 7953 dated 9th May, 1947 with  
Diagram No. 2439, 7 annexed thereto, made in favour of William Francis  
Dudley Allison, will more fully point out.

HELD by the Appearer's Principal by virtue of Deed of Transfer  
No. 3114 dated 6th October, 1980.

A. SUBJECT to the conditions referred to in Deed of Transfer  
17017 dated 30th October, 1953.

SUBJECT FURTHER to the following condition contained in Deed  
of Grant issued under the provisions of Section 10 of Act 15  
of 1887 to the Council of the Municipality of George on 15th  
June, 1922 (George Quitrents Volume 15 No. 15), namely:-

"That all rights to minerals, mineral products, mineral  
oils and precious stones, precious or base metals on or  
under the land hereby granted are expressly reserved to  
the State together with the right of access to any mines  
or works undertaken for mining or prospecting purposes  
by any person duly authorised in that behalf. The land

/is .....

WHITE GROUP  
BLANKE GROEP

BLADSY/PAGE 5  
 ENDOSSEMENT OP 24830 /1981  
 ENDORSEMENT ON \_\_\_\_\_  
 EIENDOM/PROPERTY 8/592  
George

B 19072 /1981  
 Ver. BIND  
 MORTGAGED  
 vir R. 24000,00 (met preferensie  
 for R. \_\_\_\_\_ (with preference)  
 vir 'n verdere bedrag nie te oorskryde  
 for an additional amount not exceeding  
 R. 3600,00  
 Akteskantoor  
 Deeds Office Asst. Registrar  
 KAAPSTAD/CAPE TOWN

B 20064 /1982  
 VERBIND  
 MORTGAGED  
 vir R. 8000,00 (met preferensie  
 for R. \_\_\_\_\_ (with preference)  
 vir 'n verdere bedrag nie te oorskryde  
 for an additional amount not exceeding  
 R. 2400,00  
 C. H. [Signature]  
 Akteskantoor  
 Deeds Office  
 Kaapstad  
 Cape Town

is subject to such further rights as the public or the Government now may or may hereafter have or be entitled to obtain under or by virtue of any law relating to the prospecting, mining, or exploitation of minerals, mineral products, mineral oils, precious stones, precious or base metals on or under the land hereby granted, which rights shall not be impaired or in any way affected by the Title Deed."

- C. SUBJECT FURTHER to the following condition contained in Deed of Transfer No. 5494 dated 11th June, 1925, namely:-

"The said Council and its successors in Office reserve the right to construct, use and maintain across the above property any pipe line for water leading, sewerage, drainage and any poles and structures for the conducting of any electric or any other light or power."

- D. FURTHER SUBJECT to the following special condition contained in Deed of Transfer No. 14478 dated 27th September, 1950, imposed by the Transferor (William Francis Dudley Allison) for the benefit of himself and his successors in title, as the registered owner of Portion 3 of Lot No. 23 of Part F of the Georgetown Commonage Registered in his name by Certificate of Registered Title No. 17826/48 and the remaining extent of Lot No. 23 Portion of Part F of the Georgetown Commonage registered in his name by Deed of Transfer No. 12373/49, namely:-

"That no building shall be erected within 6,30 metres of the northern boundary common to the property hereby conveyed and to the said Portion 3 of Lot No. 23 aforesaid....."

/WHEREFORE .....



WHEREFORE the Appearer, renouncing all the Right and Title the TRANSFEROR heretofore had to the premises, did, in consequence, also acknowledge the TRANSFEROR to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these Presents, the said TRANSFEREE 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 TRANSFEROR to have been satisfactorily paid the whole of the purchase price amounting to the sum of

TWENTY NINE THOUSAND RAND (R29 000,00)

IN WITNESS whereof, I, the said Registrar, together with the Appearer, q.q., have subscribed to these Presents, and have caused the Seal of Office to be affixed hereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds, at CAPE TOWN, on the 12th Day of the Month of June in the year of our Lord, one Thousand Nine Hundred and Eighty One (1981).

*P. J. van der Merwe* q.q.

In my presence,

*[Signature]*  
Registrar of Deeds

Registered in the... E.R. 1203 .....  
 Register of... George .....  
 Folio... 592 .....

Clerk in Charge. *g. Blocher*

*Ee*

Exemption Certificate	
Transfer Duty	<del>Receipt</del> <u>Exemption</u>
issued at	<u>CAPE TOWN</u>
on	<u>7th April 1981</u>
2. Rates Clearance Certificate issued by: Municipality of George	
available until	<u>30th June 1982</u>
Checked: 1.	<i>[Signature]</i>
2.	<i>[Signature]</i>

*n*

1-2  
① ②

Prepared by me:

*[Signature]*  
Attorney  
Conveyancer

### Power of Attorney to Pass Transfer

I/We, the undersigned,

LILIAN MARY WICKHAM

(born OWEN on 21 April 1923), married in England to Walter Frederick John Wickham, the Laws of which country govern the marriage

WHITE GROUP

do hereby nominate, constitute and appoint

ANTHONIE T. SKIE PETER HARTRIDGE DE VILLIERS

with Power of Substitution, to be my/our lawful Attorney and Agent, in my/our name, place and stead, to appear at the Office of the Registrar of Deeds of this Province in CAPE TOWN, and then and there as my/our act and deed, to make Transfer to

PIERRE CHRISTIAN FRANKEN  
(born 26 November 1955)

WHITE GROUP

From further enquiries made I certify that the second christian name of the Transferee is in fact CHRISTIAN.

*[Signature]* (Conveyancer)

of the following property:

CERTAIN piece of land situate in the Municipality and Division of George, being the remainder of Erf 592, GEORGE;

MEASURING: 3068 (THREE THOUSAND AND SIXTY EIGHT) square metres

HELD by me by Deed of Transfer no T 37414 dated 6th October 1980

PLEASE DO NOT WRITE IN THIS MARGIN

I certify ~~correct spelling of second christian name of Transferee is:~~ CHRISTIAN, and that according to enquiries made, the Transferee belongs to the White Group as defined by Act 36/1966.

*[Signature]*  
Conveyancer

*[Handwritten notes and signatures]*

the said property having been sold by me/us on 4 MARCH 1981 to the said Transferee(s) for R 29 000,00 (TWENTY NINE THOUSAND RAND) which has been duly paid and/or secured;

the said Agent being hereby authorised but not under any obligation, to receive any moneys, in respect of the said property, and to pay or adjust any charges relating to the said property as the said Agent may think proper; the said Agent being hereby further authorised to acknowledge that the Purchase Price (if any) has been wholly or partly paid or secured or settled (as may appear to him proper) and to execute or otherwise deal with any leases and/or Insurance Policies in respect of the said property and to make any application to the Registrar of Deeds or any Public Officer and to do any act required under any law or regulation in connection with any title deed or otherwise to enable me/us to deal with any property and enter into any agreement in regard to valuation or apportionment of valuation for any rating or taxing purposes or other purposes the Agent being authorised generally to do whatever may be necessary for the purposes aforesaid all and whatever done being hereby ratified.

Executed at GEORGE

this 27th MARCH, 1981 in the presence of the undersigned witnesses all present together at the same time.

AS WITNESSES:

1. *[Signature]* ..... *L. M. Wilham* .....  
2. *[Signature]* .....

CLEARANCE CERTIFICATE : MUNICIPALITY OF GEORGE : DIVISIONAL COUNCIL OF OUTENIQUA

AUTHORITY is hereby granted in terms of Section 96(1) Ordinance 20/1974 for the registration of transfer of the property mentioned herein. RATES due and payable in respect of the said property to the Divisional Council of Outeniqua and required to be collected by this Municipality in terms of Section 93(4) of Ordinance 18 of 1976 have been collected.

*[Signature]*  
.....  
TREASURER

*[Signature]*

Date and Official Stamp:



②

NOTAS VAN ONDERSOEKERS • EXAMINERS' NOTES

---

- (1) white 10/60 (a)
- (2) B36 809/80.

③ In no. 3 of bāid the second christian name spells with one 'A' — changed on p.a. with full initialling. Which is correct? Do the necessary.

Also see cont. on p.a.  
 Need and certificate amended.

④ With ~~draw~~ retyped page.

**A. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE:**

(a) Gelyktydiges met ander registrasiekantore/deeltitels: Simult with other registries/sectional titles:

Kode	Firma/Firm	Erendom/Property	Kantoor/Office
1			
2			
3			
4			

(b) Kliënt afskrifte van aktes permanent in Aktekantoor geliasseer:  
Client copies of deed filed permanently in Deeds Office:

Aard en nommer van akte Nature and number of deed	Cover No. Omslag Nr.	Handtegnings van ondersoekers Initials of Examiners

(c) Notas/Notes:

1981-05-18

**B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:**

		Opmerkings Remarks	Paraaf Initials	
<p>F12098/76. Marriage checked</p> <p>Interdikte nagesien deur Interdicts checked by <i>[Signature]</i></p> <p>Datum 12/5/81 Date</p>		<p>(1) Dorpsraad goedgekeur (geproklameer) Township approved (proclaimed)</p> <p>(2) Erfgiftingserwe Endowment erven</p> <p>(3) Erfgiftiging Endowment</p> <p>(4) Voorwaardes Conditions</p>		
<p>X writing &amp; group</p> <p>Interdikte nagesien deur Interdicts checked by <i>[Signature]</i></p> <p>Datum 4/6 Date</p>		<p>(5) Mikro Micro</p> <p>(6) Algemene plan General Plan</p> <p>(7) Titelakte Title Deed</p> <p>(8) Verbande teen dorpsitel Bonds against township title</p> <p>(9) Datum nagesien Date checked</p>		
<p>Kantoor instruksies/Office instructions:</p> <p>Seksie/Section:</p>				

WD

FOR INFORMATION ONLY