



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 28005 George

19 August 2026

Sir

ERRATUM: APPLICATION FOR REZONING, REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE AND PERMANENT DEPARTURES (RELAXATION OF PARKING REQUIREMENTS): ERF 28005 GEORGE

Please find attached an application in terms of

- Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of Erf 28005 George from Business Zone I to General Residential Zone IV.
- Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023 for the removal of condition G from Title Deed T9658/2020, the title deed of Erf 28005 George.
- Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the parking requirements applicable to flats to 1.28 parking bays per flat (visitor parking included).

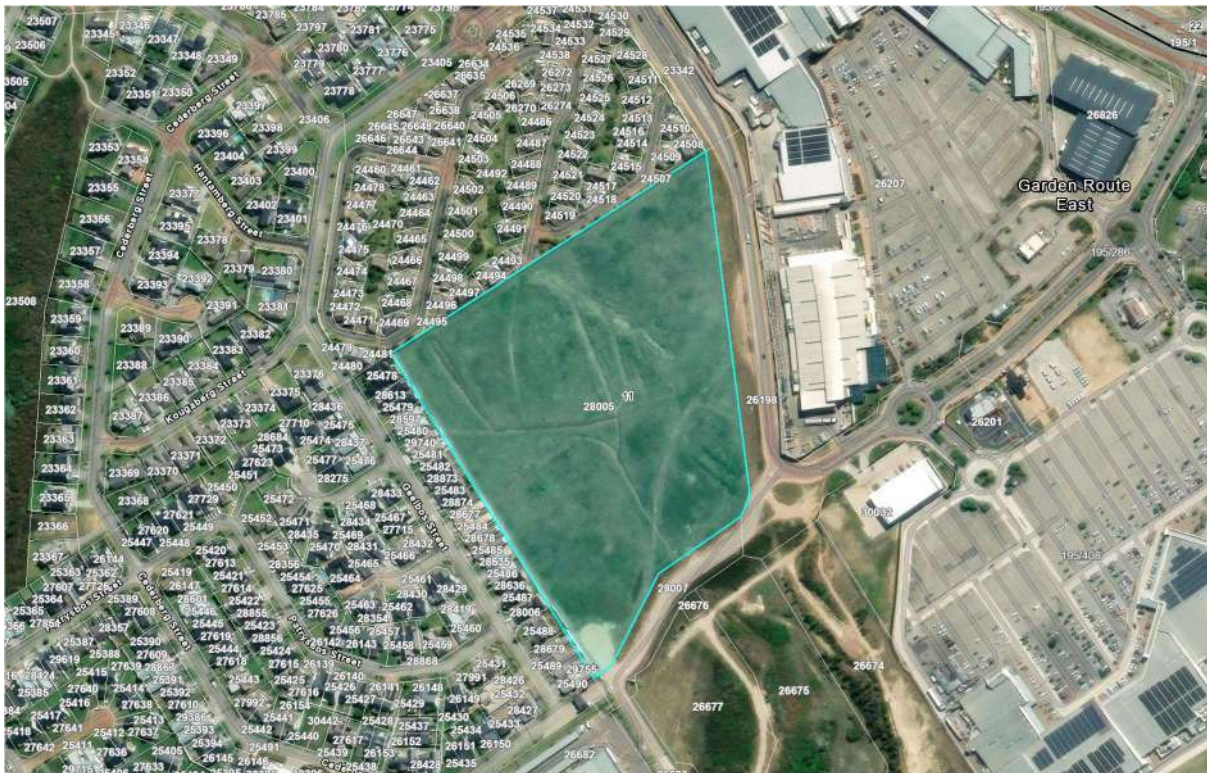
Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR REZONING, REMOVAL OF RESTRICTIVE CONDITIONS OF
TITLE AND PERMANENT DEPARTURES (RELAXATION OF PARKING
REQUIREMENTS)
ERF 28005 GEORGE

19 August 2026



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MOTIVATION REPORT
APPLICATION FOR REZONING, REMOVAL OF RESTRICTIVE TITLE DEED
CONDITIONS AND PERMANENT DEPARTURE (RELAXATION OF PARKING
REQUIREMENTS
ERF 28005 GEORGE

1. APPLICATION

- Application is made in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of Erf 28005 George from Business Zone I to General Residential Zone IV.
- Application is made in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023 for the removal of condition G from Title Deed T9658/2020, the title deed of Erf 28005 George.
- Application is made in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the parking requirements applicable to a flat to 1.28 parking bays per flat (visitor parking included).

The completed application form for the rezoning, removal of the restrictive condition of title and permanent departure (relaxation of parking requirements) application is attached hereto as **Annexure “A”**.

2. DEVELOPMENT PROPOSAL

Erf 28005 George is vacant and has an area of 5,6987 hectares. The erf is at present zoned Business Zone I. It is the intention to rezone Erf 28005 George to General Residential Zone IV to allow for the development of 680 flats on the erf in accordance with the layout plan below which is also attached hereto as **Annexure “B”**.

- 7 blocks of flats which will each house 40 flats, thus in total 280 flats. This block of flats will have a height of four storeys and a total floor area of 18 508m². A block of flats will consist of 16 one-bedroom flats, 16 two-bedroom flats and 8 three-bedroom flats. The proposed building plans for these blocks of flats are attached hereto as **Annexure “E”**.
- one block of flats that will house 48 flats. This block of flats will have a height of four storeys and a total floor area of 3 344m². A block of flats will consist of 16 one-bedroom flats, 24 two-bedroom flats and 8 three-bedroom flats. The proposed building plans for this block of flats is attached hereto as **Annexure “F”**.

In addition the abovementioned blocks of flats it is also proposed to develop a gate house, maintenance building, clubhouse, gymnasium and outdoor recreation facilities as indicated on the site development plan attached hereto as **Annexure “B”**.

The proposed development will have a total floor area of approximately 28 003m² which represents a floor ratio factor of 0.8 whilst the development will have a coverage of 39.6%. These parameters are within the land use parameters applicable to General Residential Zone IV zoning and therefore no departure application is required in this regard.

The development proposal will furthermore comply with the 3-metre-side building lines applicable up to a height of 8.5 metres where after the fourth storey of the blocks of flats will be set back to a building line of 4.5 metres as required in terms of the land use parameters applicable to flats. The 5-metre building line along all external street boundaries will be adhered to.

In terms of the George Integrated Zoning Scheme By-law, 2023 functional open space should be provided with the development of flats. A minimum of 10% of the erf area is required. In terms of the development proposal two functional open spaces consisting of a clubhouse, gymnasium, padel and tennis courts, a swimming pool and outdoor recreation facilities will be provided within the development envelope. Approximately 36% or 20 456m² functional open space will be available to the tenants of the flats. No departure in this regard is thus required.

The development envelope will be gated with one entrance to the development provided from Platinum Drive with ample stacking space provided at the entrance gate. The street boundary

wall will be developed in accordance with the requirements as set out in Section 27 of the George Integrated Zoning Scheme By-law, 2023.

A service yard / refuse collection area with a maintenance building with a separate access from Platinum Drive will also be provided.

The parking requirements applicable to different land uses are set out in a table in Section 42 of the George Integrated Zoning Scheme By-Law, 2023. In terms of a “*Normal Area*” as per the By-law 1.75 parking bays per flat consisting of three or more habitable rooms needs to be provided for the residents of the flat plus 0.25 bays per dwelling unit for visitors. For flats with 2 or less habitable rooms 1.25 parking bays per flat and 0.25 parking bays for visitors needs to be provided.

In terms of the development proposal 244 flats with 2 or less habitable rooms are proposed whilst 436 flats with three or more habitable rooms are proposed. In terms of the number of flats 959 parking bays needs to be provided in terms of the “*PT1*” guideline, i.e. 305 parking bays for the 244 flats with two or less habitable rooms and 654 parking bays for 436 flats with three or more habitable rooms. In terms of the development proposal 870 parking bays are provided which relates to 1.28 parking bays per flat. The fact that the required number of parking bays cannot be provided on the erf necessitates that an application for relaxation of the parking requirements is necessary.

The title deed of Erf 28005 George furthermore contains certain conditions which are no longer applicable to this erf, and it is as such proposed to have these conditions removed, hence the application for removal of the restrictive conditions of title.

The purpose of the application is to obtain the necessary approvals to allow for the rezoning of Erf 28005 George, to allow for 680 flats to be developed on Erf 28005 George.

3. PRE-APPLICATION CONSULTATION

The pre-application consultation discussion of the mentioned proposed development by the relevant officials of George Municipality took place on 20 October 2025. The signed pre-

application consultation application form, which is attached hereto as **Annexure “G”**, contains the following comments:

“Town Planning

- *Application to be motivated in terms of the PDSF, MSDF, GIZS, etc.*
- *Parking provision to be demonstrated and indicated in the motivation and plan as per the Zoning Scheme requirements (Section 42).*
- *Stormwater drainage on site needs to be addressed as well as the runoff being managed by Erf 26657, George. Consent required from the managing owners.*
- *To demonstrate walkability and pedestrian access.*
- *Departures to be applied for where applicable.*
- *Height to be motivated in terms of the surrounding character and developments.*
- *A NID will have to be submitted to Heritage Western Cape as the rezoning site is more than 1Ha.*
- *Visual Impact (as viewed from the adjacent residential properties) to be illustrated and addressed as part of the land use application.*
- *Consider a stepped development approach, placing lower structures along the boundaries adjacent to residential properties.*
- *To reconsider the orientation of the structures and ancillary/recreational uses.*
- *Note that all the proposed ancillary uses can only be for the use of the residence or for the function of the development, no use may be open to the public i.e. the gym.*
- *The ECO to be approached to confirm applicability with approved ROD.*

CES

Access

- *Access be restricted via Platinum/Park street*
- *Access is permitted in accordance with the George Integrated Zoning Scheme (GIZS) 2023 regulations.*

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.*
- *PT1 would be supported.*
- *Sufficient stacking distance. measured from the property boundary must be provided.*

Development Charges (DCs)

- *Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy.*
- *Developer will be required to submitted building plans, indicated structure within the corresponding approved land use.*

Water & Sewer

- *Municipal water and/or sanitation is limited and available, subject to network &/or treatment capacity required confirmation.*
- *Each erf in the development shall have a separate water, sewer and electricity connection: Provided that if the development is executed as a development scheme in terms of the provisions of the Sectional Titles Act 95 of 1986, the development shall in respect of water and sewer, have bulk water and sewer connections linking the development to the Municipality's bulk water and sewer lines with water and sewer connections for each sectional title unit linking the units to the development's internal distribution networks for these services. The location of existing municipal services must be confirm on site.*

External roads

- *The developer must ensure full compliance with the Blue Mountain SLA regarding the construction of external roads. Rainbow Properties to be contacted in this regard, and which will remain the implementation agent regarding any road upgraded required.*

HOA/Body corporate

- *The Homeowners Association or the Body Corporate referred to in Condition 19, as the case may be, shall be a party to the services agreement. Should a Homeowners Association be established, the Homeowners Association shall bind itself as a party to the services agreement before the Municipality shall sign the service agreement. Should the development be established as a sectional title scheme in terms of the Sectional Titles Act 95 of 1986, the Body Corporate as defined in terms of the Sectional Titles Scheme Management Act 8 of 2011 shall upon the first transfer of a sectional title unit bind itself as a party to the services agreement to the satisfaction of the Municipality, failing which no transfer of sectional title units may take place until such time as this condition has been complied with.*

Stormwater

- *The developer must ensure full compliance with the relevant Stormwater By-law.*
- *Given the stormwater-related matters outlined here, the developer will investigate and implement all required engineering solutions and incorporate all aspects raised.*

ETS

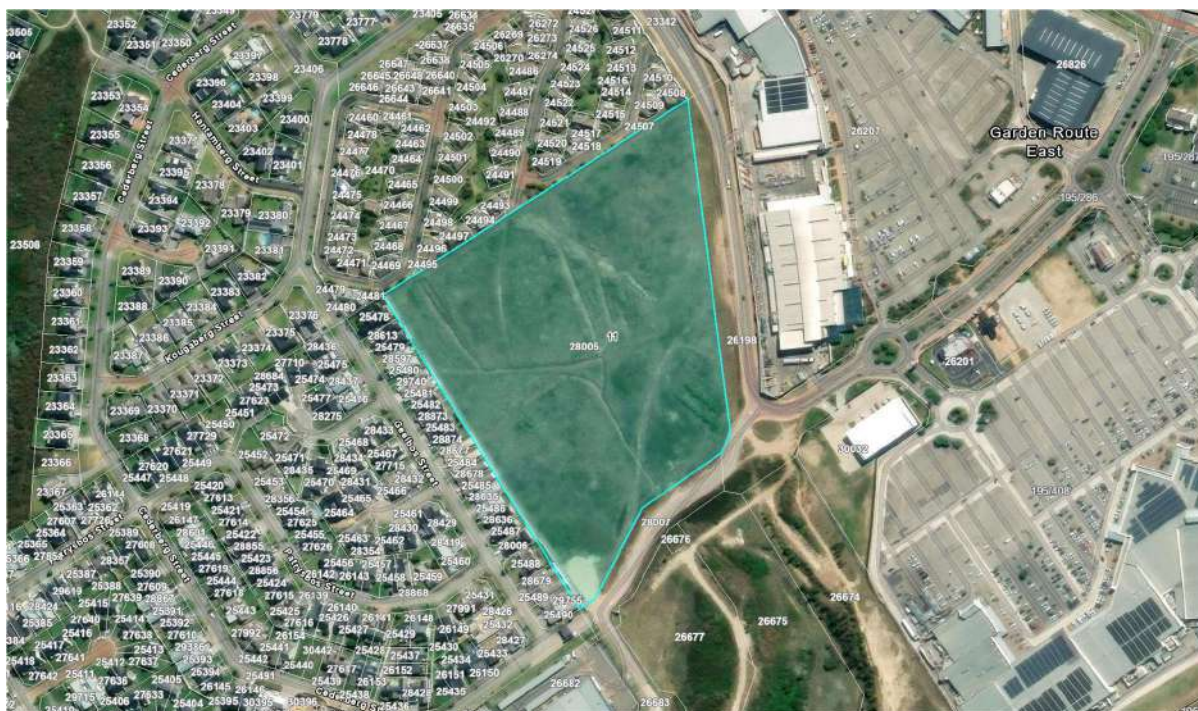
- *Statement on preparation of electrical services report noted.*
- *Developer to apply to the Municipality for SSEG installations."*

The issues raised in the comments above are addressed in various points and paragraphs throughout this motivation report.

4. GENERAL INFORMATION REGARDING ERF 28005 GEORGE

4.1 Locality

Erf 28005 George is located on the western side of the intersection of Platinum Drive with Park Avenue in die Garden Route Mall Precinct. The locality of the erf is indicated on the locality plan below which is also attached hereto as **Annexure "H"**.



4.2 Existing land use

Erf 28005 George is currently vacant. The photo below indicates the vacant Erf 28005 George.



4.3 Extent

Erf 28005 George is 5,6987 hectares in extent.

4.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023 the zoning of Erf 28005 George is Business Zone I.

4.5 Surveyor General Diagram

A copy of the Surveyor General Diagram for Erf 28005 George is attached hereto as **Annexure “I”**.

4.6 Title Deed

Erf 28005 George is registered in the name of Misty Mountains Investments (Pty) Ltd Registration number 2015/127956/07. A copy of the registered Title Deed of the erf is attached hereto as **Annexure “J”**.

The title deed of Erf 280065 George contains the following condition:

“G. By virtue of Certificate of Registered Title No. T5509/2007 the within mentioned property is SUBJECT FURTHER to the following conditions laid down by the Controlling Authority of the South African National Roads Agency upon approval granted on 30th July 2004 in terms of Section 49 of the National Roads Act 1998, No. 7 of 1998, namely:

- 1. Die voorgestelde weegbrugterrein op die Restant Gedeelte 22 vandie plaas Kraaibosch 195, George nie deel uitmaak van die onderverdeling van die moeder eiendom nie, maar gereserveer bly vir 'n toekomstige weegbrugterrein verleen, nie gekanselleer word nie.*

2. *Met die uitsondering van bestaande bouwerke, mag geen bouwerk of enigiets anders hoegenaamd sonder die skriftelike goedkeuring van Die Suid-Afrikaanse Nasionale Padagentskap Beperk binne 'n afstand van 20 meter, gemeet van die nasionale padreserwegrens, opgerig word nie.*
3. *'n Permanente 2 meter baksteenmuur of sekuriteitsheining moet opgerig word op die gemeenskaplike grens van die nasionale pad en die eiendom. Detailplanne van die voorgestelde muur/sekuriteitsheining moet aan Die suid-Afrikaanse Nasionale Padagentskap Beperk voorgelê word vir skriftelike goedkeuring.*
4. *Geen direkte toegang tot of uitgang vanaf bogenoemde eiendomme na die nasionale pad toegestaan sal word nie. Toegang sal slegs verkry kan word vanaf die bestaande T2/10 in ooreenstemming met die Provinsiale Administrasie.*
5. *Die Suid-Afrikaanse Nasionale Padagentskap Beperk sal nie aanspreeklik gehou word vir enige skade of waardevermindering van die eiendom wat voortspruit uit enige impak wat die ontwikkeling wat hiermee goedgekeur word mag hê op die huidige stormwater dreinerings van die eiendom. Die Suid-Afrikaanse Nasionale Padagentskap Beperk behou die reg voor om enige voorwaardes in hierdie verband neer te lê wat redelik geag word onder die omstandighede.*
6. *Die Suid-Afrikaanse Nasionale Padagentskap Beperk sal nie in die toekoms aanspreeklik gehou word nie vir enige geraas wat ontstaan van die nasionale pad indien dit 'n probleem skep vir enige ontwikkeling langs die nasionale pad, en of die ontwikkelaar of die grondeienaar of plaaslike owerheid sal derhalwe verantwoordelik wees om die nodige stappe te neem om die geraas waarvoor gekla word te verminder."*

As Erf 28005 George is no longer located adjacent to the N2 National Road and the conditions are thus no longer relevant as far as this erf is concerned it is regarded desirable to have these conditions removed from the title deed of Erf 28005 George, hence the application for removal of condition G from Title Deed T9658/2020, the title deed of Erf 28005 George.

4.7 Power of Attorney

A Power of Attorney where by Jacob du Toit Vos is authorized by Christiaan Johannes Theunis Roodt, the sole director of Misty Mountain Investments (Pty) Ltd Registration Number 2015/127956/07, the registered owner of the Erf 28005 George, to appoint a town planner to prepare the applications referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “K”**.

A copy of the company registration document for Misty Mountain Investments (Pty) Ltd Registration Number 2015/127956/07, certifying that Christiaan Johannes Theunis Roodt is the sole director of Misty Mountain Investments (Pty) Ltd Registration Number 2015/127956/07 is attached hereto as **Annexure “L”**.

A company resolution whereby Jacob du Toit Vos is authorized to act as the representative of Century Property Developments Proprietary Limited Registration Number 2002/023633/07, the future owners of Erf 28005 George, in respect of the following

- *negotiate the final terms and conditions of the Agreement referred to in the preceding resolution;*
- *sign the said agreement and all other deeds or documents which may be necessary for the implementation of the Agreement; and*
- *generally do and procure the doing of everything that may be necessary for the implementation of the Agreement,*

is attached hereto as **Annexure “M”**.

A Power of Attorney whereby Jan Vrolijk Town Planner is appointed by Jacob du Toit Vos to prepare the applications referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “N”**.

4.8 Bondholder's Consent

Erf 28005 George is not encumbered by a bond.

4.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 28005 George is attached hereto as **Annexure “O”**. The Conveyancer Certificate confirms that there are no conditions in the Title Deed of Erf 28005 George which restrict the development as proposed in this application.

5. SOCIO ECONOMIC IMPACT OF THE DEVELOPMENT PROPOSAL

DEMACON Market Studies were commissioned by Century Property Developments (Pty) Ltd, the future owner of Erf 28005 George to assess, inter alia, the socio-economic / demographic profile, economic drivers and trends, supply and demand, development & growth potential and socio-economic impact of the proposed development on Erf 28005 George.

DEMACON Market Studies subsequently undertook a George Residential Market Analysis dated July 2026 which indicated that the supply side market profile and demand assessment demonstrated sufficient market potential to support the proposed development. A copy of the George Residential Market Analysis dated July 2026 is attached hereto as **Annexure “P”**.

Following this study DEMACON Market Studies complete a Socio-Economic and Fiscal Impact Report dated July 2026. A copy of this report is attached hereto as **Annexure “Q”**. The purpose of this Impact Assessment was to evaluate the anticipated fiscal and socio-economic impact resulting from the full implementation and operation of the proposed residential development. Capital investment during the construction phase and operational revenue during the operational phase are used to quantify the potential impact on the regional, provincial, and national economies.

According to Demacon the Erf 28005 George scored a site rating of 80.0%. A rating above 70% is considered high, indicating that most of the important fundamentals for a successful development are in place. The proposed site scored high in most of the location factors, but mainly in respect of the accessibility of the site, the compatibility of the area and the quality of the residential environment. The development site is also situated within the direction of current and future growth in the area, increasing the site rating.

In terms of this report the construction and operational phase of the project would have a measurable positive effect on the Western Cape provincial economy, generating sizeable GDP over the short- to long-term, high additional business sales and new business formation and a considerable number of new employment opportunities - across all skill levels. Additional taxes can contribute to national and local treasuries and households across the province can increase their livelihoods.

The socio-economic and fiscal impact assessment also shows that the construction and operation of a proposed residential development of the nature as proposed could create economy-wide impacts that will benefit local and regional communities and economies. The prospect of the impact occurring is identified as being moderate to high given that the development is strategically positioned to both integrate in to the broader real estate market and its key driving factors that support demand take-up by the proposed development and the capability of the project to contribute to the spatial aspirations of the local authority by enabling targeted high density residential development close to a key commercial and economic node.

From the contents of the two reports, it is clear that the development holds vast economic advantages for the local economy, and the opinion is expressed that the development may play an important role in the ongoing growth and development of George.

6. DESIRABILITY OF THE APPLICATION FOR THE REZONING OF ERF 28005 GEORGE

6.1 Introduction

The application Erf 28005 George is currently zoned Business Zone I. In terms of this zoning, Erf 28005 George may be utilized for business purposes. And with the consent of the George Municipality for flats

The developer, however, intends to develop the entire erf with 680 flats as discussed in point 2 of this motivation report. To allow for such a development the erf will have to be rezoned to General Residential Zone IV.

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

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

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

6.2 Physical characteristics of the erf

6.2.1 Topography

Erf 28005 Gorge is located on a flat area with no significant topographic variation with a gentle downward slope from the west to the east. The erf is furthermore not located on or near a ridgeline, elevated slope, or prominent topographic feature.

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

6.2.2 Surface conditions

Little information concerning the soil conditions in the area is available.

The geological map of George and its surrounds as included in the George and Environs Urban Structure Plan indicates that the Maalgaten and related granites prevail across the site. According to the structure plan the topsoil over the granite is deep and consists mostly of silt-like sand that in places occurs directly on a ferricrete layer itself inter layered with the topsoil and underlying brown or orange-coloured clays. These clays are the direct weathering product of granite formations. The surface conditions of the three properties forming the subject of this application thus comprise of sediment clayey silt and silt-like sand that cover residual clayey soil. A gravel stratum of varying thickness is found at the base of the sediments.

The sediments comprise of medium compact, dark brown to black silt-like sand and clayey silt. The material revealed varying degrees of plasticity across the terrain which indicates that the clay and silt contents of it vary from position to position. The clay has expanding qualities which may cause problems with foundations and structures. However, this aspect could be addressed by proper structural design and therefore does not place any obstacle on the development of the property.

No infilling or excavation of soil is visible or has taken place on the erf. The erf is thus still in its natural state.

The structures in the immediate vicinity do not appear to have construction anomalies relating to the soil conditions. A Geotechnical Study will be undertaken once Erf 28005 George has been successfully rezoned for the development of flats. The required Geotechnical Report will be submitted as part of the building plan submission. Consulting Engineers will be appointed to be responsible for the design and supervision of the civil services and all structural work which needs, in terms of the recommendations contained in the Geotechnical Report, to be addressed during the construction phase.

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

6.2.3 Vegetation

Erf 28005 George was previously used for forestry purposes. The plantation was cleared and the surface shaped for development, where after annual vegetation clearing and maintenance altered the vegetation cover. At present the site is covered with natural vegetation.

However, this vegetation occurs as an isolated island within a substantially transformed urban environment, surrounded by existing commercial and residential developments on nearly all sides. The site is connected to the broader open space system by a narrow strip of natural area linking it toward the N2 National Road, which limits both its ecological continuity and its contribution to a larger visually intact landscape unit. As a result, although the vegetation contributes some local green character and visual softening, it does not form part of a broad, continuous natural landscape and has a reduced scenic and visual resource value in the context of the surrounding developed corridor. The proposed development will replace this isolated patch of vegetation within the development footprint.

In terms of the development proposal the following open space proposal is made:

- two functional open spaces, consisting of a clubhouse, gymnasium, padel and tennis courts, a swimming pool and outdoor recreation facilities with an area of approximately 20 456m² or 36% of the total area of the erf is proposed. The functional open space will be landscaped in accordance with a landscaping plan to be submitted as part of the Site Development Plan submission which will follow the approval of the application.
- private open space will furthermore be provided by means of a balcony for each flat.
- the walk ways linking the various blocks of flats with the two functional open spaces will furthermore also be extensively landscaped with lighting provided along these walkways.

From the above it is clear that extensive greening of the development footprint will be undertaken, which will provide a unique development within ample functional open space available to the tenants of the flats.

The open space provided will exceed the 10% of the property size as required in terms of the George Integrated Zoning Scheme, 2023.

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

6.2.4 Other characteristics

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

6.2.5 Conclusion

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

6.3 Proposed land uses

The owner intends to develop Erf 28005 George with 680 flats as indicated on the draft site development plan attached hereto as **Annexure “B”** and as discussed in detail in point 2 above.

6.4 Density of the proposed development

The proposed development of 680 flats on the erf relates to a density of approximately 120 dwelling units per hectare. The proposed development is earmarked to cater for the middle-income group. The size of the proposed flats is spacious enough for small families to enter the housing market.

The proposed density is achieved by virtue of 18 multi-level block of flats. The coverage of 39.6% is considerably lower than the allowable maximum coverage of 60% applicable to flats as per the George Integrated Zoning Scheme By-law, 2023. The development proposal will have a floor area ratio of 0.8 which is also considerably lower than the allowable maximum floor area ratio of 2 applicable to flats as per the George Integrated Zoning Scheme By-law, 2023.

Although a fairly high density is proposed, the erf is situated in a proposed “Secondary Node” as indicated on Map 37: “Composite Spatial Development Framework for the George City Area” in the George Spatial Development Framework, 2023 (GSDF). This “Secondary Node” is referred to as the Eastern Commercial Node in the GSDF. In terms of the GSDF this node focus at present

on the commercial potential of the N2 and in terms of the GSDF consists inter alia of mixed residential opportunities. The proposed development of Erf 28005 George with 680 flats will strengthen the mixed residential component located in this node and can be regarded as being consistent with the mass and volume of the existing development located in this “Secondary Node”.

Erf 28005 George is thus located in an area where higher densities are encouraged and the proposal can thus be considered to be consistent with the George Spatial Development Framework (GSDF), 2023 and therefore the proposal aligns with the municipal vision of the GSDF for this specific area.

The proposed development is a mere 220 metres walking distance from Go George bus terminus at the Garden Route Mall and the taxi rank on the property of the Garden Route Mall. The proposed high-density development will furthermore assist in the future feasibility of the Go-George bus service.

Except for the parking requirements, the proposed development will comply with all the other land use parameters applicable to a development of this nature.

It is furthermore possible to provide the required stacking distance as required in terms of the Traffic Impact Assessment as well as a spacious refuse area and service yard within the boundaries of the erf.

The proposed development will also exceed the functional open space area required in terms of the George Integrated Zoning Scheme By-law, 2023 by providing two functional open spaces consisting of a clubhouse, gymnasium, padel and tennis courts, a swimming pool and outdoor recreation facilities. Approximately 36% or 20 456m² functional open space will be provided within the development envelope. Each flat above ground floor will furthermore also have its own balcony for private use.

Even though a development with a fairly high density is proposed an environment will be created whereby it will be possible for the tenants to maintain a healthy high-quality lifestyle.

It is as such argued that the higher density as proposed will not have a detrimental effect on the character of the area nor on the scale, appearance of the development in relation to the existing commercial development in the immediate vicinity of the erf.

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

6.5.1 Introduction

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

6.5.2 “Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)”

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

- “Spatial justice”
- “Spatial sustainability”
- “Spatial efficiency”
- “Spatial resilience”
- “Good administration”

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

Spatial justice		
Criteria	Compliance	Planning Implication

Past spatial and other development imbalances must be redressed through improved access to and use of land.	Complies with.	This application will result in a vacant erf situated within the Urban Edge being developed to its full potential in accordance with the development proposals for this area as per the George Spatial Development Framework 2023. The proposed development targets the middle-income group. It will also lead to more efficient use of land.
Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.	Complies with.	George Municipality approved a Spatial Development Plan for George, 2023 which contains development proposals which are aimed at improving the quality of life of all the inhabitants of George, thus creating the opportunity for approval of this application which will result in middle-income housing made available within an area identified as a "Secondary Node" in terms of the Spatial Development Plan for George, 2023
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of the proposed flats.
Land use management systems must include all areas of a municipality and especially include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of flats as proposed in this application.
Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal	Not applicable.	This provision does not apply to this application, as no informal residential development is involved.

areas.		
A Municipal Planning Tribunal, considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of this application.	Not applicable.	As far as is known, the Eden Joint Planning Tribunal - George Municipality's discretion when considering applications is not affected by the value of land or property. Decision making is, as far as is known, based on the principles, as stated in Section 7 of the Spatial Planning and Land Use Act, 2013 (Act 16 of 2013).

Spatial sustainability		
Criteria	Compliance	Planning Implication
Promote land development that is within the fiscal, institutional and administrative means of the Republic.	Complies with.	The proposed development will have no impact on the fiscal, institutional or administrative capabilities of the George Municipality. The George Municipality's income base will in fact be broadened through this development proposal. The development proposal that forms the subject of the application is furthermore located within the urban edge of George as well as in an area identified as a "Secondary Node" in terms of the Spatial Development Plan for George, 2023. In terms of the mentioned framework densification is supported in all nodal precincts.
Ensure that special consideration is given to the protection of prime and unique agricultural land.	Not applicable.	The provisions of the Act on the Subdivision of Agricultural Land, 1970 (Act 70 of 1970) do not apply to the application.
Uphold consistency of land use measures in accordance with environmental management instruments.	Not applicable.	Erf 28005 forms part of a development approved in 2011 for Portion 22 of Farm Kraaibosch195 and Erf 23333 George. Several environmental authorizations in terms of the National Environmental Management Act, 1998

		(Act 107 of 1998) were issued for the development of Portion 22 of Farm Kraaibosch 195 and Erf 23333 George. The environmental authorizations applicable of applicable to the property is attached hereto as Annexure "R". In terms of the environmental authorizations the zoning / land use for "Portion 8" (Erf 28005 with an area of 5,6987ha) is indicated as Business Zone 1 (offices) with a height limit of two storeys and coverage of 50%. In terms of this approval flats are also permitted but limited to a height of 2 storeys. As it is the intention to build blocks of flats with a height exceeding two storeys, an amendment of the environmental authorizations referred to above and attached hereto as Annexure "R" will be required. The developer has appointed Viridus Works Development Management Consultants and Environmental Practitioners to attend to the amendment of the environmental authorizations. It is anticipated that this process will take 38 to 42 weeks from time of initiation to receipt of a decision / environmental authorization. The environmental authorization will be immediately forwarded to the George Municipality when it is received from the Western Cape Government: Department of Environmental Affairs and Development Planning.
Promote and stimulate the effective and equitable functioning of land markets.	Complies with.	The application erf is located within the urban edge of George as well as in an area identified as a "Secondary Node" in terms of the Spatial Development Plan for George, 2023. In terms of the mentioned framework densification is supported in all nodal precincts. The

		residential density proposed in this application is considered appropriate and in keeping with the development density for an erf with this specific locality characteristics. All though the development might have a negative impact on the property values of the residential development directly adjacent to Erf 28005 George, it must be remembered that the erf has at present business rights which allow for a business development which may cover 100% of the property with a height restriction of 12 metres with associate loading areas, air conditioning apparatus, etc. which will have a far more negative impact on the value of the residential properties than a development as proposed. It is argued that a development as proposed with a coverage of 39% with 36% of the erf being used for functional open space with various viewing vistas throughout the development area will have a far less negative impact on surrounding property values. It is unfortunate, but any property of this size and with this development potential will have an effect on surrounding property values. The fact remains that the owners of properties adjacent to Erf 28005 George should always have realized that a development which might affect their property values is possible on this erf. This was thus not an unknown fact to these property owners.
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	Complies with.	All infrastructure required for the development will be provided by the developer at his cost in accordance with municipal requirements. This aspect is dealt with in point 5.13 of this Motivation Report.

Promote land development in locations that are sustainable and limit urban sprawl.	Complies with.	The property is in terms of the George Spatial Development Framework. 2023 located within the urban edge of the George Municipal area and is in terms of the framework targeted for urban development. The proposal will thus not result in urban sprawl.
Result in communities that are viable.	Complies with.	The development of Erf 28005 George with flats, as proposed in this application, will contribute towards increasing the viability of the Garden Route Mall Precinct, which will have a positive effect on the economy of George. This will result in additional income for the Municipality, which could be used for the improvement of quality of services to all the citizens of George.

Spatial efficiency		
Criteria	Compliance	Planning Implication
Land development optimises the use of existing resources and infrastructure.	Complies with.	The required infrastructure for the proposed development will be provided by the developer at his costs. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden on municipal budget for the provision services infrastructure. This aspect is dealt with in more detail in point 5.13 of this Motivation Report.
Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.	Complies with.	In terms of the contents of this Motivation Report the proposed development will have no negative financial, social, economic or environmental impacts. It will thus be possible to comply with any procedures which the George Municipality has designed to minimise

		negative financial, social, economic or environmental impacts.
Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.	Complies with.	George Municipality has adopted the George Municipality: Land Use Planning By-law, 2023 which prescribes procedures and time frames developers must comply with when submitting land use applications, and which officials must consider when considering applications. This application has been prepared in accordance with the stipulations of the George Municipality: Land Use Planning By-law, 2023 and the application will therefore be managed and considered in accordance with the time frames as prescribed.

Spatial resilience		
Criteria	Compliance	Planning Implication
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.	Complies with.	The application erf is situated within the urban edge of George, in an area indicated for high density residential development in the George Spatial Development Framework, 2023.

Good administration		
Criteria	Compliance	Planning Implication

All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.	This is general principle that municipalities need to comply with.	Input was received from all spheres of government when the George Spatial Development Framework, 2023 was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As the development proposal can be deemed to comply with the contents of the George Spatial Development Framework, 2023 it can be stated that the proposal complies with the specific criteria.
All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.	This is general principle that municipalities need to comply with.	Input was received from all government departments and sectors when the George Spatial Development Framework, 2023 was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the two Frameworks. As it can be deemed that the development proposal complies with the contents of the Frameworks, it can be stated that the proposal complies with this specific criterion.
The requirements of any law relating to land development and land use are met timeously.	This is general principle that municipalities need to comply with.	The George Municipality has adopted the George Municipality: By-law on Land Use Planning, 2023 which prescribes procedures and timeframes which developers must adhere to when submitting land use applications and which officials needs to take into consideration when considering applications. This application has been prepared in keeping with the requirements as per the George Municipality: By-law on Land Use Planning, 2023 and the application will from date of submission be dealt with and be considered within the timeframes prescribed in the by-law.

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

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

In terms of Section 20 of SPLUMA municipalities must adopt spatial development frameworks which address the contents as listed in section 21 of SPLUMA. In terms of Section 22(1) of SPLUMA a municipality may not make a decision which is inconsistent with a municipal spatial development framework. The Spatial Development Frameworks applicable to Erf 28005 George are discussed in points 6.5.6 to 6.5.7 below. It is indicated in these points that the opinion is held that the proposed development application can indeed be considered compatible with these Spatial Development Frameworks. The proposal can thus also be regarded to be compatible with these sections of SPLUMA.

In terms of Section 24 of SPLUMA municipalities must adopt and approve a single land use scheme for its entire area. The George Municipality has adopted the George Integrated Zoning Scheme By-law, 2023. The compliance of the application with the mentioned scheme is discussed in point 6.6.8 below.

From the content of this point it is clear that the application can indeed be accommodated within the stipulations of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA).

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

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

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

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

The compatibility of the development proposal with other existing spatial development frameworks is addressed in points 6.5.6 to 6.5.7 of this report.

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

6.5.4 National Environmental Management Act, 1998 (Act 107 of 1998)

Erf 28005 forms part of a development approved in 2011 for Portion 22 of Farm Kraaibosch 195 and Erf 23333 George. Several environmental authorizations in terms of the National Environmental Management Act, 1998 (Act 107 of 1998) were issued for the development of

Portion 22 of Farm Kraaibosch 195 and Erf 23333 George. The environmental authorizations applicable to the property is attached hereto as **Annexure “R”**. In terms of the environmental authorizations the zoning / land use for “Portion 8” (Erf 28005 with an area of 5,6987ha) is indicated as Business Zone 1 (offices) with a height limit of two storeys and coverage of 50%. In terms of this approval flats are also permitted but limited to a height of 2 storeys.

As it is the intention is to build blocks of flats with a height exceeding two storeys, an amendment of the environmental authorizations referred to above and attached hereto as **Annexure “R”** will be required.

The developer has appointed Virdus Works Development Management Consultants and Environmental Practitioners to attend to the amendment of the environmental authorizations. It is anticipated that this process will take 38 to 42 weeks from time of initiation to receipt of a decision / environmental authorization.

The environmental authorization will be immediately forwarded to the George Municipality when it is received from the Western Cape Government: Department of Environmental Affairs and Development Planning.

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

In terms of Section 38 of the National Heritage Resources Act, 1999 (Act 25 of 1999) the types of development for which Heritage Impact Reports may be required include:

- a) *“the construction of a road, wall, power line, pipeline or canal or similar form of linear development longer than 300 meters, or a bridge or similar construction, longer than 50 meters;*
- b) *a development or activity that would change the character of a site, comprising three or more existing erven or subdivisions thereof, or three or more erven or subdivisions thereof consolidated within the past five years, or a site exceeding 5 000 square meters, or of which the cost is more than an amount specified by SAHRA or a provincial heritage resources authority; and*
- c) *the rezoning of a site exceeding 10 000 square meters.”*

Erf 28005 George is 5,6987 hectares in extent and therefore Section 38 of the National Heritage Resources Act, 1999, Act 25 of 1999 (NHRA) is applicable. For the rezoning to be considered, Heritage Western Cape (HWC), as the competent authority, would have to issue a permit. Such a permit could be issued by consideration of a notice of intent to develop (NID), or, if HWC considers the change in use to be significant, then a full heritage impact assessment (HIA).

A notice of intent to develop (NID) application was subsequently submitted to Heritage Western for consideration. In response to the submission letter dated 4 May 2026, attached hereto as **Annexure “S”**, was received from Heritage Western Cape. In terms of the letter it is stated that no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

6.5.6 Western Cape Provincial Spatial Development Framework (WC-PSDF)

6.5.6.1 Introduction

The Western Cape Provincial Spatial Development Framework (WC-PSDF) not only provides for a new spatial development pattern for the province but also clearly points out where development may and may not take place. The provisions of the development framework must therefore be considered with any development proposal.

In terms of the framework, mention is made of several principles namely spatial justice, spatial sustainability, spatial resilience, spatial efficiency, accessibility and quality of life and good administration to which spatial planning must comply. The impact of the application on spatial justice, spatial sustainability, spatial resilience, spatial efficiency, has already been fully discussed in point 5.5.2 above and it has been shown that the proposed development complies with the mentioned principles.

Several policy statements are also highlighted in terms of the WC-PSDF which must specifically correlate with the mentioned principles. Some of the policy statements that are relevant to this town planning application will be addressed in the following points.

6.5.6.2 Protection of agricultural land

In terms of the WC-PSDF it is indicated that agricultural land must be protected. Erf 28005 George is zoned Business Zone I and is not used for agricultural purposes. This objective of the WC-PSDF is therefore not relevant to this application.

6.5.6.3 Urban edge

The WC-PSDF provides for a guideline which determines that towns should identify an urban edge, and that development should be restricted to areas inside the urban edge. The George Municipality identified an urban edge, and Erf 28005 George falls within the identified urban edge. As such, the proposed development will not result in "urban sprawl". The proposal therefore meets the requirement of this guideline set out in the WC-PSDF.

6.5.6.4 Densification

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

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

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

- The ability to walk to several different destinations on foot.
- Improve surveillance and security.
- Employment and retail opportunities within easy distance.
- Vibrant and active streetscape.

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

According to the framework, increased densities are best applied in towns that are under development pressure and, according to the framework, increased densities is an important tool to counter urban sprawl. George is under pressure to provide more affordable housing opportunities within walking distance of amenities, therefore the proposed development of high density residential development within the Secondary Node as proposed in the George Spatial Development Framework, 2023 will assist to limit urban sprawl in the future.

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

The option to develop vacant land that is located within the urban edge of a town and that is targeted for higher residential development in terms of an approved spatial development framework has been identified to achieve the increased density and counteract urban sprawl. This specific proposal involves the development of a vacant erf located within the urban edge of George and targeted for residential densification in terms of the George Spatial Development Framework, 2023. This development proposal, which will be developed at an average density of approximately 120 units per hectare, will contribute to the fact that the density prescribed by the framework will eventually be achieved and that urban sprawl will be limited.

This development takes place within the urban edge of George as well as a Secondary Node as proposed in the George Spatial Development Framework, 2023, thus in an environment that is inter alia indicated for residential densification in terms of the George Spatial Development Framework, 2023.

However, it is important to point out that densification must take place within acceptable areas and that it must not detract from the environment within which the densification is proposed. The desirability and impact of the higher density is also discussed in more detail in point 5.4 above.

In point 5.4 of this motivation report it is indicated that the residential density proposed in this application is considered appropriate within the Secondary Node as proposed in the George Spatial Development Framework, 2023.

The objectives as prescribed in the development framework are therefore achieved with this application.

6.5.6.5 Self-sustainability of development

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

The development will be erected at a cost of approximately R 1.38 billion. As such, the development of the erf with 680 flats will have a positive effect on the economy of George and contribute to the fact that not only the George Municipality, but also various suppliers of materials and services, can generate additional income from the development, income that can be used towards the improvement of the quality of life of the respective service providers as well as the resident of George in general.

The WC-PSDF furthermore states that settlement areas that have sufficient natural resources and an economic development potential to accommodate self-sustaining long-term population growth must be identified and that development outside the areas must be prevented and developments must be channelled to the settlement areas. George is the main town of the Southern Cape and has already proven that it is a town that has the development potential to be

self-sustainable. The proposal will make a positive contribution to the further strengthening of George as a self-sustainable town. The proposal to establish the development within George is therefore in line with the specific guideline of the WC-PSDF.

6.5.6.6 Public Transport

The WC-PSDF states that "non-motorised" and public transport should be promoted. Erf 28005 George is located adjacent Park Avenue and within a mere 220 metres from various bus stops and a taxi rank located at the Garden Route Mall. The property is thus located within a public transport service PT 1 area as per the George Integrated Zoning Scheme By-law, 2023 in terms of which certain incentives regarding the provision of parking spaces are available to a development. The development proposal therefore also complies with the guideline contained in the WC-PSDF in this respect.

6.5.6.7 Summary

From the content of point 6.5.6 it seems clear that the application can indeed be considered compatible with the WC-PSDF.

6.5.7 George Spatial Development Framework, 2023 (GSDF)

Erf 28005 George is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and the framework therefore applies to this application.

Erf 28005 George is situated in a proposed "Secondary Node" as indicated on Map 37: "Composite Spatial Development Framework for the George City Area" in the George Spatial Development Framework, 2023 (GSDF). This "Secondary Node" is referred to as the Eastern Commercial Node in the GSDF. In terms of the GSDF this node focus at present on the commercial potential of the N2 and in terms of the GSDF consists of mixed residential opportunities. The proposed development of Erf 28005 George with 680 flats will strengthen the mixed residential component located in this node.

In table 13: "Spatial Elements", "*Residential Densification*" is explained as follows:

- *“Densification zones are areas within existing settlements where residential densification should be accommodated and promoted through appropriate mechanisms such as redevelopment, infill, subdivisions, second dwellings, sectional title, greenfield or brownfield development.*
- *Densification is promoted in all urban areas with specific focus on areas surrounding primary transport corridors and identified nodes. Density – measured as walking distance from public transport route (80u/ha (or more to be motivated) for 150m, 60u/ha in 151-350m and 45u for 351-500m”).*

The subject property is adjacent Park Avenue, one of the mains bus routes through this area, and within a mere 220 metres from the bus termini and taxi rank located at the Garden Route Mall. The property, therefore, falls under the *“80u/ha (or more to be motivated) for 150m”* category. In terms of the development proposal a density of approximately 120 dwelling units per hectare is proposed, thus higher than the density proposals as per the GSDF. In terms of the above extract it is, however, possible with the provision of additional motivation, for higher densities to be allowed.

The desirability and impact of the higher density is discussed in more detail in point 5.4 above. In point 5.4 of this motivation report it is indicated that the residential density proposed in this application is considered appropriate. The objectives as prescribed in the development framework are therefore achieved with this application.

In terms of Policy 4.5.3.2. C2.3

“Densification is supported in all nodal precincts and in density zones along main transportation corridors. The position, nature, composition, scale, design of higher density residential development will relate to the context of the development site.”

As has been indicated in the paragraphs above Erf 28005 George is located in a “Secondary Node” referred to as the Eastern Commercial Node in the GSDF. This area is characterized by the Garden Route Mall, the Eden Meander Mall, office developments and various higher density residential developments. The scale and design of the higher density residential development

proposed by virtue of this application is a land use associated and regarded to be compatible with a business precinct. It is as such argued that the proposal can be regarded as being compatible with the vision for this area.

Except for the indication that the application property falls within the Urban Edge of George, as well as within the area identified for “*Densification*” and thus complies with the broader principle of densification, the George Spatial Development Framework, 2023, contains no specific future development proposals for this area which could be used to evaluate the compatibility of a land use application with the Spatial Development Framework.

6.5.8 George Integrated Zoning Scheme By-Law, 2023

Erf 28005 George which is currently zoned Business Zone I in terms of the George Integrated Zoning Scheme By-Law, 2023 will be rezoned to Residential Zone IV to allow for the erf to be developed with 680 flats.

Erf 28005 George has an area of 5,6987 hectares and has been vacant for many years. This property forms an integral part of the Secondary Node” referred to as the Eastern Commercial Node in the GSDF and is as such earmarked as an ideal erf to allow for the intensification of higher order land uses as well as for residential densification.

Erf 28005 George is at present zoned Business Zone I which allows for flats to be developed on the erf with the consent of the George Municipality. As the whole property is to be developed with flats Section 20 in the George Integrated Zoning Scheme By-law, 2023, which reads as follows, becomes relevant.

- “20.(1) *The land use descriptions and development parameters applicable to each primary and consent use right depicted in the table in Schedule 1 are described in Schedule 2.*
- (2) *Development parameters are applicable to use rights only and, notwithstanding the zoning of an erf, a specific use right will always have the same development parameters as listed in Schedule 2, provided that the Municipality may grant a departure from the development parameters in terms of the Planning By-law.*

(3) *Consent uses, as listed in Column 3 of Schedule 1, shall be subject to the following conditions:*

- (a) *when a consent use is granted in a particular zone, the applicable land use must be supplementary to the primary use right allowed under the particular zone; and*
- (b) *when it is intended to utilise land exclusively for a consent use in a particular zone and the land use is a primary right in another zone, application must be made for rezoning to the zone where the applicable land use is a primary right;”*

As Erf 28005 George is to be developed in totality with flats the erf will have to be rezoned to General Residential Zone IV. The following table indicates the development parameters applicable to flats as applicable terms of Schedule II of the By-Law as well as the compliance of the development proposal with the different parameters:

Development parameter	Description	Adherence
Height	15 metres	Lower than 15 metres - complies
Coverage	60%	39.6% - complies
FAR	2	0.8 – complies
Street building line	5 metres.	5 metres – complies
Side and rear building lines	3 metres up to 8.5 m in height 4,5m above 8,5m in height	Complies
Parking	Normal areas – 1.75 bays per flat consisting of three or more habitable rooms plus 0.25 bays per flat for visitors PT - 1.25 bay per flat consisting of three or more habitable rooms plus 0.25 bays per flat for visitors	Application is made for the relaxation of the parking requirements applicable to flats.
Open space	10% of erf size – 569,87m ²	20 456m ² (36%) provided - complies

Refuse/service yard	Required	Provided
Site development plan	Required	Will be submitted after approval of application

Apart from the parking requirements the development proposal will comply with the land use parameters applicable to flats as per a General Residential Zone IV zoning.

The application for a departure of the parking requirements is motivated in point 5.11 of this motivation report.

The proposed development can thus be accommodated within the development parameters applicable to flats as per the George Integrated Zoning Scheme By-law 2023.

6.5.9 Title Deed

Although the title deed of a property is not a planning document, it sometimes still contains conditions which may have an essential impact on the development potential of a property.

The title deed of Erf 28005 George was scrutinized, and it was found that the title deed contains the following condition which might pose a restriction on the proposed development:

“G. By virtue of Certificate of Registered Title No. T5509/2007 the within mentioned property is SUBJECT FURTHER to the following conditions laid down by the Controlling Authority of the South African National Roads Agency upon approval granted on 30th July 2004 in terms of Section 49 of the National Roads Act 1998, No. 7 of 1998, namely:

- 1. Die voorgestelde weegbrugterrein op die Restant Gedeelte 22 vandie plaas Kraaibosch 195, George nie deel uitmaak van die onderverdeling van die moeder eiendom nie, maar gereserveer bly vir 'n toekomstige weegbrugterrein verleen, nie gekanselleer word nie.*

2. *Met die uitsondering van bestaande bouwerke, mag geen bouwerk of enigiets anders hoegenaamd sonder die skriftelike goedkeuring van Die Suid-Afrikaanse Nasionale Padagentskap Beperk binne 'n afstand van 20 meter, gemeet van die nasionale padreserwegrens, opgerig word nie.*
3. *'n Permanente 2 meter baksteenmuur of sekuriteitsheining moet opgerig word op die gemeenskaplike grens van die nasionale pad en die eiendom. Detailplanne van die voorgestelde muur/sekuriteitsheining moet aan Die suid-Afrikaanse Nasionale Padagentskap Beperk voorgelê word vir skriftelike goedkeuring.*
4. *Geen direkte toegang tot of uitgang vanaf bogenoemde eiendomme na die nasionale pad toegestaan sal word nie. Toegang sal slegs verkry kan word vanaf die bestaande T2/10 in ooreenstemming met die Provinsiale Administrasie.*
5. *Die Suid-Afrikaanse Nasionale Padagentskap Beperk sal nie aanspreeklik gehou word vir enige skade of waardevermindering van die eiendom wat voortspruit uit enige impak wat die ontwikkeling wat hiermee goedgekeur word mag hê op die huidige stormwater dreinerings van die eiendom. Die Suid-Afrikaanse Nasionale Padagentskap Beperk behou die reg voor om enige voorwaardes in hierdie verband neer te lê wat redelik geag word onder die omstandighede.*
6. *Die Suid-Afrikaanse Nasionale Padagentskap Beperk sal nie in die toekoms aanspreeklik gehou word nie vir enige geraas wat ontstaan van die nasionale pad indien dit 'n probleem skep vir enige ontwikkeling langs die nasionale pad, en of die ontwikkelaar of die grondeienaar of plaaslike owerheid sal derhalwe verantwoordelik wees om die nodige stappe te neem om die geraas waarvoor gekla word te verminder."*

As Erf 28005 George is no longer located adjacent to the N2 National Road and the conditions are no longer relevant as far as this erf is concerned it is regarded desirable to have these conditions removed from the title deed of Erf 28005 George, hence the application for removal of condition G from Title Deed T9658/2020, the title deed of Erf 28005 George.

In terms of Part 7 of Chapter IV of the Western Cape Land Use Planning Act, 2014, a municipality must take at least the following into account when considering an application for the removal of any title restriction:

- (a) *“the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement;*
- (b) *the personal benefits which accrue to the holder of rights in terms of the restrictive condition;*
- (c) *the personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is removed, suspended or amended;*
- (d) *the social benefit of the restrictive condition remaining in place in its existing form;*
- (e) *the social benefit of the removal, suspension or amendment of the restrictive condition;*
and
- (f) *whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.”*

Condition G in Title Deed T9658/2020, the title deed of Erf 28005 George is registered in favour of SANRAL and has been registered for the sole purpose of protecting the rights of SANRAL in respect of any future development along the proclaimed SANRAL N2 National Road reserve.

Erf 28005 George is located approximately 350 metres to the northwest of the N2 National Road reserve and has no common boundary with the N2 National Road reserve. From a town planning point of view it is abundantly clear that condition G in Title Deed T9658/2020, the title deed of Erf 28005 George, is no longer relevant as far as Erf 28005 George is concerned.

The removal of the conditions will as such have no effect on the N2 National Road reserve and will allow Erf 28005 George to be developed in accordance with the recommendations contained in the applicable spatial development frameworks and will furthermore allow the property to be developed to its full potential. The proposed application for removal of the restrictive condition of title can thus be regarded to be compatible with the existing planning documents, spatial plans, legislation and policy documents.

It is thus argued that there is no further need for the continued existence of the conditions in the title deed of the property.

As far as the aspects that need to be addressed in terms of the Section 7 of Chapter 4 of the Western Cape Land Use Planning Act, 2014 are concerned, it can be unequivocally stated that:

- Condition G in its current form has a major impact on the financial value of the property as it restricts the owner of Erf 28005 George from developing the property in accordance with the development potential it has in terms of its proposed General Residential Zone IV zoning;
- the condition has no personal benefits for the owners of Erf 28005 George - the condition in fact restricts the benefits of the owners as it restricts the owners from developing the property in accordance with the development potential it has in terms of its proposed General Residential Zone IV zoning;
- the new owners will gain personal benefit through the removal of the condition as it will allow the owners to develop the property in accordance with the development proposal;
- the removal of the condition will allow the owners to develop the property with a 680 flats to the social and economic benefit of the community of George; and
- the removal of the condition will not in any way affect the rights of the new owners to develop the erf as proposed. Without the removal of the condition the new owners will not be able to develop the property in accordance with the envisaged development proposal as set out in this Motivation Report.

The current condition is thus restrictive and prevents the proposed development from being implemented. The removal of the condition will make it possible for the owners to develop the property to its maximum potential, without any other party being negatively affected by the removal of the restrictive title conditions.

There is thus no reason why the application for removal of condition G in Title Deed T9658/2020, the title deed of Erf 28005 George cannot be supported.

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

6.5.10.1 Introduction

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

6.5.10.2 General guidelines

6.5.10.2.1 Location

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

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

The high-density development which is proposed by virtue of this application is located in a proposed “Secondary Node” as indicated on Map 37: “Composite Spatial Development Framework for the George City Area” in the George Spatial Development Framework, 2023 (GSDF). This “Secondary Node” is referred to as the Eastern Commercial Node in the GSDF.

This “Secondary Node” is classified as an intensification area where mixed use developments are to be promoted. The subject property is located adjacent to Park Avenue, one of the main bus routes through this area, and within 200 metres from the Garden Route Mall and the Eden Meander Mall. Various shops, restaurants, etc. are thus located within easy walking distance to provide in the daily needs of the residents. This “Secondary Node” furthermore offers a large number of the job opportunities. The proposed development of flats on Erf 28005 George therefore complies with the abovementioned “*location*” guidelines.

6.5.10.2.2 Maintenance and management

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

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

The flats will not be alienated and will only be available on a rental basis which will be managed by Century Property Developments, the future owner of Erf 28005 George. Century Property Developments owns approximately 12 similar developments throughout South Africa and has as such extensive knowledge and experience in managing and maintaining a rental development of this size. This guideline will thus be adhered to.

6.5.10.3 Built form guidelines

6.5.10.3.1 Development blocks

According to the guidelines high density housing development blocks should:

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

From the site development plan attached as **Annexure “B”** it is clear that the layout complies with the requirements as set out above. The proposed layout makes provision for connectivity, accessibility, flexibility and efficient use of space with excellent pedestrian accessibility, easy movement possible throughout the development and easily accessible functional open spaces.

It is as such argued that the proposal complies with this guideline.

6.5.10.3.2 Height and massing

According to the guidelines high density housing development should:

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

A Visual Impact Study, which is attached hereto as **Annexure “T”**, has been prepared by Paul Buchholz. The visual impact of the proposed development as seen from various vantage points is discussed in detail in the Visual Impact Study.

The following conclusion is reached in the Visual Impact Report:

“The proposed development involves the construction of 18 residential apartment buildings on erf 28005, George. The site is located within the existing urban edge, immediately west of the N2 and south of Knysna Road, in an established commercial node that includes the Garden Route Mall, George Meander Mall, Builders Warehouse, and associated commercial developments. The site is currently undeveloped and covered by natural fynbos vegetation, giving it a distinctive open and green character within an otherwise heavily developed urban commercial precinct. The site is currently zoned Business 1 (100% site coverage, 15m height

limit) and the application seeks to rezone it to Residential 4 (60% site coverage, 15 m height limit); the proposed development's estimated site coverage of 39.6% is well within both the existing and proposed limits.

This Visual Impact Assessment examined the proposed development from three observer locations, namely the N2 road corridor, Knysna Road, and the directly adjacent residential neighbourhood to the south and west, as well as from the broader George and Garden Route landscape context, and the findings differ significantly depending on who is looking and from where. Considering first the N2 road corridor at observer location A, the N2 carries a high volume of traffic, but its visual character at this location is already dominated by large-format commercial buildings, including the Garden Route Mall, that sit between the road and the development site and substantially screen the proposed development from approaching vehicles. Only a narrow gap in the built-up commercial frontage provides any view toward the site, and even then, views are fleeting due to vehicle speed, the seated position of road users, and the oblique angle of approach. Traffic approaching from Knysna will have the development behind them and will experience no meaningful view at all. The visual impact from the N2 is therefore assessed as low, both before and after mitigation.

Turning to Knysna Road at observer location B, the road provides somewhat more direct access to views of the site, as the proposed development's northern and eastern elevations will be visible from the road over and around existing commercial structures. However, this is also a movement corridor with moderate receptor sensitivity, occupied by pedestrians, cyclists, and passing vehicle occupants who are oriented toward the road itself rather than the broader landscape. Views will be of a built residential development within an established urban commercial context, which does not represent a jarring or incongruous visual intrusion in this setting. The visual impact from Knysna Road is assessed as low to medium before mitigation and low after the implementation of mitigation measures.

The most significant visual impact of the proposed development is experienced from the adjacent residential properties at observer location C. The residential properties along the southern and western boundary of erf 28005 are single-storey dwellings classified as high-sensitivity receptors, and residents of these homes will look directly at four-storey buildings from distances of only a few metres. This will fundamentally alter the visual outlook from these properties,

partially blocking views of the Outeniqua mountain backdrop that currently give this neighbourhood much of its visual amenity and sense of place.

Before mitigation, the intensity of visual impact from these properties is high and the significance is high. Mitigation measures, including a landscape buffer of indigenous screening vegetation along the shared boundary, stepped massing and architectural articulation of the building facades facing the residential boundary, a considered colour scheme using earthy non-reflective tones, and a detailed landscape plan, can reduce contrast and improve visual integration over time, but cannot remove the impact. A four-storey building remains a four-storey building. After mitigation, the residual intensity is medium and the residual significance is medium for these receptors, representing a permanent and irreversible change to the visual environment of these neighbouring properties.

In terms of the wider landscape context, the proposed development is located within the George urban node and well within the urban edge defined by the George Municipal Spatial Development Framework. The site does not fall on or near a ridgeline, mountain, or topographically prominent features, and does not intrude into the skyline as seen from the N2 scenic corridor or from any heritage or conservation area. The Outeniqua mountains will remain the dominant visual backdrop in all views and will not be obscured by the proposed development from any public viewing location. The wider visual character of this part of George is that of an established urban commercial and residential node, and in this context the proposed residential development represents an intensification of urban land use consistent with the commercial character of the surrounding area and consistent with the type of development that the GSDF and the Garden Route Environmental Framework seek to accommodate within the urban edge.

The proposed development on erf 28005 is visually acceptable from the perspective of the wider George urban landscape, the N2 scenic corridor, and the Garden Route regional context, with a low visual impact on public road users and the broader townscape consistent with the urban commercial character of the surrounding node. The development does not threaten any heritage, conservation, or regionally significant scenic resource. The visual impact on the directly adjacent single-storey residential neighbours is, however, significant and permanent. With carefully designed, specific, and enforceable mitigation conditions focused on the boundary interface with

the residential properties to the south and west, the residual visual impact can be reduced to a medium level.”

From the extract above from the Visual Impact Report, it is clear that the proposed development can be regarded as being compatible with the guidelines regarding the height and massing of the proposed development.

6.5.10.3.3 Land use

According to the guidelines high density housing development should

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

The proposed high-density development which is proposed by virtue of this application is located in a proposed “Secondary Node” as indicated on Map 37: “Composite Spatial Development Framework for the George City Area” in the George Spatial Development Framework, 2023 (GSDF). This “Secondary Node” is referred to as the Eastern Commercial Node in the GSDF.

This “Secondary Node” is classified as an intensification area where mixed use developments are to be promoted. The development of Erf 28005 George can be classified as appropriate densification within the identified “Secondary Node” as per the George Spatial Development Framework, 2023. The development proposal therefor aligns with the George Municipality’s future vision for this “Secondary Node”. The proposal will contribute positively towards encouraging, strengthening and clustering land uses in the Eastern Commercial Node as identified in the GSDF.

6.5.10.3.4 Building placement and coverage

According to the guidelines high density housing development should

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

In terms of the Site Development Plan for the proposed development, a development is proposed whereby the proposed blocks of flats will be orientated to the north, no block of flats will be longer than 70 metres with parking bays easily accessible to all the proposed blocks of flats. The proposed development will comply with the building placement and coverage as proposed in this guideline.

6.5.10.3.5 Interface and street frontage

According to the guidelines high density housing development should

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

The various guidelines above have to a large extent been incorporated in the proposed development by virtue of the fact that

- all buildings will face towards the north and as such towards the core of the “Secondary Node”, i.e. the Eden Meander Mall/Garden Route Mall and its adjacent high intensity developments,
- all entrances to the buildings will face the street frontages of the internal roads,
- all buildings will provide ground floor access to all flats to be developed on the ground floor of the blocks of flats,
- the flats on the upper floors will include balconies,
- dedicated landscaped walking areas between the various blocks of flats, the clubhouse, gymnasium and outdoor recreation facilities will be developed, and
- the development has been broken up into 18 blocks of flats which will be developed in varying positions on the erf.

It is as such argued that this guideline will be met by virtue of the development proposal.

6.5.10.3.6 Security

According to the guidelines high density housing development should

- not be a gated development or complex.
- address security at an internal superblock or building level.
- link security cameras to CCTV.
- create multiple entrance points to increase connectivity.
- minimise perimeter fences.

The security guidelines are directed at social housing, group housing and town housing developments and are not applicable to private high density flats development as proposed by virtue of this application. Security is a very important aspect of this development proposal and therefore a perimeter wall and fence with a security gate and internal CCTV cameras is proposed. The required stacking space will be provided at the main entrance to the development precinct. The street boundary walls will however comply with municipal requirements which requires that a certain percentage of the street boundary walls should be permeable thereby lessening the effect that the development is in fact a gated development.

It is as such argued that this guideline will be met by virtue of the development proposal.

6.5.10.3.7 Development aesthetics

According to the guidelines high density housing development should

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

The development aesthetics does comply with the guidelines and as indicated in the extract of the Visual Impact Report referred to in point 5.5.10.3.8. the proposed blocks of flats will also have a varied and articulate building façade with a muted colour scheme as proposed in this guideline. The development will be fenced in by a security fence that will comply with the George Municipality's requirements regarding the aesthetic appearance of street boundary fence walls.

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

It is as such the developer's intention to comply with this development guideline.

6.5.10.4 Public realm guidelines

6.5.10.4.1 Streets and spaces

According to the guidelines high density housing development should

- provide a series of functional open spaces.
- locate open spaces at accessible places where they are overlooked.
- cluster activities with a public nature with spaces and along structuring routes.

- provide an integrated movement network.
- design streets and spaces to be multi-functional.
- create visually unified developments using landscape elements.
- provide sidewalks with a minimum width of 2m.
- provide pedestrian lighting on all streets and spaces.
- create recreational areas on roofs on high density sites.

The mentioned guidelines have been incorporated within the development footprint of the development proposal with two functional open spaces located at accessible places within the development which are furthermore linked by an integrated landscaped pedestrian movement network.

The total development site will furthermore be extensively landscaped in accordance with a landscape plan to be approved by the George Municipality. The proper landscaping of the development forms an important development element which contributes to the success of similar developments that have been undertaken by Century Property Developments across South Africa.

This guideline will as such also be met by the developer.

6.5.10.4.2 Parking

According to the guidelines high density housing development should

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

Application is made for the relaxation of the parking requirements applicable to the development. A motivation in support of the application for relaxation of the parking requirements is provided

in point 5.11 of this motivation report. To lessen the impact of the parking requirements extensive landscaping will be undertaken to soften the effect of the parking bays on internal layout of the development area.

6.5.10.4.3 Hard and soft landscaping

According to the guidelines high density housing development should

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

The total development site will be extensively landscaped in accordance with a landscape plan to be approved by the George Municipality. The two functional open spaces which will inter alia house outdoor sport facilities will form a key element within the landscape environment to be created. The proper landscaping of the development forms an important development element which contributes to the success of similar developments that have been undertaken by Century Property Developments across South Africa.

6.5.10.4.4 Lighting and furniture

According to the guidelines high density housing development should

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

The guidelines regarding lightning and furniture will form a key element in the landscape plan to be implemented for the proposed development. Provision will be made for sufficient, people scaled lighting in public spaces and places and at key buildings and entrances.

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

6.5.10.4.5 Stormwater management

According to the guidelines high density housing development should

- integrated SUD's into the street section.
- harvest rainwater and grey water.
- make use of well-maintained permeable paving if appropriate.

The proposed residential development places a strong emphasis on sustainable design, with certification to be pursued through EDGE under the guidance of the Green Building Council South Africa (GBCSA). The sustainability strategy focuses on three key areas: energy efficiency, water conservation, and responsible material selection. Energy efficiency measures include but are not limited to the integration of solar power systems, improved building insulation to reduce thermal loss, and the use of energy-efficient LED lighting throughout. Water-saving initiatives incorporate low-flow faucets and dual-flush toilet systems to significantly reduce water consumption. In addition, materials are carefully selected to minimize embodied energy, thereby reducing the environmental impact associated with their production and use, and contributing to a more sustainable built environment.

Furthermore, the development will place emphasis on enhancing the landscape through increased soft landscaping and the incorporation of bioswales. These features will assist in managing stormwater and reducing flooding risks, while also improving walkability, creating a more pedestrian-friendly environment, and enhancing the overall aesthetic appeal of the development.

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

6.5.10.4.6 Utility areas

According to the guidelines high density housing development should

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

The proposed development will comply with the utility area guidelines as the refuse yard and washing lines are screened and incorporated within the design of the proposed development.

6.5.11 Conclusion

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

6.6 Compatibility of the proposal with the character of the area

Erf 28005 George is located on the western side of the intersection of Platinum Drive with Park Avenue in die Garden Route Mall Precinct in an area that has been identified as a “Secondary Node”. This area has a mixed land use character with land uses varying from group housing / town housing, a retirement village, offices and business complexes with the Garden Route Mall and the Eden Meander Mall forming the main components of this area.

This “Secondary Node” is referred to as the Eastern Commercial Node in the GSDF. In terms of the GSDF this node focus at present on the commercial potential of the N2 and in terms of the GSDF consists of mixed residential opportunities. The proposed development of Erf 28005 George with 680 flats will strengthen the mixed residential component located in this node.

The proposed development will be in keeping with this character and can be seen as complementary and supportive of it. No unwanted precedent will therefore be created.

6.7 Compatibility of the proposal with the natural environment

Erf 28005 George is situated within the Urban Edge of George. Erf 28005 George is one of very few vacant stands in the “Secondary Node”, referred to as the Eastern Commercial Node in the GSDF and has as such a high development potential.

The proposed project site supports natural vegetation; however, this vegetation occurs as an isolated island within a substantially transformed urban environment, surrounded by existing commercial and residential developments on nearly all sides. Erf 28005 George is connected to the broader open space system only by a narrow strip of natural area linking it toward the N2 road, which limits both its ecological continuity and its contribution to a larger visually intact landscape unit. As a result, although the vegetation contributes some local green character and visual softening, it does not form part of a broad, continuous natural landscape and has a reduced scenic and visual resource value in the context of the surrounding developed corridor.

The proposed development will replace this isolated patch of vegetation with 18 blocks of flats to be developed in an area to be extensively landscaped. It is the intention to extensively use indigenous vegetation in the landscaping of the development area.

6.8 Potential of the erf

Erf 28005 George is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and the framework therefore applies to this application. The erf is located in an area that has been identified as a “Secondary Node”. The erf is furthermore also situated in the “Densification Zone” proposed for George.

In table 13: “Spatial Elements”, “*Residential Densification*” is explained as follows:

- *“Densification zones are areas within existing settlements where residential densification should be accommodated and promoted through appropriate mechanisms such as redevelopment, infill, subdivisions, second dwellings, sectional title, greenfield or brownfield development.*
- *Densification is promoted in all urban areas with specific focus on areas surrounding primary transport corridors and identified nodes. Density – measured as walking distance from public transport route (80u/ha (or more to be motivated) for 150m, 60u/ha in 151-350m and 45u for 351-500m”.*

The erf is adjacent to Park Avenue and is furthermore situated approximately 220 metres from the main Go-George bus stop and taxi rank located at the George Garden Route Mall. Erf 28005 George is thus located in close proximity of important public transportation facilities. The subject erf, therefore, falls under the “80u/ha (or more to be motivated) for 150m” category. In terms of the development proposal a density of approximately 120 dwelling units per hectare is proposed, thus higher than the density proposals as per the George Spatial Development Framework, 2023. The desirability of the higher density is motivated in this report. It is as such argued that the subject erf is to be developed to the highest development potential available.

6.9 Traffic Impact Statement

In terms of the comments as per the signed pre-application document a Traffic Impact Assessment (TIA) must be submitted as part of the application. The developer subsequently appointed ITS Innovative Transport Solutions Consulting Engineers to undertake the required TIA.

A Traffic Impact Assessment dated April 2026 was undertaken by ITS Consulting Engineers. The complete study is attached hereto as **Annexure “U”**. The purpose of this study is to determine the transport impacts of the proposed 680 residential development on Erf 28005 within the larger Eden Meander precinct. The assessment was done by considering all the completed developments within the Garden Route Mall precinct, and all the latent developments in the area. It also considers the existing transport system as improved over recent years.

In terms of the contents of the report the following conclusions are reached:

“Total Traffic Conditions: Under total traffic conditions, including the proposed development, the road network is expected to continue operating at acceptable levels, subject to the implementation of the proposed mitigation measures as well as the following upgrades:

- Upgrading the Platinum Drive/Park Road intersection (Int. 9) to a roundabout.
- Dualling of Park Road between Platinum Drive and Blue Mountain Boulevard.

Site Access and Circulation: The proposed access will be from Platinum Drive, approximately 10m from Park Road. Adequate storage length is provided at the gatehouse. No right-turn lanes are warranted.

Public Transport and NMT: The site is well located in relation to existing public transport infrastructure. The Go George bus network and minibus taxi facilities are within approximately 400 m walking distance of the site. No additional facilities are required.”

It is concluded that the additional traffic from the proposed development can be accommodated on the transport network with minor mitigation requirements. It is recommended that the proposed development be approved from a transportation point of view, provided that the proposed mitigation, as defined and indicated in the conclusion above, be implemented.

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

6.10 Access to the erf

The proposed development is located in the larger Garden Route Mall Precinct adjacent to Blue Mountain Village in George. Park Avenue borders the site to the east, Platinum Drive to the south and Blue Mountain Village and Gardens to the north and west.

The main access to the proposed development is proposed off Platinum Drive, approximately 100m southwest of the Platinum Drive/Park Avenue intersection. In terms of the development proposal a Main Gatehouse with two entry and one exit lanes will be provided off Platinum Drive. Sufficient storage capacity will be provided at the gates. In terms of the conclusions reached in

the Traffic Impact Assessment attached hereto as **Annexure “U”** it is concluded that adequate storage length is provided at the gatehouse and that no right-turn lanes are warranted.

The proposed access to the proposed development on Erf 28005 George will thus comply with the minimum standards applicable to an access to a development of the nature as proposed.

This aspect therefore places no restriction on the development proposal.

6.11 Provision of parking

The parking requirements applicable to different land uses are set out in a table in Section 42 of the George Integrated Zoning Scheme By-Law, 2023. In terms of a “*Normal Area*” as per the By-law 1.75 parking bays per flat consisting of three or more habitable rooms needs to be provided for the residents of the flat plus 0.25 bays per dwelling unit for visitors. In terms of a “*PT1 Area*” as per the By-law 1.25 parking bays per flat consisting of three or more habitable rooms needs to be provided for the residents of the flat plus 0.25 bays per dwelling unit for visitors.

In terms of the development proposal 244 flats with 2 or less habitable rooms are proposed whilst 436 flats with three or more habitable rooms are proposed. In terms of the number of flats 959 parking bays needs to be provided in terms of the “*PT1*” guideline, i.e. 305 parking bays for the 244 flats with two or less habitable rooms and 654 parking bays for 436 flats with three or more habitable rooms.

In terms of the development proposal 870 parking bays will be provided for the 680 flats. This relates to a parking ration of 1.28 parking bays per flat. The fact that the required number of parking bays for the development is to be provided at a lower parking ratio necessitates that an application for relaxation of the parking requirements is necessary.

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

- The parking bay requirements for the proposed development on Erf 28005 George is addressed in point 20 of the Traffic Impact Assessment attached hereto as **Annexure “U”**.

The following extract from the Traffic Impact Assessment addresses the parking requirements applicable to the proposed development.

“Based on the George Integrated Zoning Scheme By-Law (2023), the following parking rates are proposed for apartments and flats within the normal area and PT1 area:

Table 4: Parking Requirements		
Land use	Normal Areas	PT1 Areas
Apartment and Flats	1.25 bays per dwelling unit with 2 habitable rooms or less 1.75 bays per dwelling unit with 3 or more habitable rooms 0.25 bays per unit for visitors	1 bay per dwelling unit with 2 habitable rooms or less 1.25 bays per dwelling unit with 3 or more habitable rooms 0.25 bays per unit for visitors

The site falls in a PT1 zone and is only 220m away from the major bus mall next to the Garden Route mall. Based on the By-Law, the parking requirements for Erf 28005 (PT1 Zone) are summarised in the table below for the proposed land uses:

Table 5: Parking Calculation				
Unit Type	No. of Units	Parking Required for Residents	Parking Required for Visitors	Total Parking Required
2 habitable rooms or less	244	244 bays (1 bay/du)	61 bays (0.25 bays/du)	305 bays
3 habitable rooms or more	436	545 bays (1.25 bays/du)	109 bays (0.25 bays/du)	654 bays
TOTAL				959 bays

Based on the above, the By-Law requires 959 parking bays, which gives a rate of 1.41 bays/unit.

Based on the SDP, the following parking bays are currently provided for the development of Erf 28005 (refer to the site development plan):

Table 6: Parking provision for Erf 28005	
Number of Units	680 units
Parking Bays Provided	870 bays
Parking Rate	1.28 bays/unit

Based on the calculations in Table 5 and the parking provision summarised in Table 6, there is a shortfall of 89 bays.

However, to confirm the sufficiency of the parking provision for the proposed site, further parking demand surveys were undertaken at comparable residential developments, namely Crowthorne Luxury Apartments and Carlswald Luxury Apartments. Both of which are similar in nature and scale. The observed parking rates are summarised as follows per unit:

Table 7: Parking Survey Summary				
Development	No. of units occupied	Maximum	Average	85 th Percentile
Crowthorne Luxury Apartments	200	1.59	1.03	1.25
Carlswald Luxury Apartments	464	1.35	0.90	1.24

Based on the above parking survey summary, the provided parking rate of 1.28 bays/unit for Erf 28005 will be sufficient because it:

- *exceeds the observed average demand at similar developments,*
- *exceeds the 85th percentile rate at similar developments.*

It is therefore concluded that the number of parking bays as indicated on the SDP meets the parking requirements for this specific development type based on the surveys at similar developments.

Therefore, it is recommended that a parking provision rate of 1.28 bays per unit be accepted in lieu of the 1.41 bays per unit required by the By-Law. This reduced parking provision is further supported by the development's location within a PT1 zone and its proximity, approximately 220 m, to the major public transport interchange adjacent to the Garden Route Mall."

It is finally recommended in the TIA that the proposed parking provision of 1.28 bays per unit for the development on Erf 28005 George be supported. The TIA concludes by indicating

"It is recommended that the proposed parking provision of 1.28 bays per unit for the development on Erf 28005 be supported.

Although this rate is lower than the standard By-Law requirements, it is considered adequate and appropriate based on the following:

- *It exceeds the observed average parking demand at comparable developments,*
- *It meets or exceeds the 85th percentile demand at comparable developments,*
- *It is supported by the site's proximity to public transport, which reduces reliance on private vehicles.*

Accordingly, the proposed parking supply is sufficient to accommodate both typical and higher-demand conditions and is therefore acceptable from a transport planning perspective.

From the abovementioned extract of the TIA, it is clear that the application for relaxation of the parking requirements can be supported.

The following additional motivation is provided in support of the application for relaxation of the parking requirements applicable to the proposed development.

- In terms of the By-law on Land Use Planning for George Municipality, 2023, the parking requirements applicable to different land uses are detailed in table format in Section 42 of the mentioned by-law. In terms of the Table - "Minimum Off-street parking requirements" different parking requirements for the same type of land use are proposed depending on the area within which the erf is located. In terms of the by-law three typical parking area are identified, namely "*Normal areas, PT1 Areas and PT2 Areas*" with "*PT*" referring to "*Public Transport*". In terms of the table, it is apparent that, the greater the availability of public transport, the lower the parking requirement. The by-law however state that the "*PT1 Areas and PT2 Areas*" must be indicated on the zoning map that accompanies the by-law. At this stage, the areas have yet not been indicated on the zoning map and the parking requirements for the various areas cannot be applied without a specific application for relaxation of the parking requirements.
- It appears from discussions with officials who are directly involved in the determination of parking requirements that it is generally accepted that the lower parking requirement are acceptable along bus routes. Erf 28005 George is located only approximately 220 metres from the major bus terminus next to the Garden Route Mall and the taxi rank on the property of the Garden Route Mall. The proposed lower parking ratio is motivated on this basis.
- Erf 28005 George is located approximately 220 metres from the major bus mall next to the Garden Route Mall and the taxi rank on the property of the Garden Route Mall. There is therefore no doubt that the erf is located within a "*PT1 Area*" and that the parking ratios as proposed for the flats can be applied to this development.
- The purpose of a public transport service is to limit the use of the private vehicle to allow for the optimal use of the public transport service. By relaxing parking requirements, the

public is forced to use the public transport service. The relaxation of parking requirements therefore has a direct impact on the successful operation of the public transport service. In this particular case, the erf is located in such a location that any tenant / owner of a flat can, without any difficulty and problems, make use of the public transport service.

- The fact that the proposed flats are located near a public transport service route will ensure that the proposed development will also be extremely accessible to land uses that cannot be reached on foot, for example the George Central Business area.
- The fact that the development is located on a public transport service route will also make the development extremely accessible to any workers (housekeepers, etc.) who will be working in the flats.
- The proposed flats will be within walking distance of employment opportunities and all amenities to meet the daily needs of the residents of the flats. The relaxation of the parking requirements is therefore not going to limit the accessibility of any tenant as far as access to other land uses is concerned.
- In the signed pre-application form, it is indicated that the Directorate of Civil and Technical Services support an application for relaxation of the parking requirements. The support of the application by the Directorate indicates that the Directorate shares the view highlighted in the above points.

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

6.12 Visual Impact Assessment

A comprehensive Visual Impact Assessment for the proposed development of Erf 28005 George was prepared by Paul Buchholz. A copy of the Visual Impact Assessment report dated 13 July 2026 is attached hereto as **Annexure "T"**.

In terms of the Visual Impact Report the following comments are provided as far as “VISUAL CONSTRAINTS & MITIGATION” are concerned and which should in terms of the assessment be incorporated in the development proposal:

“9.1.1 Massing and building design at the residential interface

The most significant and irreversible visual impact identified in this assessment is the introduction of four storey apartment blocks directly adjacent to single-storey residential properties on the southern and western boundary of the site. Architectural design responses at this interface are the most effective available mitigation for this impact.

The following measures are required at the residential interface:

The buildings positioned along the southern and western boundary must incorporate a stepped massing profile, whereby the uppermost storey is set back from the boundary-facing elevation. This stepping reduces the apparent vertical mass of the buildings as seen from adjacent single-storey properties and introduces a degree of visual graduation between the proposed four-storey development and the existing single-storey residential fabric.

Horizontal articulation of the building facades facing the southern and western boundary must be incorporated into the architectural design. Facades should avoid presenting a single unbroken wall plane to adjacent properties. The use of recessed sections, balcony variations, projecting architectural elements, and varied roofline profiles will break the perceived massing and reduce the visual monotony of the boundary-facing elevations.

A minimum building setback of 5 m from the shared southern and western boundary is recommended. This setback, combined with the proposed boundary planting buffer, will create a spatial separation between the built form and adjacent residential properties that marginally reduces the perceived height and mass of the apartment blocks as seen from within those properties.

Flat or low-pitched roof profiles with non-reflective, matte finishes are required on all buildings. Complex roof forms with multiple planes are preferred over simple pitched roofs, as they break

up the apparent mass of the building when viewed from below and reduce the sharpness of the silhouette as seen against the sky.

9.1.2 Colour and material selection

The selection of exterior colours and materials for the proposed apartment blocks is the most cost-effective measure available for reducing the visual contrast between the development and its surroundings. Exterior wall colours must be selected from an earthy, muted palette that references the natural tones of the Garden Route landscape. Warm greys, sandy beiges, ochres, and soft terracottas are appropriate. Bright white, stark grey, and high-contrast colour combinations must be avoided, as they increase the visibility of the development from surrounding roads and residential properties and create strong contrast against the natural and built context. All exterior wall finishes must be low sheen or matte. Glossy or semi-gloss finishes reflect sunlight and increase the visual prominence of the buildings from distance viewpoints, including the N2 and Knysna Road corridors. This is particularly important for the upper floors of the apartment blocks, which are the portions most likely to be visible above the rooflines of the intervening commercial buildings from public roads.

Exterior glass must be specified with diffuse rather than reflective properties. Large arrays of mirror-glass windows on the upper floors of the buildings facing the N2 or Knysna Road must be avoided, as these create visible glare from distance viewpoints and draw attention to the development. Deep eaves, overhangs, and louvred screens should be used to shade glazed elevations and reduce reflected light.

Building materials should be selected for their visual compatibility with the surrounding residential and commercial context. The use of textured render, face brick in appropriate tones, and natural stone elements at the lower floors and boundary-facing elevations will provide visual warmth and texture that reduces the starkness of the built form as seen from adjacent residential properties.

9.1.3 Boundary landscaping and vegetation management

Landscaping at the southern and western boundary is the primary long-term mitigation measure for the visual impact on adjacent residential properties. While vegetation cannot eliminate the

visual impact of four-storey buildings, a well-designed and well-maintained boundary planting buffer will progressively soften the interface between the proposed development and the existing residential fabric and will, over time, screen the lower floors of the apartment blocks from within adjacent properties.

A detailed landscaping plan prepared by a registered landscape architect must be submitted as part of the building plan application. The plan must specifically address the southern and western boundary interface and must include a combination of fast-growing pioneer screening species, medium-growth indigenous shrubs and trees, and slower-growing canopy trees that will provide long-term height and screening.

All boundary planting must consist exclusively of indigenous plant species appropriate to the Garden Route. The boundary planting buffer must be a minimum of 3 m wide on the development side of the boundary, to allow for healthy root development, canopy spread, and long-term survival of the screening vegetation. A landscape management plan covering a minimum period of five years post-installation must be prepared and implemented, with annual assessment and replacement of failed planting.

Internal landscaping throughout the development must include a generous provision of canopy trees between and around the apartment blocks. The combination of boundary planting and internal soft landscaping will progressively green the development and contribute to the visual integration of the built form with the surrounding environment. Lawn alone is insufficient and a mix of lawn, indigenous groundcovers, shrubs, and trees must be specified.

9.1.4 Lightning design

Outdoor lighting for the proposed development must be designed and specified to minimise light spill beyond the development boundary and to prevent visible light pollution from adjacent residential properties and from the N2 and Knysna Road corridors.

All external lighting along roads, pathways, and parking areas within the development must be of the bollard or downward-facing type, with full cut-off shielded fixtures that prevent light from projecting upward or sideways. Only the illuminated ground surface should be visible from

outside the development, not the light source itself. Security lighting at the perimeter of the development must be movement-activated and must not remain on continuously throughout the night. No floodlighting is permitted at the entrance gatehouse. No building facade uplighting or roof illumination is permitted on any of the apartment blocks.

Interior lighting within the apartment units must be designed to prevent the buildings from creating a mass light effect visible from surrounding residential properties. This is particularly relevant for the upper floors of the apartment blocks facing the southern and western boundary, which will be in the direct field of view of adjacent single-storey residents. Window coverings must be specified or encouraged to be closed during evening hours.

9.1.5 Construction management

The construction phase represents the period of greatest visual modification, as all existing vegetation on the site will be removed and replaced by construction activity, earthworks, and building materials. The following measures must be implemented during construction to minimise the visual impact on adjacent residential properties and road corridor receptors. The construction site must be enclosed on its southern and western perimeter with solid hoarding of a minimum height of 2 m, painted in neutral, non-reflective tones. This hoarding will provide immediate screening of construction activity from adjacent residential properties and reduce the visual intrusion of construction equipment and materials. Construction material storage, equipment parking, and site office facilities must be located on the northern portion of the site, away from the residential boundary, so as to minimise the visual intrusion of construction activity on adjacent residential receptors.

On completion of each phase of construction, disturbed ground surfaces not immediately built upon must be covered with temporary seeding or erosion control matting to prevent bare soil exposure and the associated visual scarring and dust generation.

9.1.6 Glint and Glare

Glint and glare from reflective surfaces on the proposed apartment blocks represent a potential visual impact on both the adjacent residential receptors to the south and west and on road

corridor receptors using the N2 and Knysna Road. Glint refers to a momentary, bright flash of reflected light caused by a moving light source or observer angle, while glare refers to a sustained bright reflection that causes visual discomfort or impairs vision. Both effects increase the visual prominence of a development and can cause significant irritation to both stationary and moving viewers.

The primary sources of glint and glare on a multi-storey residential development of this type are large, glazed window surfaces on upper floor elevations, polished metal cladding, aluminium fascia boards and flashings, glass balustrades and balcony panels, and any glazed or polished roof elements. Given that the upper floors of the apartment blocks will be the most visible portions of the development from the N2, Knysna Road, and from within adjacent residential properties, the management of reflective surfaces at upper floor level is of particular importance. All glazing on the upper floor elevations of the apartment blocks, and in particular on the northern elevations facing the N2 and Knysna Road and the southern and western elevations facing the residential boundary, must be specified with a low-reflectance coating or tinted glass with a visible light reflectance value not exceeding 20%. Standard clear float glass, which can have a visible light reflectance of 8 to 15%, is acceptable provided it is set within deep reveals, overhangs, or louvred screens that prevent direct solar reflection toward road users or adjacent properties during peak sun angles. Mirror glass and high-reflectance solar control glass must not be used on any elevation visible from a public road or from adjacent residential properties.

Metal cladding, aluminium window frames, fascia boards, gutters, and roof flashings must be specified in powder-coated or anodised matte finishes in dark or mid-tone colours. Bright mill-finish aluminium and polished stainless-steel elements must not be used on any external surface. Where metal balustrades are specified for balconies on the upper floors, these must be of a vertical blade or mesh profile in powder-coated matte steel rather than glass panel balustrades, which create large reflective surfaces visible from distance viewpoints.

Glass balustrades, where used on balconies facing the residential boundary or the road corridors, must be of a frosted or acid-etched finish rather than clear glass, to diffuse rather than reflect incident light. Frameless clear glass balustrades at height, when viewed from below or at an oblique angle from road level, create both glint and glare effects that increase the visual

prominence of upper floor elevations and must therefore be avoided on all boundary-facing and road-facing elevations.

No polished, glazed, or metallic roof finishes are permitted. Roof surfaces must be finished in matte, low-reflectance materials such as dark-toned concrete roof tiles, matte fibre cement sheeting, or a membrane roof finish in a non-reflective dark colour. Where photovoltaic panels are installed on roof surfaces, they must be oriented and tilted to minimise glare toward adjacent residential properties and road corridors, and antireflective coated panels must be specified.

9.1.7 Fencing

Perimeter fencing on the southern and western boundary must be of a visually permeable design such as palisade or tubular steel, painted in dark, non-reflective tones (charcoal or dark grey) that recede visually rather than drawing attention to the boundary edge. Solid masonry or brick boundary walls are not recommended at the residential interface, as they create a harsh visual edge and prevent the growth of boundary planting through the fence line. Where masonry retaining structures are required, they must be finished in natural stone cladding or textured render in tones matching the boundary landscape palette.

9.2 Monitoring program

A monitoring program A monitoring programme must be implemented to ensure that the visual mitigation measures described in this section are properly implemented and maintained throughout the construction and operational phases of the development.

During the construction phase, monitoring must confirm that construction hoarding is in place and maintained along the southern and western boundary, that topsoil is being retained and stockpiled correctly, that construction waste and materials are not stored within the view of adjacent residential properties, and that the construction programme is progressing in a manner consistent with minimising the duration of visual disruption.

Prior to occupancy, a visual inspection must be conducted by the visual specialist to confirm that the boundary planting has been installed in accordance with the approved landscaping plan, that

all exterior colours and materials are consistent with the approved palette, that all lighting fixtures are of the specified full cut-off type and correctly aimed, and that the building facades at the residential interface incorporate the required stepped massing and horizontal articulation.

During the operational phase, the landscape management plan must be implemented over a minimum five-year period, with annual inspections to assess the establishment and health of the boundary planting. Failed or unhealthy planting must be replaced within one growing season of identification. Visual impact assessments should be conducted from the key receptor locations identified in this report. The southern and western boundary residential properties and the N2 and Knysna Road corridors at year one and year five post-construction, to verify that mitigation measures are performing as intended and to identify any areas where additional screening or design refinements may be required.”

From the contents of the abovementioned paragraphs it is clear that there is no reason from a visual point of view why the development may not be supported provided the various mitigation measures proposed in the abovementioned paragraphs are implemented.

6.13 Provision of services

6.13.1 Civil Engineering Services

The developer appointed Element Consultants Engineers to prepare a Bulk Engineering Services Report for the proposed development. The Bulk Engineering Services Report is attached hereto as **Annexure “V”**.

In terms of the report, the following conclusions are reached in respect of the proposed development on Erf 28005 George:

1. *“Erf 28005 is part of the larger Eden Meander precinct of which a significant percentage of development has successfully been completed over the past decade.*
2. *The project proposes the development of 680 residential apartments, complete with a gatehouse and leasing office, clubhouse, gym facility, multi-purpose sports fields, parklands and communal laundry.*

3. *The proposed development is located on Erf 28005, George. The site is bound to the south by Platinum Drive, to the east by Park Road and to the north and west by existing residential development. Access to the proposed development is obtained from the south from Platinum Drive.*
4. *The proposed development will be performed in line with an existing services agreement with the George Municipality in terms of the external and bulk services. All external and bulk services is or will be provided and designed in line with the services agreement.*
5. *Water:*
 - a. *The Average Annual Daily Demand (AADD) for this proposed development is estimated at approximately 127.5kl/day. Peak factors will be considered during the detail design stage of the project.*
 - b. *Bulk water is available for this development in accordance with the existing services agreement and new discussions with the local municipality. Letters of confirmation from George Municipality, as well as GLS, are attached as addendum.*
 - c. *An existing municipal bulk water connection for this erf has been provided on Platinum Drive on the southern boundary of the site on the existing 160mm uPVC class 12 bulk line.*
 - d. *No upgrades will be required to the municipal bulk water network, as confirmed in the letters of both George Municipality and GLS.*
6. *Sewer:*
 - a. *The proposed development site drains to the middle of the southern boundary on Platinum Drive.*
 - b. *The Average Dry Weather Flow (ADWF) of the development, in line with accepted design criteria and standards, can be calculated and estimated as 102.0kl/day. The design peak flow, inclusive of a specified peak factor of 3.5 and 15% extraneous flow, will be calculated during detail design stage.*
 - c. *Bulk WWTW treatment capacity is available for this development in accordance with the existing services agreement and new discussions with the local municipality.*

- d. *Capacity in the bulk network is mostly available; a number of upgrades are required and specified in the approval letters (and discussed in the report). Letters of confirmation from George Municipality, as well as GLS, are attached as addendum.*
- e. *The site is serviced by an existing 160mm municipal sewer connection on the lowest point of the erf on the southern boundary of the site on Platinum Drive.*

7. Roads & access

- a. *An updated Traffic Impact Assessment (TIA) has been performed by ITS (ITS – April 2026) and shall be studied in parallel to this report. Conclusions concerning access- and other road network upgrades are based on this TIA.*
- b. *Access to the development is proposed from the south from Platinum Drive. The access point is indicated on the SDP.*
- c. *Sight distances at the proposed access point are satisfactory for development purposes in both the vertical and horizontal alignments.*
- d. *A single lane traffic circle shall be provided at the intersection of Park Road and Platinum Drive. The design of the traffic circle shall accommodate a future second lane in the circle and future dual lanes in all approaches and departures.*
- e. *The site falls in a PT1 zone and is only 400m away from the major bus stop next to the Garden Route Mall. Based on the By-Law, the parking requirements for Erf 28005 (PT1 Zone) amount to 849 bays. A total of 870 parking bays is provided on the SDP and hence exceeds the parking required.*
- f. *The Go George bus service has a major terminal along the Mall Access Road. This terminal is serviced by six bus routes. No additional public transport facilities are required for the proposed development.*
- g. *The proposed development shall allow for safe and dedicated external pedestrian walkways from the proposed development to link to the bus terminal at the Mall Access Road. Both Platinum Drive and Park Road have existing pedestrian walkways on both sides. This shall be replicated in the new traffic circle.*

8. Stormwater:

- a. *An existing municipal stormwater management plan is in existence for the precinct. The proposed development will be performed in line with the existing stormwater management plan. All stormwater bulk services will be provided and designed in line with the stormwater management plan.*
 - b. *The proposed development site drains to the middle of the southern boundary on Platinum Drive.*
 - c. *An existing 1250mm pipe culvert has been provided at the lowest point under Platinum Drive. Drainage from the development site will be through this culvert from where it will follow the municipal drainage line (erf 26675) as per the municipal stormwater management plan for the precinct. Drainage will be accumulated into the existing detention pond at the bottom of erf 26675. Drainage from the detention pond will be into the Meul River.*
9. *Solid Waste:*
- a. *A formal solid waste collection area is provided on the SDP in line with municipal technical- and public health guidelines. Solid waste will be removed by the George Municipality in line with the services agreement."*

The letter from GLS and the George Municipality referred to above is attached hereto as an annexure to the Bulk Engineering Services Report which is attached hereto as **Annexure "V"**.

With reference to the conclusions above, the following recommendations are made in the Bulk Engineering Services report:

1. *"That all conceptual and preliminary design specifications and standards be accepted and approved.*
2. *That all detail designs be performed to the satisfaction of the local municipality in line with the proposals contained in the report.*
3. *That all designs be performed, supervised and signed off by a suitably qualified, experienced and registered professional engineer."*

It is recommended that the proposed development be approved from an external and bulk engineering services design perspective. There are thus no reasons from an Engineering Services point of view why the proposed development cannot be supported.

6.13.2 Electrical Engineering Services

As stated in point 5.13.1 above the developer appointed Element Consultants Engineers to prepare a Bulk Engineering Services Report for the proposed development. The Bulk Engineering Services Report is attached hereto as **Annexure "V"**. The Bulk Engineering Services Report also contains the following conclusion in respect of the Bulk Electrical Supply

- a. *It has been confirmed with the George Municipality's Electrical Department that sufficient capacity is available on the existing 11kV reticulation network infrastructure from the George Municipality to supply the estimated load of 935 kVA demand for the Meander Lifestyle Apartments development.*
- b. *A new 11kV Ring Main Unit and bulk energy metering unit will have to be provided on the erf boundary and will be dedicated for this development. The new RMU will be cut into the existing 11kV cable network, running along the northern side of Park Road.*
- c. *All of the required new bulk infrastructure will be for the developer's cost but will be taken over by the George Municipality, after the completion of the project, to form part of their existing MV infrastructure in terms of future operations and maintenance. For this reason, the design of the electrical network equipment will be such that it complies with the standards and specifications prescribed by the George Municipality."*

The recommendations made in point 5.13.1 of this report are also applicable to the bulk electrical supply. The conclusions will thus be implemented together with the requirements of the Electro-technical Services Department of the Municipality.

8. CONCLUSION

Application is made in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of Erf 28005 George from Business Zone I to General Residential Zone IV.

Application is also made in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023 for the removal of condition G from Title Deed T9658/2020, the title deed of Erf 28005 George.

Application is finally made in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the parking requirements applicable to a flat to 1.28 parking bays per flat (visitor parking included).

The motivation above indicates that the proposed development is compatible with all existing planning documents, spatial plans, legislation and policy documents applicable to the applications.

The proposal will not have a negative impact on the environment, development, public facilities, traffic circulation or Municipal services in the surrounding area.

The applications can therefore be considered desirable and are submitted for consideration in terms of the relevant stipulations of the Land Use Planning By-Law for the George Municipality, 2023.

ANNEXURE "A": APPLICATION FORM



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

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

PART A: APPLICANT DETAILS

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

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

Registered owner	Misty Mountain Investments (Pty) Ltd Registration Number 2015/127956/07		
Address	P O Box 4628		
	George East	Postal code	6539
E-mail	cjtroodt@gmail.com		
Tel	N/a	Fax	N/a
		Cell	0824839496

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 28005 George
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Physical Address	7 Platinum Drive. Western side of the intersection of Platinum Drive with Park Avenue, Garden Route Mall Precinct, George									
GPS Coordinates					Town/City	George				
Current Zoning	Business Zone I		Extent	5,6987 hectares		Are there existing buildings?		Y	N	
Current Land Use	Vacant									
Title Deed number & date	T9658/2020									
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).							
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).							
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?							
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?							
Any existing unauthorized buildings and/or land use on the subject property(ies)?				Y	N	If yes, is this application to legalize the building / land use?			Y	N
Are there any pending court case / order relating to the subject property(ies)?				Y	N	Are there any land claim(s) registered on the subject property(ies)?			Y	N
PART D: PRE-APPLICATION CONSULTATION										
Has there been any pre-application consultation?			Y	N	If Yes, please complete the information below and attach the minutes.					
Official's name	Robert Janse van Rensburg and Ilanè Huyser		Reference number	N/a		Date of consultation	20 October 2025			
PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE										
*Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.										

BANKING DETAILS

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

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

An application in terms of

- **Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of Erf 28005 George from Business Zone I to General Residential Zone IV.**
- **Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023 for the removal of condition G from Title Deed T9658/2020, the title deed of Erf 28005 George.**
- **Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the parking requirements applicable to flats to 1.28 parking bays per flat (visitor parking included).**

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

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

Is the following compulsory information attached?

Y	N	Completed application form		Y	N	Pre-application Checklist (where applicable)
Y	N	Power of Attorney / Owner's consent if applicant is not owner		Y	N	Bondholder's consent
Y	N	Motivation report / letter		Y	N	Proof of payment of fees
Y	N	Full copy of the Title Deed		Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Locality Plan		Y	N	Site layout plan
Minimum and additional requirements:						
Y	N	N/A	Conveyancer's Certificate	Y	N	N/A Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A Phasing Plan

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

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

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

SECTION I: DECLARATION

I hereby wish to confirm the following:

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

Applicant's signature:



Date:

19 August 2026

Full name:

Johannes George Vrolijk

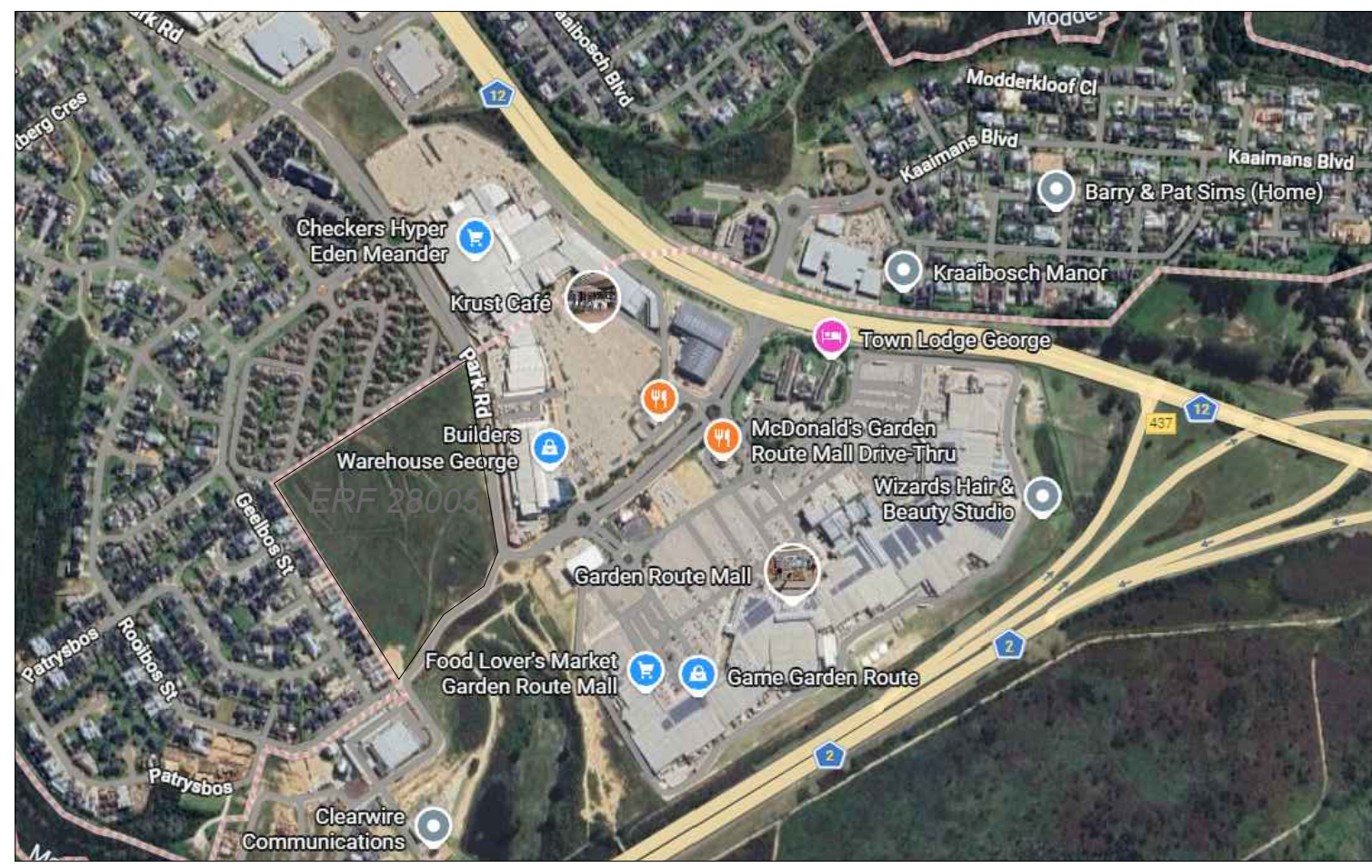
Professional capacity:

Professionele Stadsbeplanner

SACPLAN Reg. Nr:

A/1386/2010

ANNEXURE "B": PROPOSED SITE DEVELOPMENT PLAN



Locality plan
N.t.s

BLOCK TYPOLOGY ERF 28005 GEORGE									
BLOCK	Roof					Units	Total	Units	Total
	1 Bed	1 Bed sm	2 Bed	2 Bed	3 Bed				
BT01	1 Bed	1 Bed sm	2 Bed	2 Bed	3 Bed	12 Units	28 Units	8 Units	28 Units
	3 Bed	2 Bed	2 Bed	2 Bed	3 Bed	8 Units			
	3 Bed	2 Bed	2 Bed	2 Bed	3 Bed	8 Units			
BT02	1 Bed	1 Bed sm	2 Bed	2 Bed	3 Bed	8 Units	36 Units	12 Units	36 Units
	3 Bed	2 Bed	2 Bed	2 Bed	3 Bed	12 Units			
	3 Bed	2 Bed	2 Bed	2 Bed	3 Bed	8 Units			
BT03	1 Bed	1 Bed sm	2 Bed	2 Bed	3 Bed	12 Units	40 Units	12 Units	40 Units
	3 Bed	2 Bed	2 Bed	2 Bed	3 Bed	12 Units			
	3 Bed	2 Bed	2 Bed	2 Bed	3 Bed	12 Units			
BT04	1 Bed	1 Bed sm	2 Bed	2 Bed	3 Bed	14 Units	48 Units	14 Units	48 Units
	3 Bed	2 Bed	2 Bed	2 Bed	3 Bed	14 Units			
	3 Bed	2 Bed	2 Bed	2 Bed	3 Bed	10 Units			

4.5m Building line -
(Structures >8.5m high)
3m Building line -
(Structures <8.5m high)



New 2.1m high boundary wall as
per structural engineer - low
maintenance

5m Street Building line

New 2.1m High boundary
wall - low maintenance on
neighboring erf. As per
Struct Engineer
Pedestrian access

Fire truck access - 4.5m x
4.5m clear unobstructed

LANDSCAPING CALCULATIONS ERF			
SITE AREA 28005	TOTAL SITE AREA	56 987 m ²	
	BUILT AREA (COVERAGE OF BUILDINGS)	13 319 m ²	
TOTAL LANDSCAPED/RECREATIONAL AREA PROVIDED	ROADWAY / HARD SURFACES	2 292 m ²	
	TOTAL LANDSCAPED/RECREATIONAL AREA "N" OF SITE	20 456 m ²	
TREE CALCULATIONS			
PARKING COUNT	870 pb		
TREES REQUIRED (1 PER 3 PARKINGS)	290 trees		
TOTAL TREES PROVIDED	290 trees		

PARKING CALCULATIONS					
TOTAL UNITS ON SITE	680				
BUILDING	PB PER UNIT	PB VISITORS PER UNIT	PARKING REQ PER BLOCK	QTY OF BUILDINGS	TOTAL PB REQ
28 Unit - 3 Storey	28	7	35	1	35
36 Unit - 4 Storey	36	9	45	9	405
40 Unit - 4 Storey	40	10	50	7	350
48 Unit - 4 Storey	48	12	60	1	60
TOTAL PARKINGS REQUIRED					850
TOTAL PARKINGS PROVIDED					870
TOTAL PARKING RATIO PER UNIT REQUIRED					1.25
TOTAL PARKING RATIO PER UNIT PROVIDED					1.28
1 PB PER UNIT = 0.25 PB PER UNIT FOR VISITORS					

SCHEDULE OF RIGHTS ERF 28005, GEORGE			
ERF	28005	SITE AREA	56 987 m ²
TOWNSHIP	ERF 28005, Portion of erf 28004, GEORGE	TITLE DEED	T
TOWN PLANNING SCHEME	GEORGE TFS 2023	AMENDMENT SCHEME NO	
USE ZONE		ANNEXURE NO	

GEORGE ERF 28005 AREA SCHEDULE				
BUILDING	LEVEL	AREA DESCRIPTION	AREAITFA	COVERAGE
Clubhouse	0-1st	Usable Space	322	322
		Walkways - covered	126	126
		Entrance - covered	32	32
		Sub-Total	480	480
	1-1st	Usable Space	164	164
		Patio Uncovered	(42	164
	Sub-Total	164	164	
Total area per Clubhouse		(max 1000m² allowed)	644	480

BUILDING	LEVEL	AREA DESCRIPTION	AREA(AITTA)		COVERAGE		
Gymnasium	0-M	Usable Space	293	m ²	293	m ²	
		Walkways - covered	60	m ²	60	m ²	
		Entrance - covered	38	m ²	38	m ²	
		Sub-Total	391	m ²	391	m ²	
	1-M	Usable Space	206	m ²			
		Walkways - uncovered	58	m ²			
		Sub-Total	206	m ²			
Total area per Gym		(max 600m ² allowed)		597	m ²	391	m ²

BUILDING	LEVEL	AREA DESCRIPTION	AREA(TFA)		COVERAGE	
Maintenance Building	0-W	Usable Space	135	m ²	135	m ²
		Sub-Total	135	m ²	135	m ²
	1-W	Usable Space	135	m ²		
		Sub-Total	135	m ²		
Total area per Maintenance Build			270	m ²	135	m ²

BUILDING	LEVEL	AREA DESCRIPTION	AREA(AITTA)	COVERAGE
Apartment 28 Unit	0-M	Units	570 m ²	570 m ²
		Balconies - covered	38 m ²	38 m ²
		Walkways - covered	50 m ²	50 m ²
		Staircase	19 m ²	19 m ²
		Sub-Total	677 m ²	677 m ²
	1-M	Units	570 m ²	
Balconies - covered			38 m ²	
Walkways - covered			50 m ²	
Sub-Total			658 m ²	
2-M		Units	554 m ²	
	Balconies - covered		38 m ²	
	Walkways - covered		60 m ²	
	Sub-Total		652 m ²	
	Total area per Block		1987 m ²	677 m ²
Total area for Development		Amount of blocks - 1	1987 m ²	677 m ²
Number of Units		28		

BUILDING	LEVEL	AREA DESCRIPTION	AREA(FT ²)	COVERAGE
Apartment 36 Unit	0-M	Units	570	570 m ²
		Balconies - covered	38	38 m ²
		Walkways - covered	50	50 m ²
		Staircase	19	19 m ²
		Sub-Total	677	677 m ²
1-M	Units	570	570 m ²	
		Balconies - covered	38	38 m ²
		Walkways - covered	50	50 m ²
		Sub-Total	658	658 m ²
2-M	Units	554	554 m ²	
		Balconies - covered	38	38 m ²
		Walkways - covered	65	65 m ²
		Sub-Total	657	657 m ²
3-M	Units	406	406 m ²	
		Balconies - covered	26	26 m ²
		Walkways - covered	53	53 m ²
		Sub-Total	485	485 m ²
Total area per Block		2477	677 m ²	
Total area for Development		Amount of blocks - 9	22293 m ² 6093 m ²	
Number of Units		324		

BUILDING	LEVEL	AREA DESCRIPTION	AREA(ITA)		COVERAGE
Apartment 40 Unit	0-M	Units	570	m ²	570 m ²
		Balconies - covered	38	m ²	38 m ²
		Walkways - covered	50	m ²	50 m ²
		Staircase	19	m ²	19 m ²
		Sub-Total	677	m ²	677 m ²
	1-M	Units	570	m ²	570 m ²
Balconies - covered		38	m ²	38 m ²	
Walkways - covered		50	m ²	50 m ²	
Sub-Total		658	m ²	658 m ²	
2-M		Units	554	m ²	554 m ²
	Balconies - covered	38	m ²	38 m ²	
	Walkways - covered	65	m ²	65 m ²	
	Sub-Total	657	m ²	657 m ²	
	3-M	Units	554	m ²	554 m ²
Balconies - covered		38	m ²	38 m ²	
Walkways - covered		60	m ²	60 m ²	
Sub-Total		652	m ²	652 m ²	
Total area per block		2644	m ²	677 m ²	
Total area for Development		Amount of blocks - 7	18508	m ²	6730 m ²
Number of Units		280			

BUILDING	LEVEL	AREA DESCRIPTION	AREA(AITTA)	COVERAGE	
Apartment 48 Unit	0-M	Units	698 m ²	698 m ²	
		Balconies - covered	58 m ²	58 m ²	
		Walkways - covered	73 m ²	73 m ²	
		Staircase	76 m ²	30 m ²	
		Sub-Total	859 m ²	859 m ²	
1-M	Units	698 m ²			
		Balconies - covered	58 m ²		
		Walkways - covered	73 m ²		
		Sub-Total	829 m ²		
2-M	Units	682 m ²			
		Balconies - covered	58 m ²		
		Walkways - covered	88 m ²		
		Sub-Total	828 m ²		
3-M	Units	682 m ²			
		Balconies - covered	58 m ²		
		Walkways - covered	88 m ²		
		Sub-Total	828 m ²		
Total area per block		3344	859	m ²	
Total area for Development		Amount of blocks - 1	3344	859	m ²
Number of Units		48			

BUILDING	LEVEL	AREA DESCRIPTION	AREA(A)TA		COVERAGE	
Braai	0-3rd	Usable space	16	m²	16	m²
		Sub-Total	16	m²	16	m²
Total area per Braai			16	m²	16	m²
Total area for Development		Amount of braais: 5	80	m²	80	m²

BUILDING	LEVEL	AREA DESCRIPTION	AREA(TTA)		COVERAGE			
Cov Parkings	0-1st	Cov parking (single)	0	m ²	13	m ²		
		Sub-Total	0	m ²	13	m ²		
Total area per parking			0	m ²	13	m ²		
Total area for Development			Amount of Parkings - 720		0	m ²	9000	m ²

Gatehouse	LEVEL	AREA DESCRIPTION	COVERAGE			
			AREA	UNIT	AREA	UNIT
	0-IV	Usable Space	85	m ²	85	m ²
		Sub-Total	85	m ²	85	m ²
	1-IV	Usable Space	195	m ²		
		Sub-Total	195	m ²		
Total area per Gatehouse			280	m ²	85	m ²

ERF SIZE	56987 m ²	
TOTAL PROPOSED UNITS	680	Du
TOTAL PROPOSED AREA	148003 m ²	39.6%
TOTAL ALLOWED UNITS	680	Du
TOTAL ALLOWED AREA	113974 m ²	34.192 m ²
	2	60.00%

NOTES

- The design on this drawing is copyright and remains the property of Century Property Developments.
- All work to be carried out in accordance with local authority requirements, SANS 2040, and the S.A.S. standards.
- This drawing may not be scaled. Only figured dimensions and levels may be used.
- All relevant details, levels, dimensions must be checked on site before commencement of work. Any discrepancy to be reported to the Architects office immediately.

DRAINAGE NOTES

- No drainage.
- Soil pipes: 110 diameter PVC pipes to 150 fall.
- Waste pipes: 40 diameter PVC pipes to 150 fall.
- No bends or junctions under building.
- All drains under building to be enclosed in concrete.
- All bends and junctions to be fitted with 1/2".
- All waste fittings to be fully accessible throughout their entire length.
- All waste fittings to be provided with anti-suck traps with integral vent valves.
- All 1/2" is underground to have marked covers.
- RT to be provided at all change in direction.
- All stormwater drains to Civil Engineer's specification.

BUILDING NOTES

- All concrete foundations to Structural Engineer's specification.
- Concrete surface bed specification as per Structural engineer's specification and in accordance to SANS 10400.
- Boundary walls to be low maintenance.
- All balconies to be minimum 1000mm high with springs of maximum 100mm as per SANS 10400.
- Roof slope: Refer to Sections and Elevations. Roof design and detail to be done by architect.

GENERAL NOTES

- Local municipal regulations and bylaws.
- All levels, heights and dimensions to be verified on site.
- Any errors, discrepancies or omissions are to be reported immediately to the Architects department.

REVISIONS

REV	DATE	DESCRIPTION
A	2026-04-15	For council submission
B	2026-04-30	For council submission
C	2026-07-28	For council submission



COUNCIL SUBMISSION

CURT:

CENTURY PROPERTY DEVELOPMENTS

CUET/67/PT/17/20

P.O. BOX 7080

BRAYTON, 2023

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FAX: +27(11) 300 8790

central@century.co.za

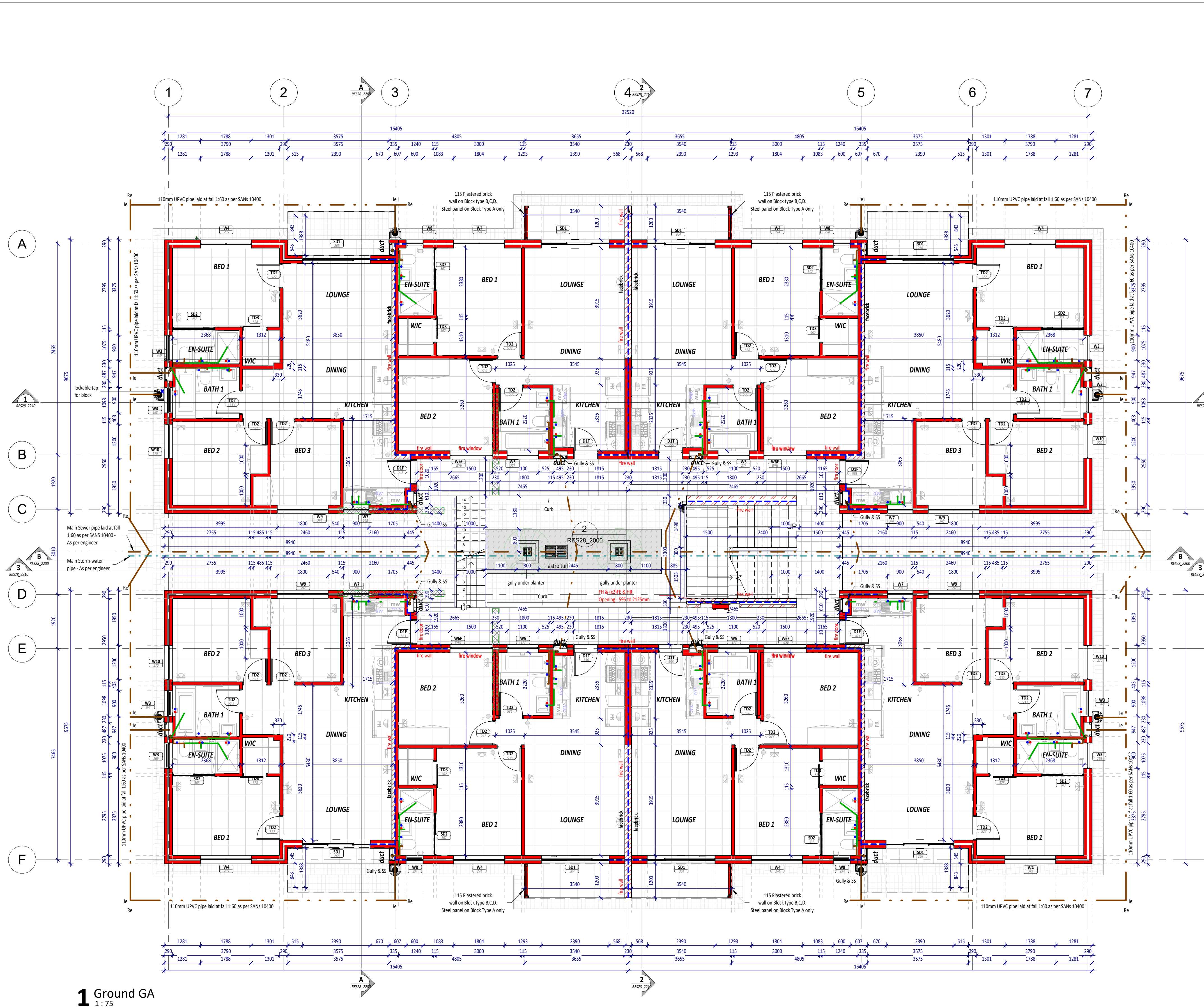
www.century.co.za

PROJ TITLE:

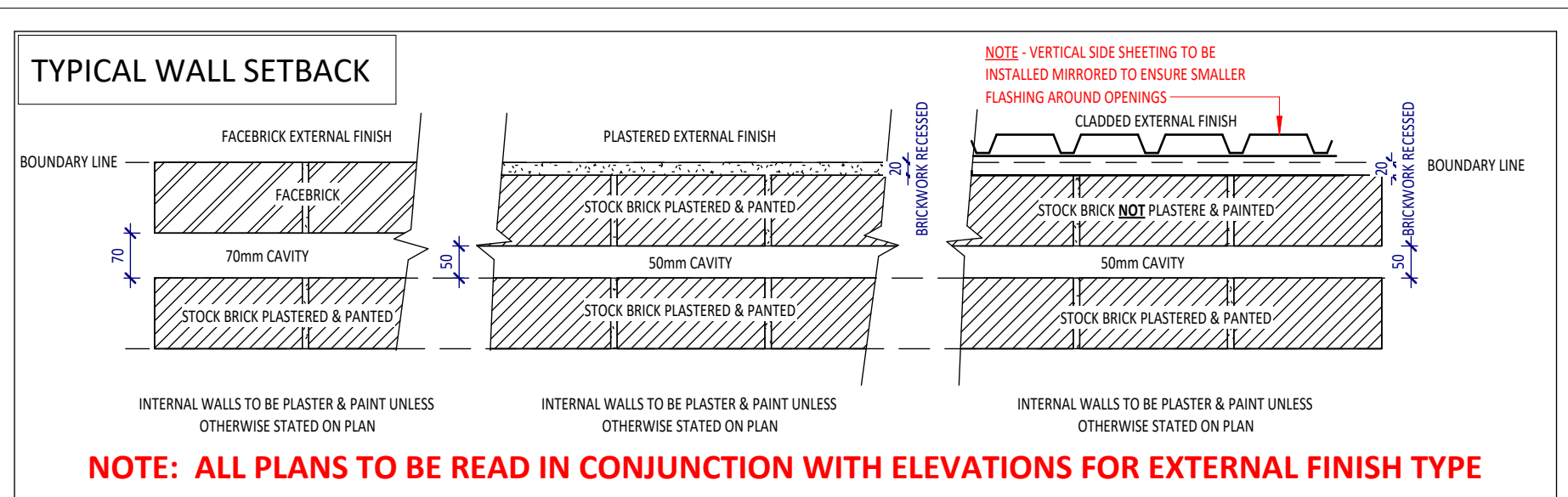
GEORGE 28005

PROJ REFERENCE:

ANNEXURE "C": PROPOSED BUILDING PLANS FOR BLOCK OF FLATS (28 FLATS)



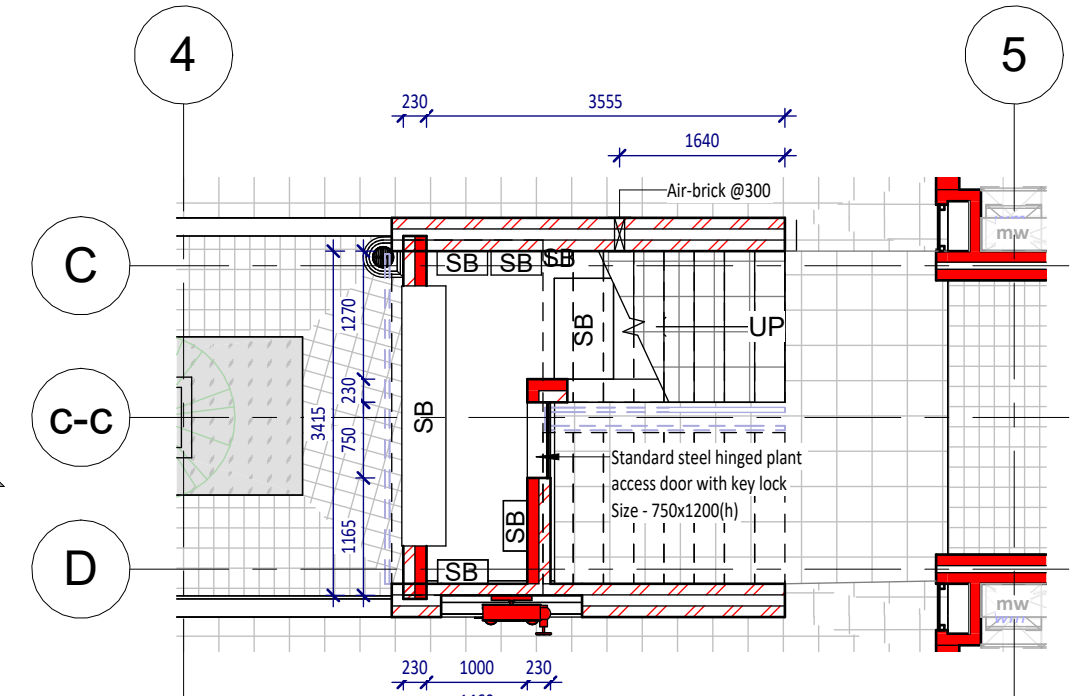
1 Ground GA
1 : 75



DRAINAGE LEGEND:	
	110mm SEWER PIPE LAID TO FALL @ 1:60 TO COMPLY WITH SANS 10400 REQUIREMENTS.
	50mm WASTE PIPE LAID TO FALL @ 1:60 TO COMPLY WITH SANS 10400 REQUIREMENTS.
	110mm SEWER STACK PIPE LAID TO FALL TO VENT TO NATURAL AIR.
NOTE: ALL DRAINAGE LAYOUTS TO BE DONE AS PER SPECIALIST DETAIL AND DESIGN AND TO BE IN ACCORDANCE WITH SANS 10400 GUIDELINES AND TO COMPLY TO ANY LOCAL MUNICIPAL REGULATIONS AND BYLAWS.	

FIRE LEGEND:	
	FIRE WALLS TO BE BUILT WITHOUT ANY PENETRATION UNLESS APPROVED BY FIRE CONSULTANT.
	FIRE EQUIPMENT REQUIRED AS STATED ON PLAN - FIRE HYDRANT (FH) AND/OR FIRE EXTINGUISHER (FE) AND/OR HOSE REEL (HR). ALL AS PER APPROVED FIRE DRAWING.
NOTE: ALL FIRE EQUIPMENT AND REQUIREMENTS TO BE DONE BY FIRE SPECIALIST. FIRE INSTALLATION TO BE DONE IN ACCORDANCE WITH FIRE CONSULTANTS APPROVED PLANS. ALL TO BE IN ACCORDANCE WITH SANS 10400 & SABS STANDARDS.	

RETICULATION LEGEND:	
	COLD WATER SUPPLY FROM MAIN WATER LINE
	HOT WATER TO BE SUPPLIED FROM MAIN WATER HEATING SYSTEM - SPECIALIST TO ADVISE.
NOTE: MAIN SHUT OFF VALVES TO BE LOCATED AS TO LIMIT AMOUNT OF UNITS AFFECTED BY MAINTENANCE. ALL TO BE IN ACCORDANCE WITH SANS 10400. ONLY SABS APPROVED PRODUCTS TO BE USED FOR INSTALLATION. WATER DELIVERY ROUTE AS PER SPECIALIST.	



2 Ground - Plant room
1 : 75

NOTES

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This drawings may not be scaled. Only figured dimensions and levels may be used.

All relevant details, levels, dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects office immediately.

New drainage:

Soil pipes: 110 diameter PVC pipes to 1:60 fall.

Waste pipes: 40 diameter PVC pipes to 1:60 fall.

No bends or junctions under building.

All drains under building to be encased in concrete.

All bends and junctions to be fitted with IE's.

All waste fittings to be fully accessible throughout their entire length.

All waste fittings to be provided with anti-vac traps with integral vent valves.

All IE's underground to have marked covers.

RE's to be provided at all changes in direction.

All stormwater details to Civil Engineer's specification.

All concrete foundations to Structural Engineer's specification.

Concrete surface bed specification as per Structural engineer's specification and in accordance to SANS 10400

Boundary walls to be low maintenance

Stair notes: Refer to Floor Plans and Stair details.

All balustrades to be minimum 1000mm high with openings of maximum 100mm as per SANS 10400.

Roof notes: Refer to Sections and Elevations. Roof design and detail to be done by specialist

All building work to be in accordance with SANS 10400 and to comply to local municipal regulations and bylaws

All levels, heights and dimensions to be verified on site.

Any errors, discrepancies or omissions are to be reported immediately to the Architects department.

CLIENT SIGNATURE

2026-04-08

ARCHITECT SIGNATURE

2026-04-08

MARK CORBETT

ARCHITECT

JACQUELINE CORBETT

PR-ARCH

REG. NO # PrArch 6703

STRUCTURAL ENGINEER SIGNATURE

2026-04-08

CIVIL ENGINEER SIGNATURE

2026-04-08

SHALKE NEETHLING

PR-ENG

REG. NO # Pr-Eng 20140151

HARM SCHREURS

MEng (Transportation), BEng (Civil), MBL

REG. NO # Pr-Eng 960362

FOR COUNCIL

REVISIONS

REV	DATE	DESCRIPTION
A	2026-04-08	Council sub

CONSULTANT:

CENTURY PROPERTY DEVELOPMENTS

5 LYNN ROAD, MIDRAND

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BRYANSTON, 2021

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www.century.co.za

CLIENT:

CENTURY PROPERTY DEVELOPMENTS

CLINET 68 (PTY) LTD

P.O. BOX 70406

BRYANSTON, 2021

PROPERTY DESCRIPTION:

ERF 28005 PORTION OF ERF 28004 GEORGE

PROJ. TITLE:

GEORGE 28005 - 28 UNIT

DRAWING TITLE

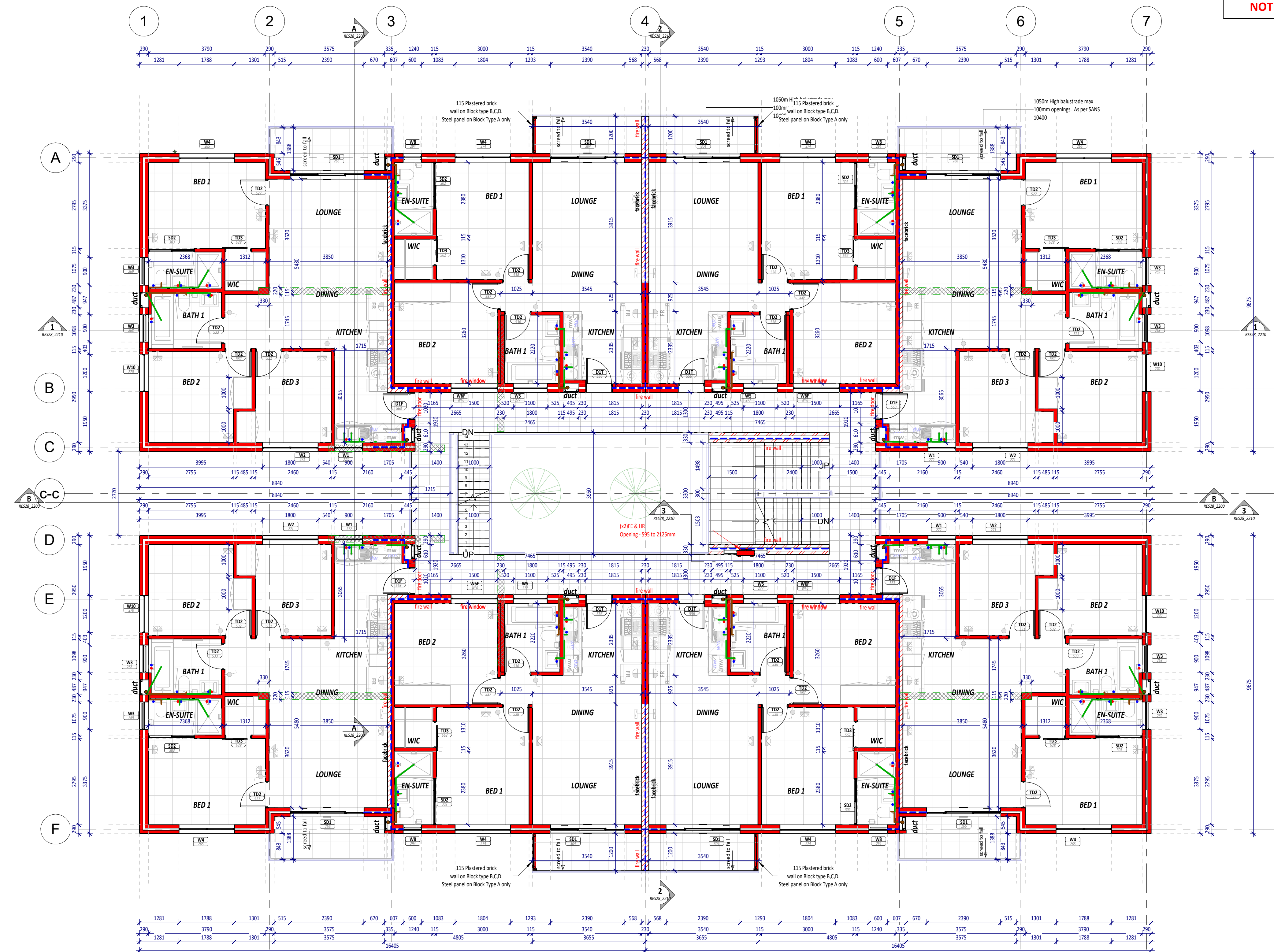
Ground FI - GA

SCALE	DATE	DRAWN	CHECKED
As indicated	2026-04-08	RVN	RVN

PROJ. NO.: 2600

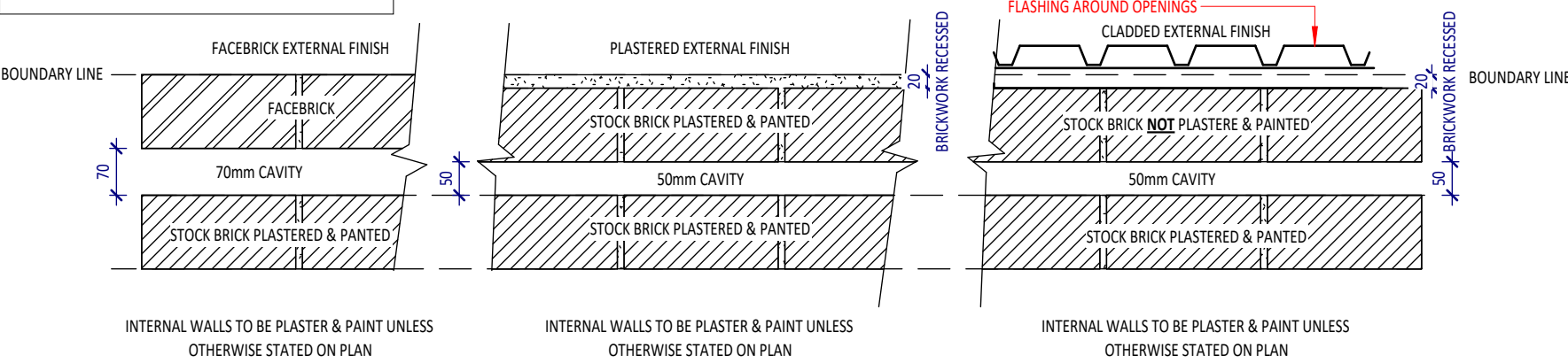
DWG. NO.: RES28_2000

REV.: A



1 First GA
1:75

TYPICAL WALL SETBACK



INTERNAL WALLS TO BE PLASTER & PAINT UNLESS OTHERWISE STATED ON PLAN

INTERNAL WALLS TO BE PLASTER & PAINT UNLESS OTHERWISE STATED ON PLAN

INTERNAL WALLS TO BE PLASTER & PAINT UNLESS OTHERWISE STATED ON PLAN

NOTE: ALL PLANS TO BE READ IN CONJUNCTION WITH ELEVATIONS FOR EXTERNAL FINISH TYPE

DRAINAGE LEGEND:

	150mm SEWER PIPE LAID TO FALL @ 1:60 TO COMPLY WITH SANS 10400 REQUIREMENTS.
	50mm WASTE PIPE LAID TO FALL @ 1:60 TO COMPLY WITH SANS 10400 REQUIREMENTS.
	150mm SEWER STACK PIPE LAID TO FALL TO VENT TO NATURAL AIR

NOTE: ALL DRAINAGE LAYOUTS TO BE DONE AS PER SPECIALIST DETAIL AND DESIGN AND TO BE IN ACCORDANCE WITH SANS 10400 GUIDELINES AND TO COMPLY TO ANY LOCAL MUNICIPAL REGULATIONS AND BYLAWS.

FIRE LEGEND:

	FIRE WALLS TO BE BUILT WITHOUT ANY PENETRATION UNLESS APPROVED BY FIRE CONSULTANT.
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NOTE: ALL FIRE EQUIPMENT AND REQUIREMENTS TO BE DONE BY FIRE SPECIALIST. FIRE INSTALLATION TO BE DONE IN ACCORDANCE WITH FIRE CONSULTANTS APPROVED PLANS. ALL TO BE IN ACCORDANCE WITH SANS 10400 & SABS STANDARDS

RETICULATION LEGEND:

	COLD WATER SUPPLY FROM MAIN WATER LINE
	HOT WATER TO BE SUPPLIED FROM MAIN WATER HEATING SYSTEM - SPECIALIST TO ADVISE.

NOTE: MAIN SHUT OFF VALVES TO BE LOCATED AS TO UNIT AMOUNT OF UNITS AFFECTED BY MAINTENANCE. ALL TO BE IN ACCORDANCE WITH SANS 10400. ONLY SABS APPROVED PRODUCTS TO BE USED FOR INSTALLATION. WATER DELIVERY ROUTE AS PER SPECIALIST

NOTES

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New drainage:
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Waste pipes: 40 diameter PVC pipes to 1:60 fall.
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All drains under building to be encased in concrete.
All bends and junctions to be fitted with IE's.
All waste fittings to be fully accessible throughout their entire length.
All waste fittings to be provided with anti-vac traps with integral vent valves.
All IE's underground to have marked covers.

RE's to be provided at all changes in direction.
All stormwater details to Civil Engineer's specification.
All concrete foundations to Structural Engineer's specification.
Concrete surface bed specification as per Structural engineer's specification and in accordance to SANS 10400
Boundary walls to be low maintenance
Stair notes: Refer to Floor Plans and Stair details.
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All levels, heights and dimensions to be verified on site.
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A1

CLIENT SIGNATURE

2026-04-08

MARK CORBETT
ARCHITECT SIGNATURE
CENTURY PROPERTY DEVELOPMENTS
2026-04-08

JACQUELINE CORBETT
PR-ARCH
REG. NO # PrArch 6703

STRUCTURAL ENGINEER SIGNATURE

2026-04-08

SCHALK NEETHLING
PR-ENG, BE-ENG (Hons)
REG. NO # Pr-Eng 20140151
CIVIL ENGINEER SIGNATURE
CENTURY PROPERTY DEVELOPMENTS
2026-04-08

HARM SCHREURS
MR-ENG (Transportation), BE-ENG (Civil), MBL
REG. NO # Pr-Eng 960362

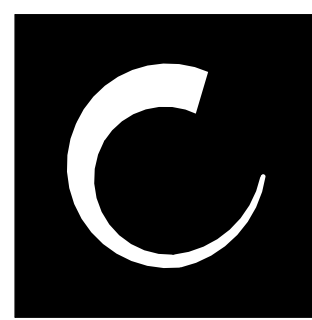
STATUS:

FOR COUNCIL

REVISIONS

REV	DATE	DESCRIPTION
A	2026-04-08	Council sub

CONSULTANT:



CENTURY PROPERTY DEVELOPMENTS
5 LYNN ROAD, MIDRAND
P.O. BOX 70406
BRYANSTON, 2021
TEL: +27(11) 300-8700
FAX: +27(11) 300-8790
century@century.co.za
www.century.co.za

CLIENT:

CENTURY PROPERTY DEVELOPMENTS

CLIENT: 69 (PTY) LTD
P.O. BOX 70406
BRYANSTON, 2021

PROPERTY DESCRIPTION:

ERF 28005 PORTION OF ERF 28004
GEORGE

PROJ. TITLE:

GEORGE 28005 - 28 UNIT

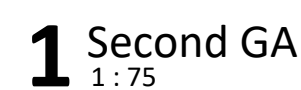
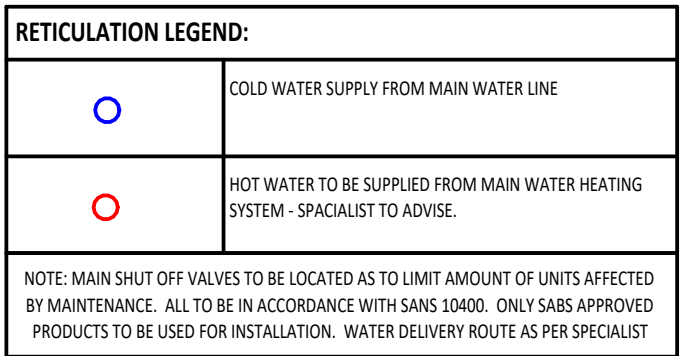
DRAWING TITLE

First FI - GA

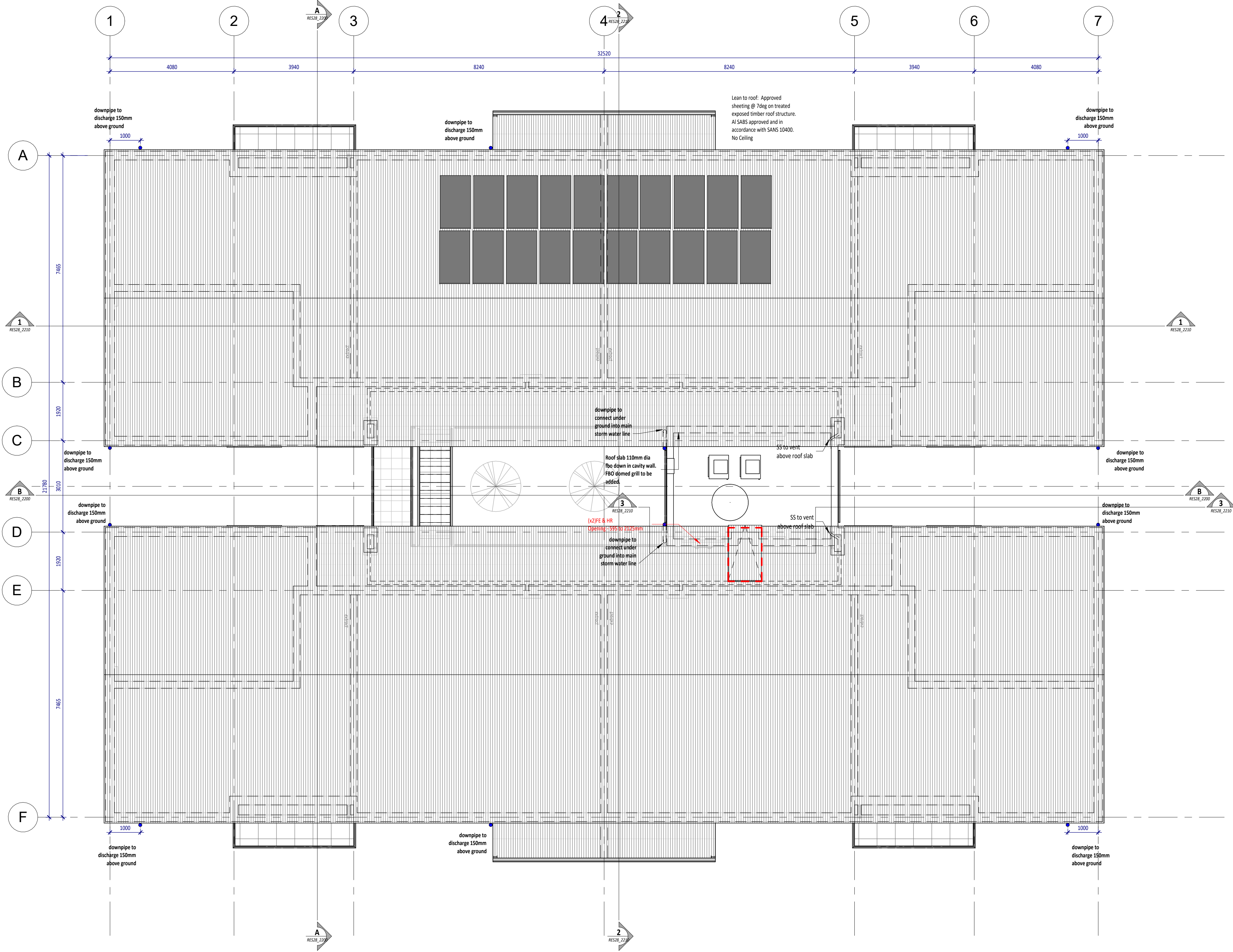
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As indicated	2026-04-08	RVN	RVN
PROJ. NO.	DWG. NO.	REV:	
2600	RES28_2010		A

CENTURY PROPERTY DEVELOPMENTS 2016

2800_GEORGE 28005 - 28 UNIT_RES28_2010_First FI - GA_RevA



2600_GEORGE 28005 - 28 UNIT_RES28_2020_Second Fl - GA_RevA



1 Roof plan
1 : 75

NOTES

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A1

CLIENT SIGNATURE

2026-04-08

MARK CORBETT

ARCHITECT SIGNATURE

CENTURY PROPERTY DEVELOPMENTS

2026-04-08

JACQUELINE CORBETT

Pr-Arch

REG. NO # PrArch 6703

STRUCTURAL ENGINEER SIGNATURE

2026-04-08

SCHALK NEETHLING

Pr. Eng., BEng (Hons)

REG. NO # Pr. Eng 20140151

CIVIL ENGINEER SIGNATURE

CENTURY PROPERTY DEVELOPMENTS

2026-04-08

HARM SCHREURS

MEng (Transportation), BEng (Civil), MBL

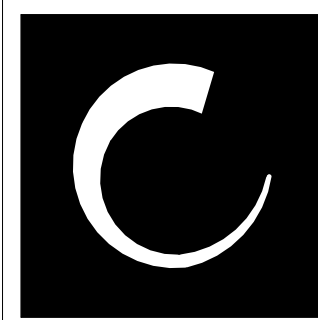
REG. NO # Pr. Eng 960362

STATUS:

FOR COUNCIL

REV	DATE	DESCRIPTION
A	2026-04-08	Council sub

CONSULTANT:



CENTURY PROPERTY DEVELOPMENTS
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P.O. BOX 70406
BRYANSTON, 2021
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century@century.co.za
www.century.co.za

CLIENT:

CENTURY PROPERTY DEVELOPMENTS

CLIENT 66 (PTY) LTD
P.O. BOX 70406
BRYANSTON, 2021

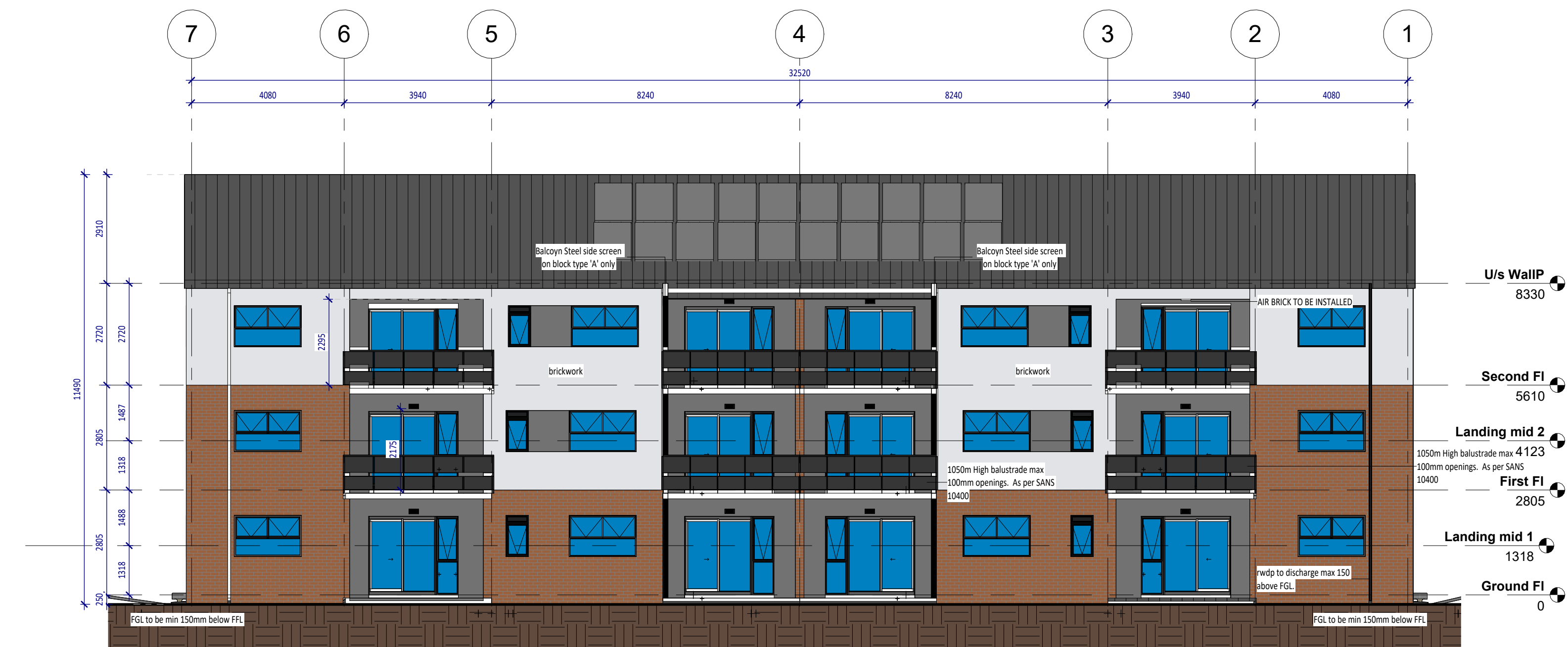
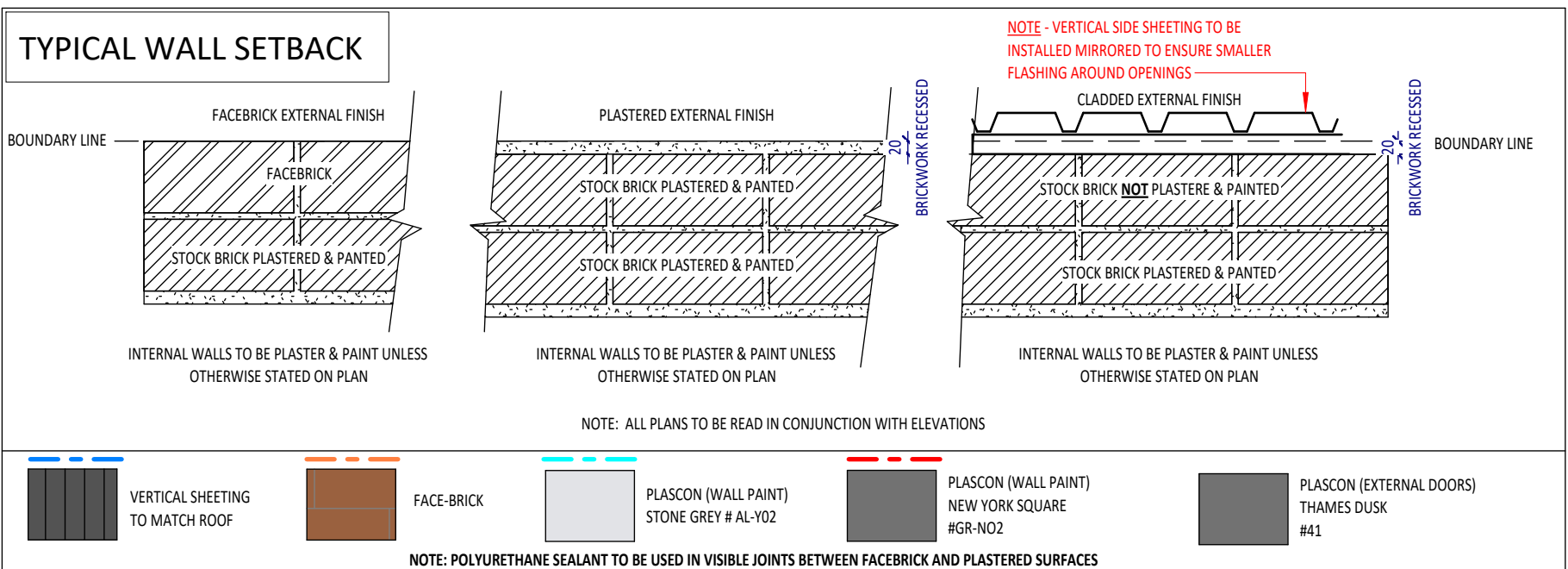
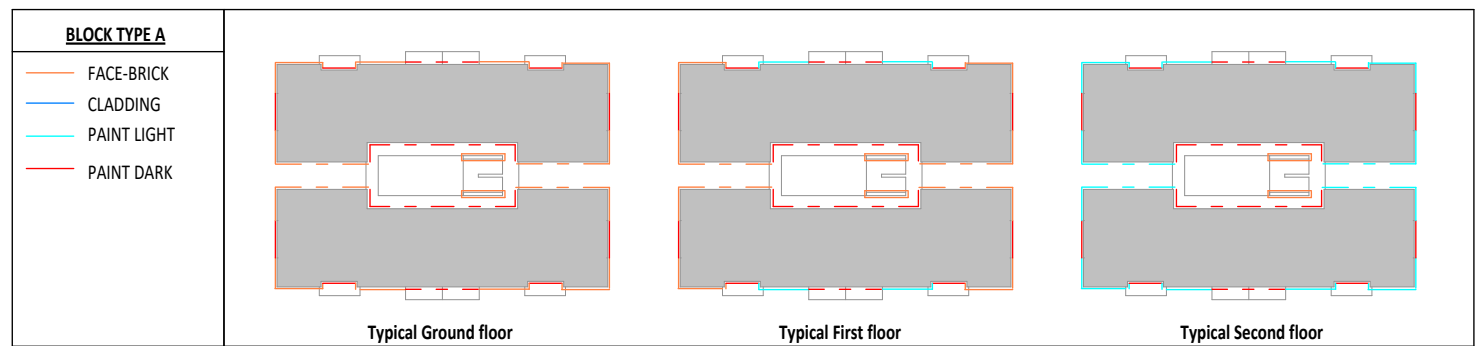
PROPERTY DESCRIPTION :

ERF 28005 PORTION OF ERF 28004
GEORGE

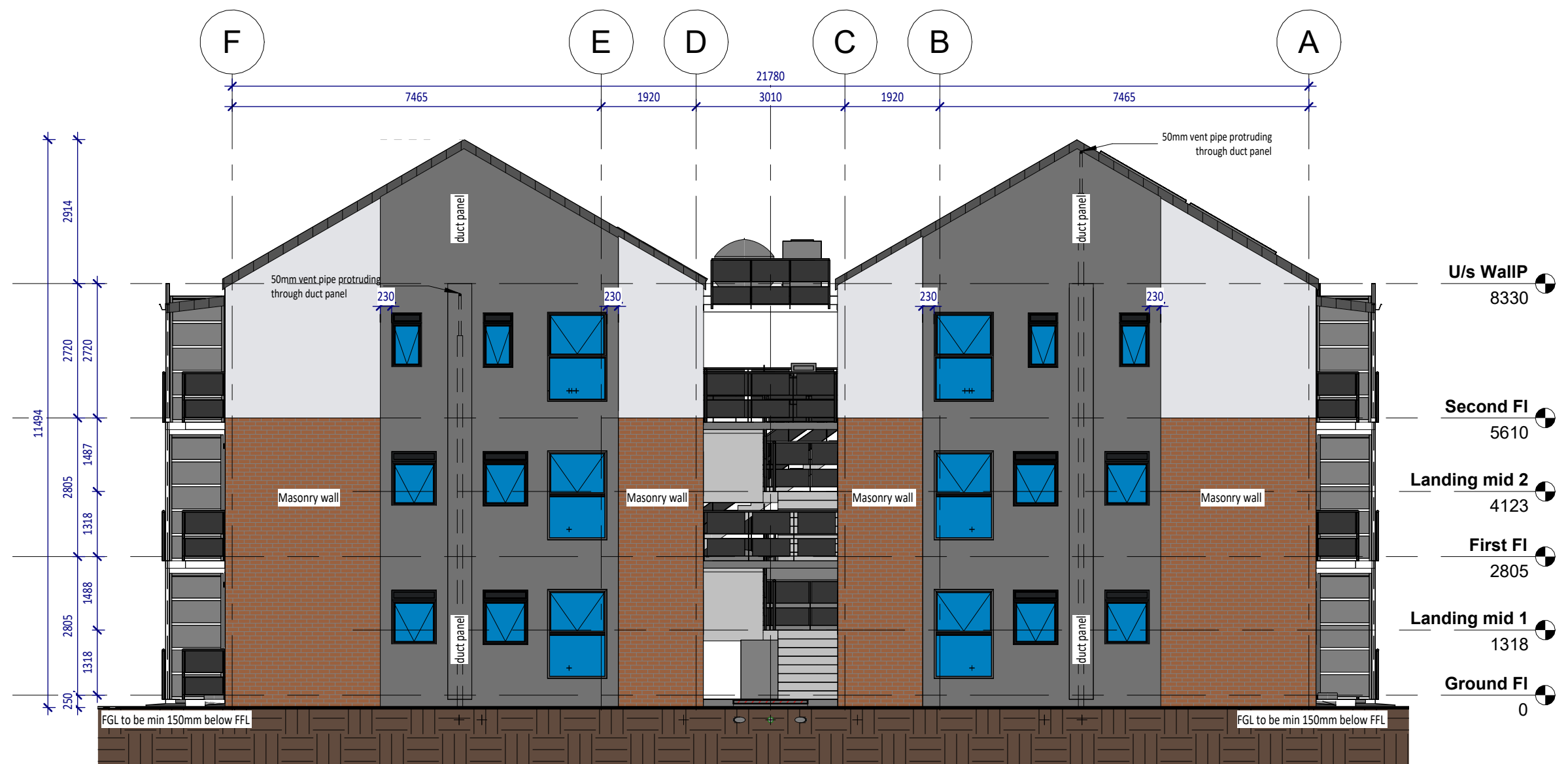
PROJ TITLE:
GEORGE 28005 - 28 UNIT

DRAWING TITLE
Roof - GA

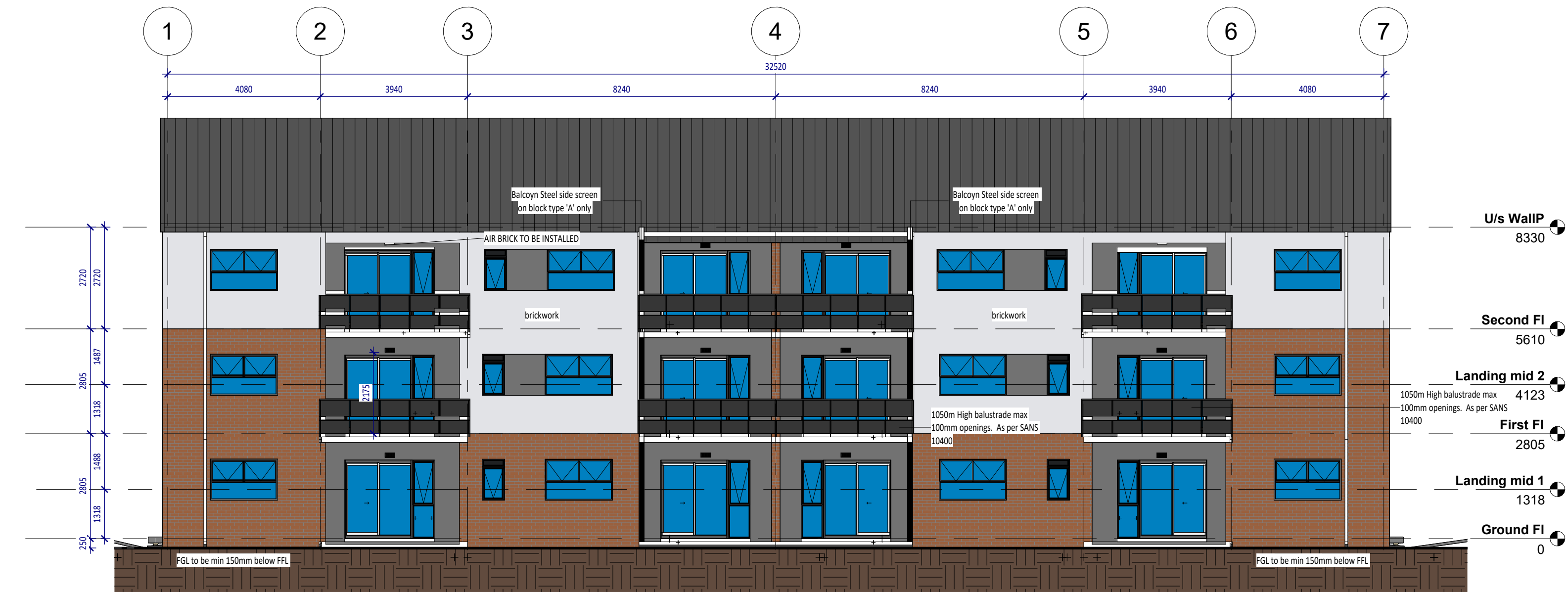
SCALE	DATE	DRAWN	CHECKED
1 : 75	2026-04-08	RVN	RVN
PROJ. NO.	DWG. NO.	REV.	
2600	RES28_2030	A	



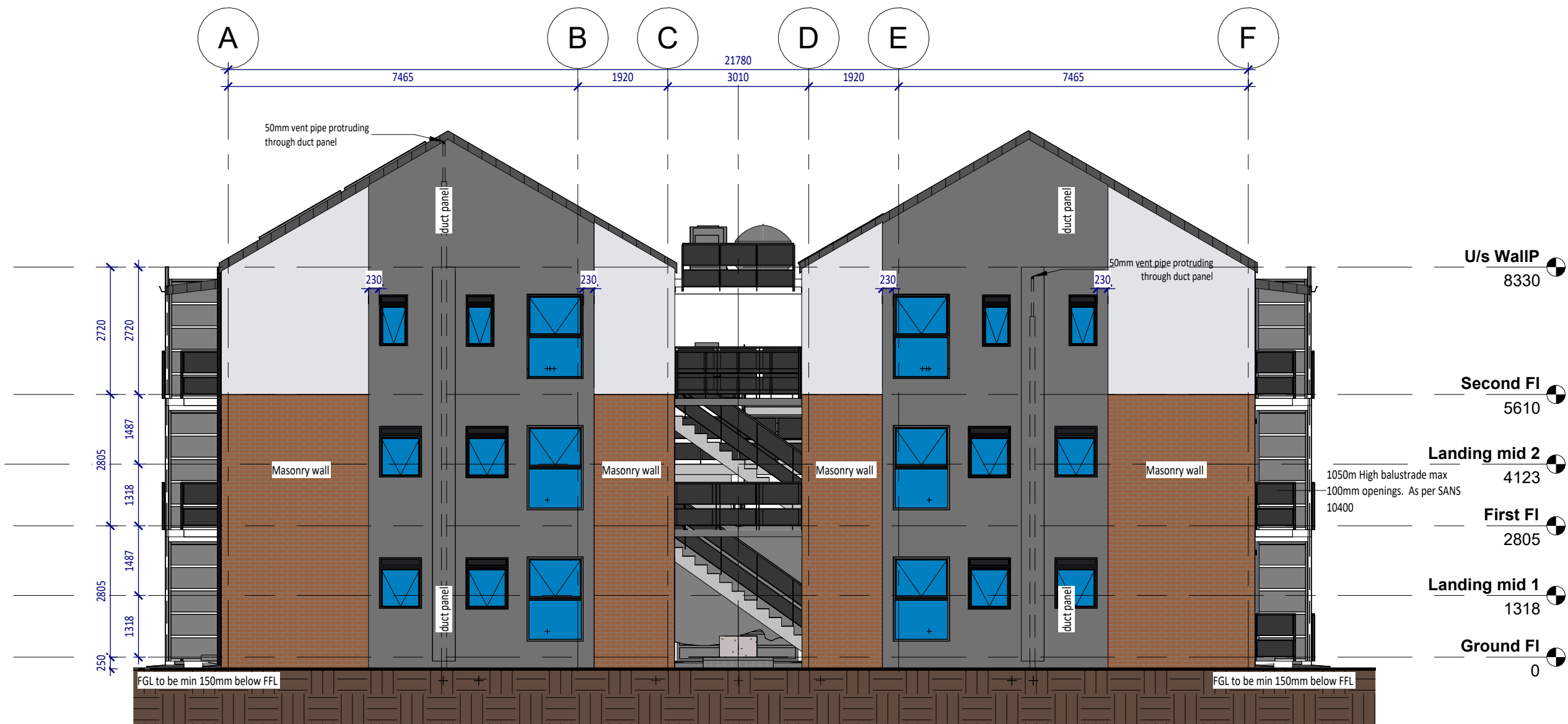
2 North - Block type A
1 : 100



1 East - Block type A
1 : 100



3 South - Block type A
1 : 100



4 West - Block type A
1 : 100

NOTES

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A1

CLIENT SIGNATURE

2026-04-08

MARK CORBETT

ARCHITECT SIGNATURE

CENTURY PROPERTY DEVELOPMENTS

JACQUELINE CORBETT

PI-Arch

REG. NO # PrArch 6703

STRUCTURAL ENGINEER SIGNATURE

2026-04-08

SCHALK NEETHLING

Pr. Eng., BEng (Hons)

REG. NO # Pr. Eng 20140151

CIVIL ENGINEER SIGNATURE

CENTURY PROPERTY DEVELOPMENTS

HARM SCHREURS

MEng (Transportation), BEng (Cvill), MBL

REG. NO # Pr. Eng 960362

STATUS:

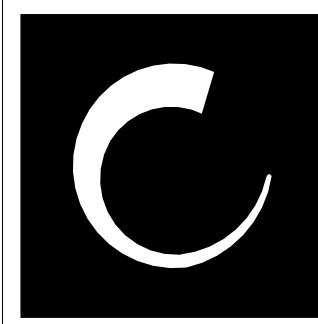
FOR COUNCIL

REVISIONS

REV/ DATE DESCRIPTION

A 2026-04-08 Council sub

CONSULTANT:



CENTURY PROPERTY DEVELOPMENTS
5 LYNN ROAD, MIDRAND
P.O. BOX 70406
BRYANSTON, 2021
TEL: +27(11) 300-8700
FAX: +27(11) 300-8790
century@century.co.za
www.century.co.za

CLIENT:

CENTURY PROPERTY DEVELOPMENTS

CLIENT 68 (PTY) LTD
P.O. BOX 70406
BRYANSTON, 2021

PROPERTY DESCRIPTION :

ERF 28005 PORTION OF ERF 28004
GEORGE

PROJ TITLE:

GEORGE 28005 - 28 UNIT

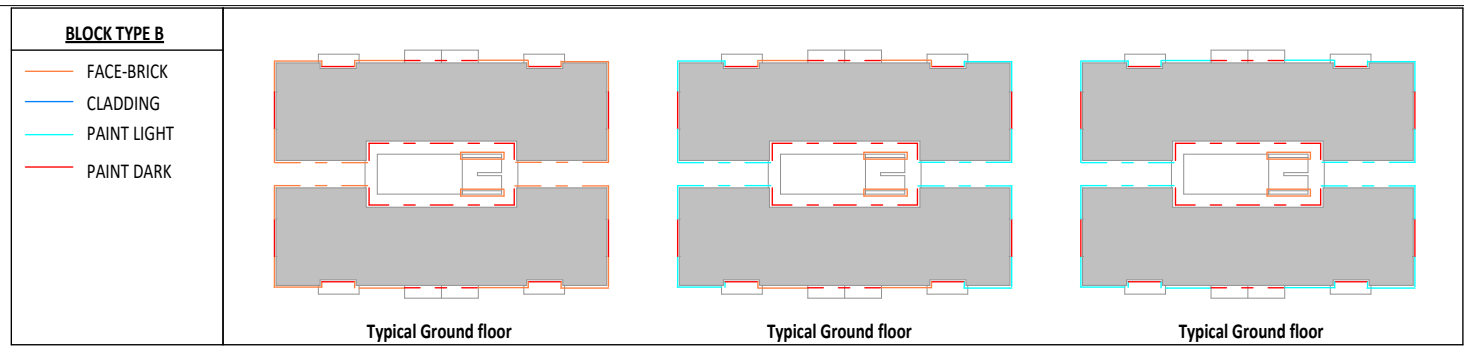
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Elevation_BT-A

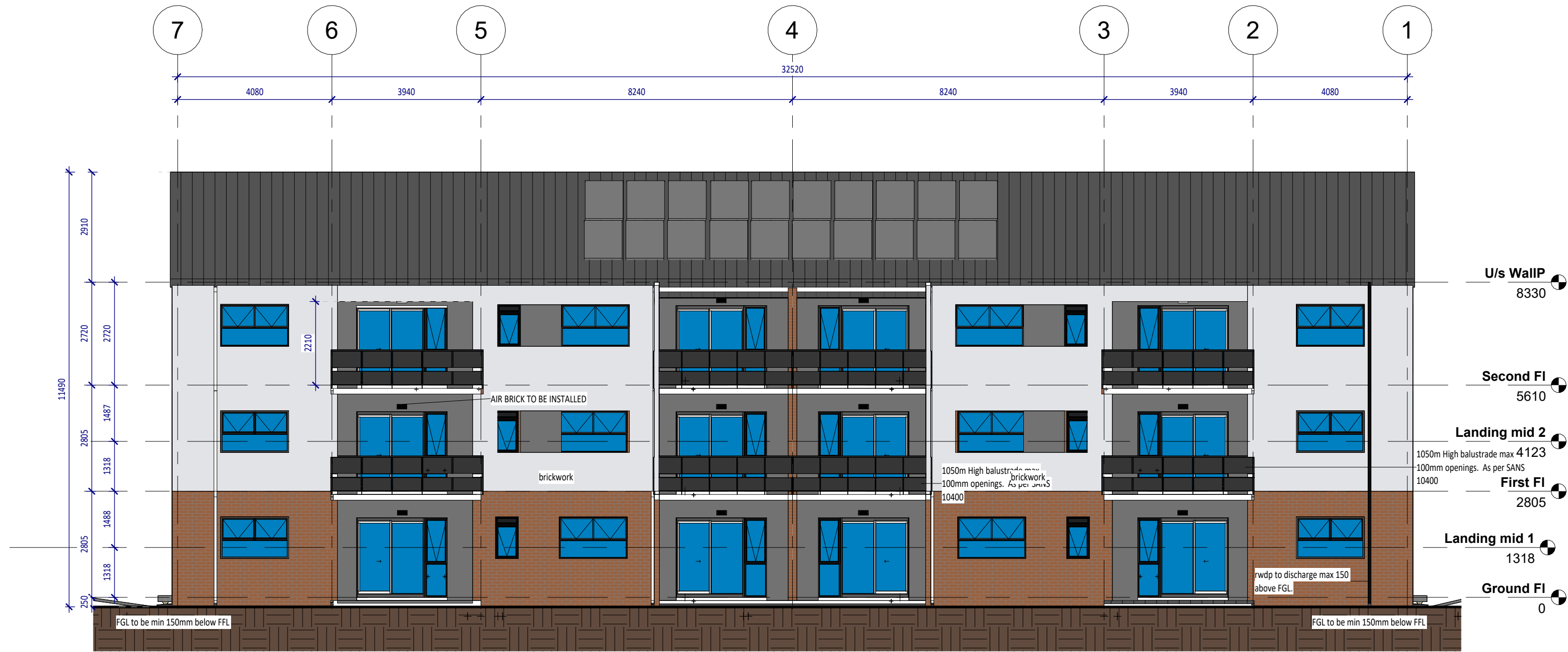
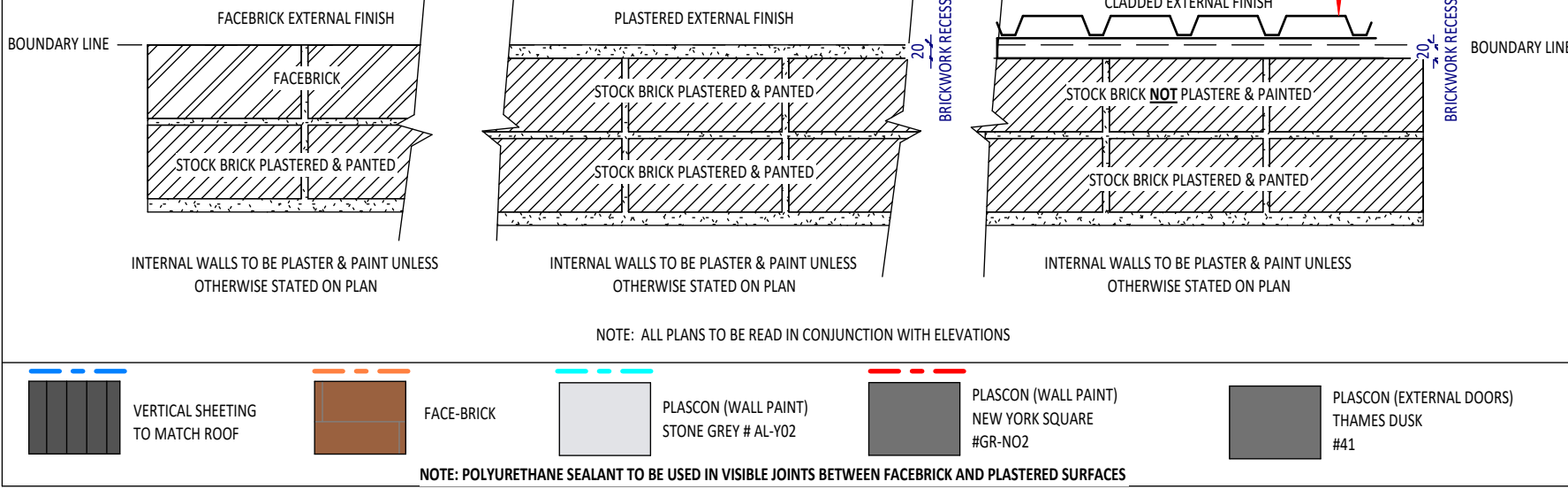
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As indicated	2026-04-08	RVN	RVN
PROJ. NO.	DWG. NO.	REV.	
2600	RES28_2100-A	A	

CENTURY PROPERTY DEVELOPMENTS 2016

2800_GEORGE 28005 - 28 UNIT_RES28_2100-A_Elevation_BT-A_RevA

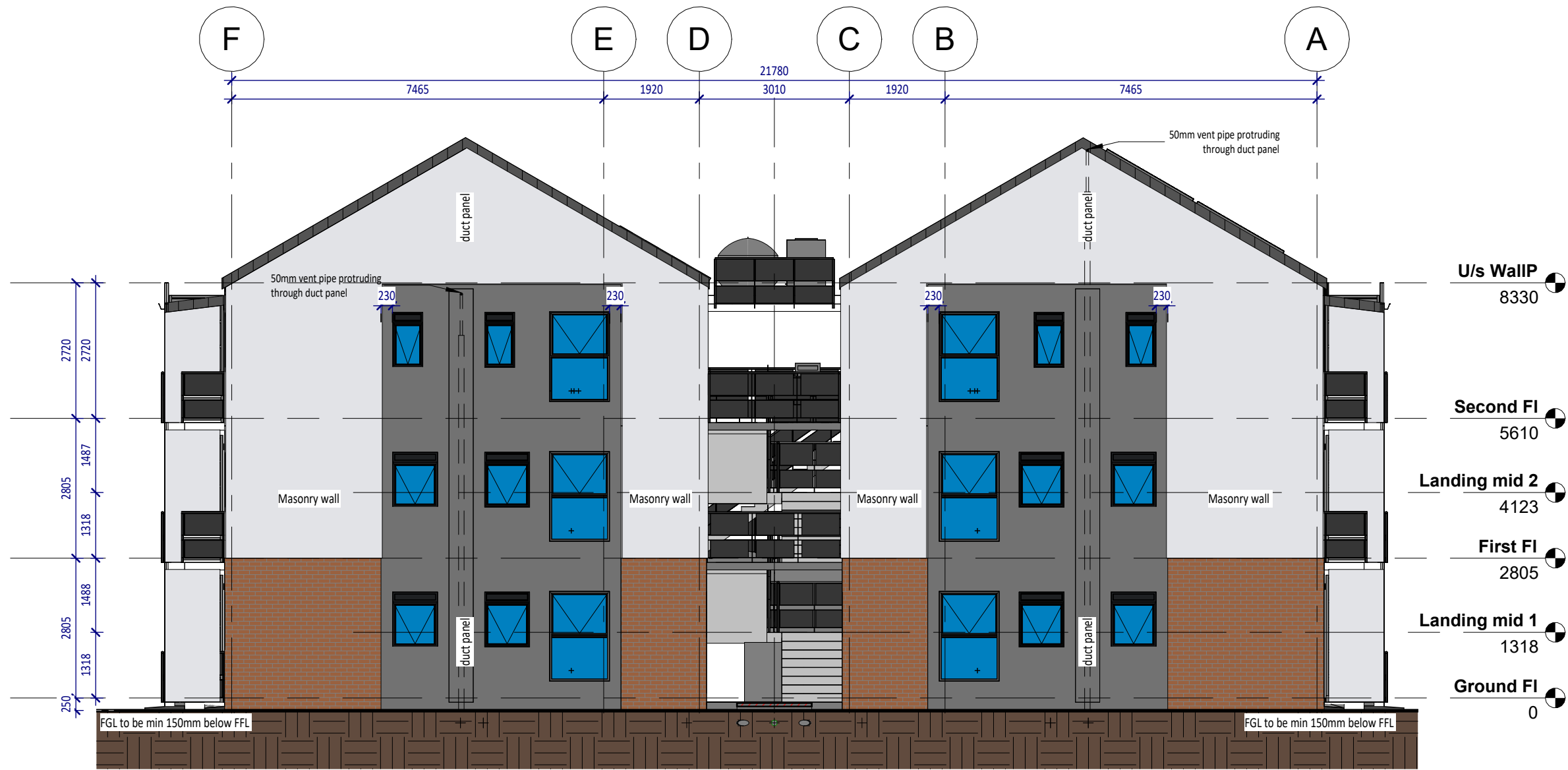


TYPICAL WALL SETBACK



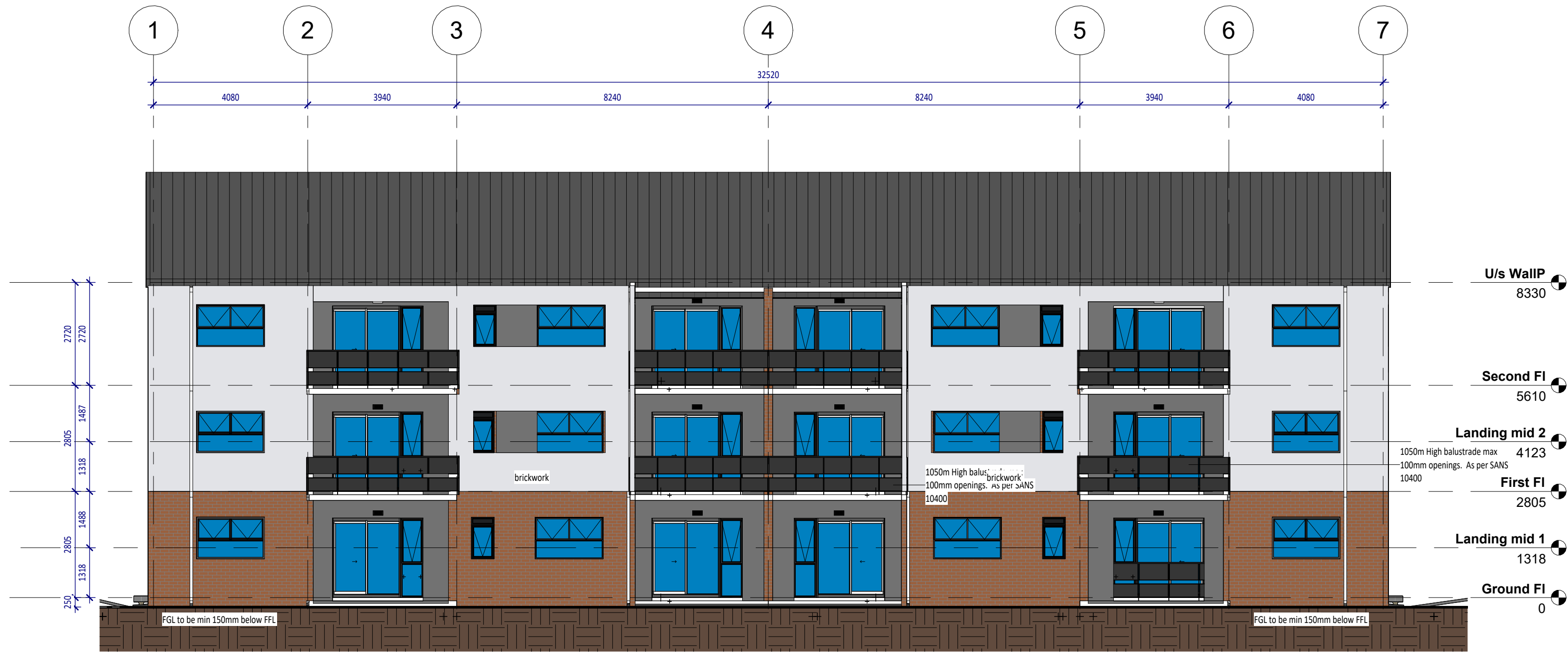
1 North - Block type B

1 : 100



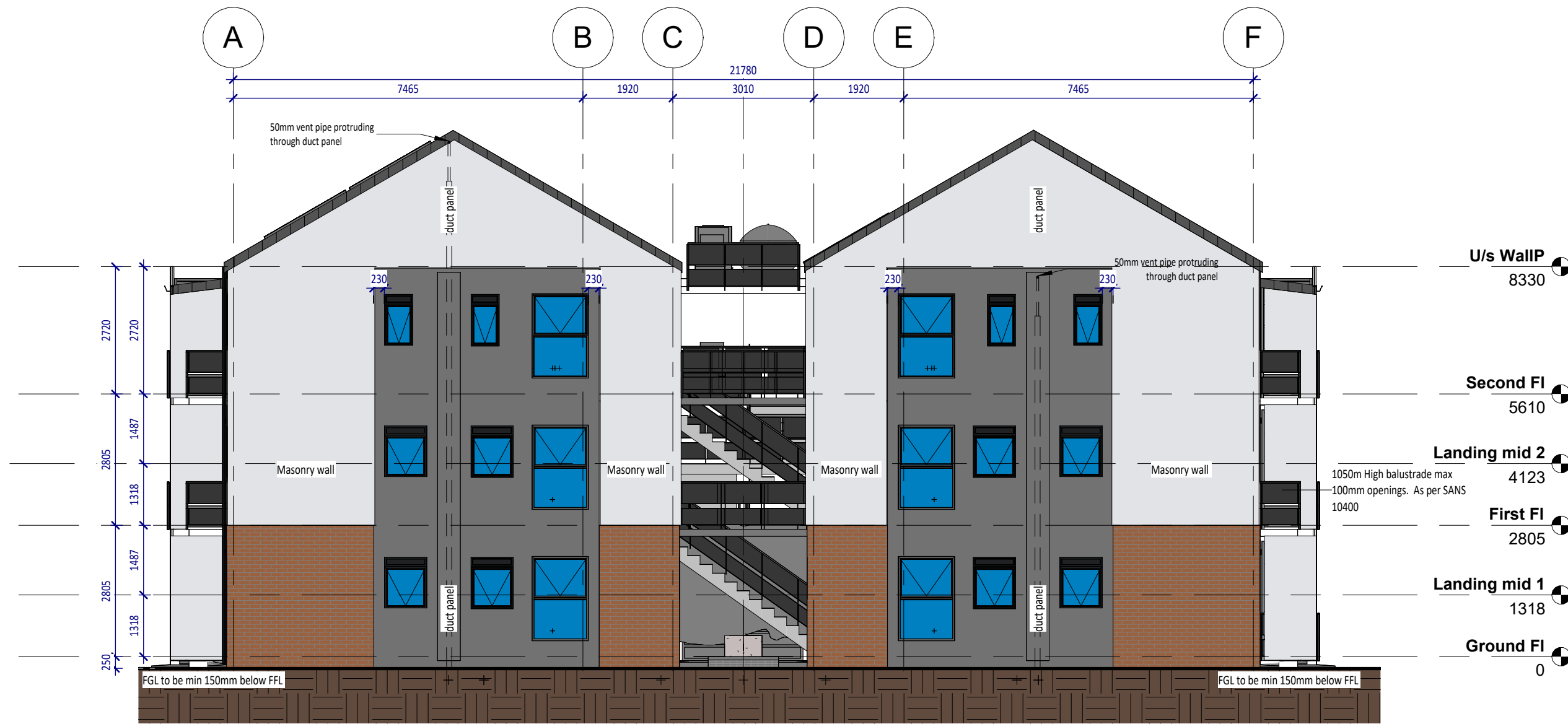
2 East - Block type B

1 : 100



3 South - Block type B

1 : 100



4 West - Block type B

1 : 100

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2026-04-08

MARK CORBETT

ARCHITECT SIGNATURE

CENTURY PROPERTY DEVELOPMENTS

2026-04-08

JACQUELINE CORBETT

Pr-Arch

REG. NO # PrArch 6703

STRUCTURAL ENGINEER SIGNATURE

2026-04-08

SCHALK NEETHLING

Pr. Eng. (Struct.)

REG. NO # Pr-Eng 20140151

CIVIL ENGINEER SIGNATURE

CENTURY PROPERTY DEVELOPMENTS

2026-04-08

HARM SCHREURS

MEng (Transportation), BEng (Civil), MBL

REG. NO # Pr-Eng 960362

STATUS:

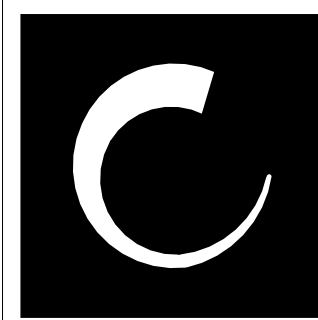
FOR COUNCIL

REVISIONS

REV/ DATE DESCRIPTION

A [2026-04-08] Council sub

CONSULTANT:



CENTURY PROPERTY DEVELOPMENTS
5 LYNN ROAD, MIDRAND
P.O. BOX 70406
BRYANSTON, 2021
TEL: +27(11) 300-8700
FAX: +27(11) 300-8790
century@century.co.za
www.century.co.za

CLIENT:

CENTURY PROPERTY DEVELOPMENTS

CLIDET 68 (PTY) LTD
P.O. BOX 70406
BRYANSTON, 2021

PROPERTY DESCRIPTION :

ERF 28005 PORTION OF ERF 28004
GEORGE

PROJ. TITLE:

GEORGE 28005 - 28 UNIT

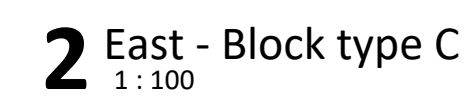
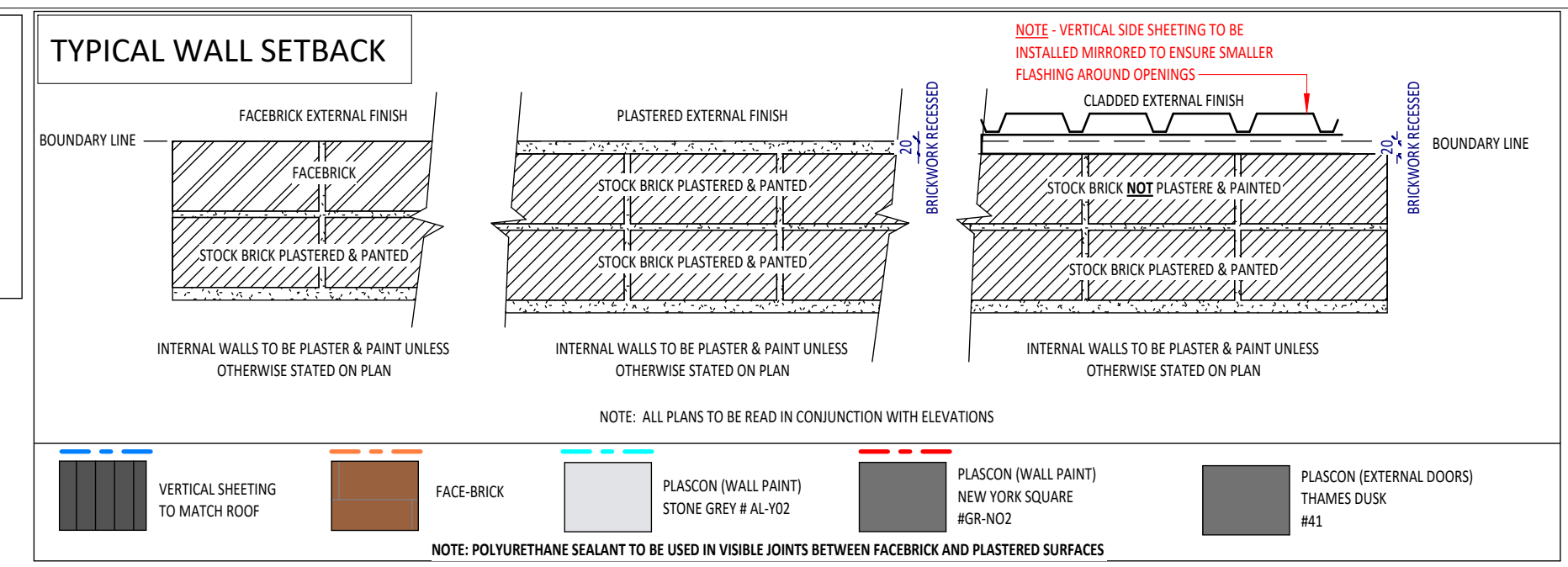
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Elevation_BT-B

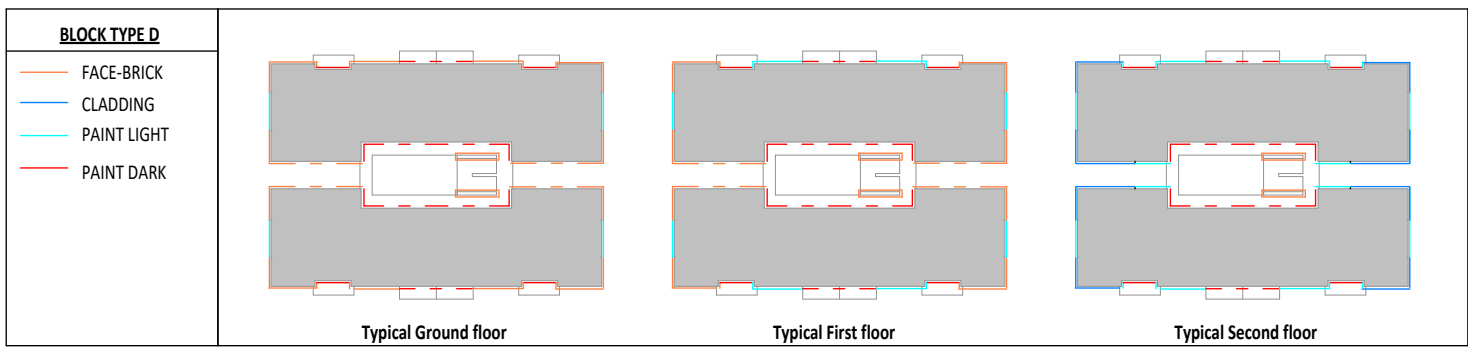
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PROJ. NO.	DWG. NO.	REV.	
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CENTURY PROPERTY DEVELOPMENTS 2016

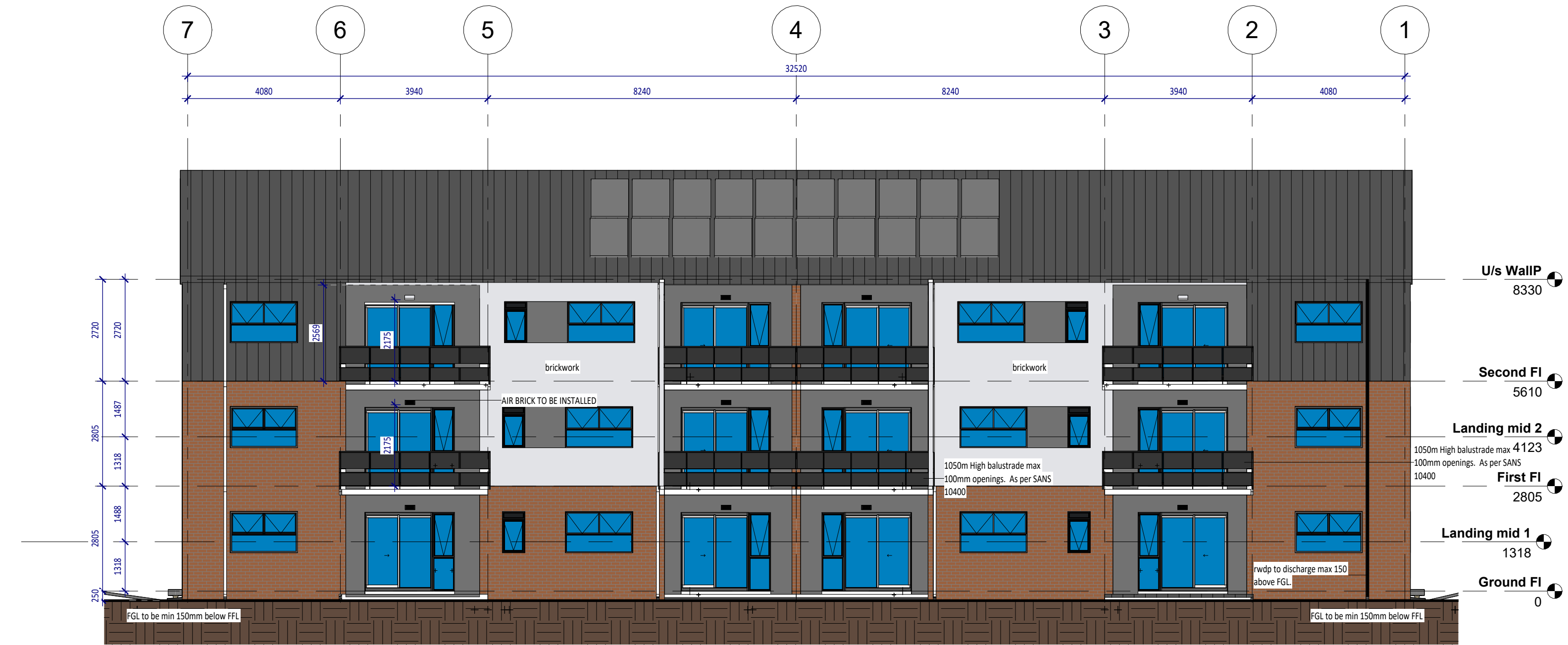
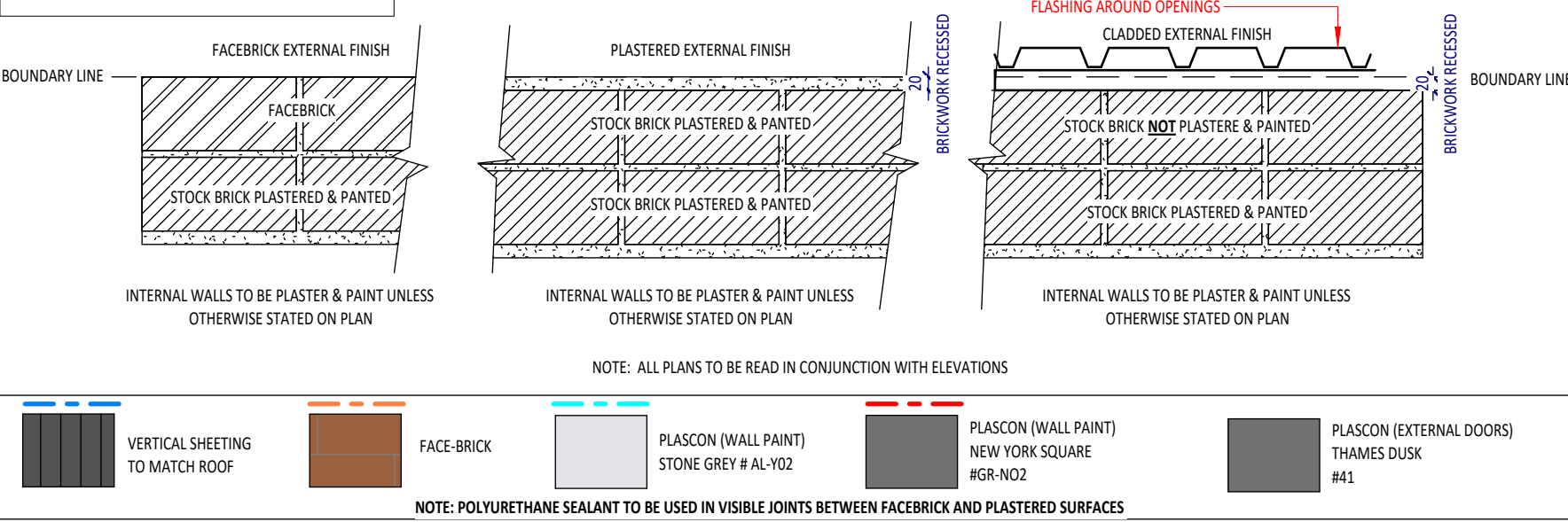
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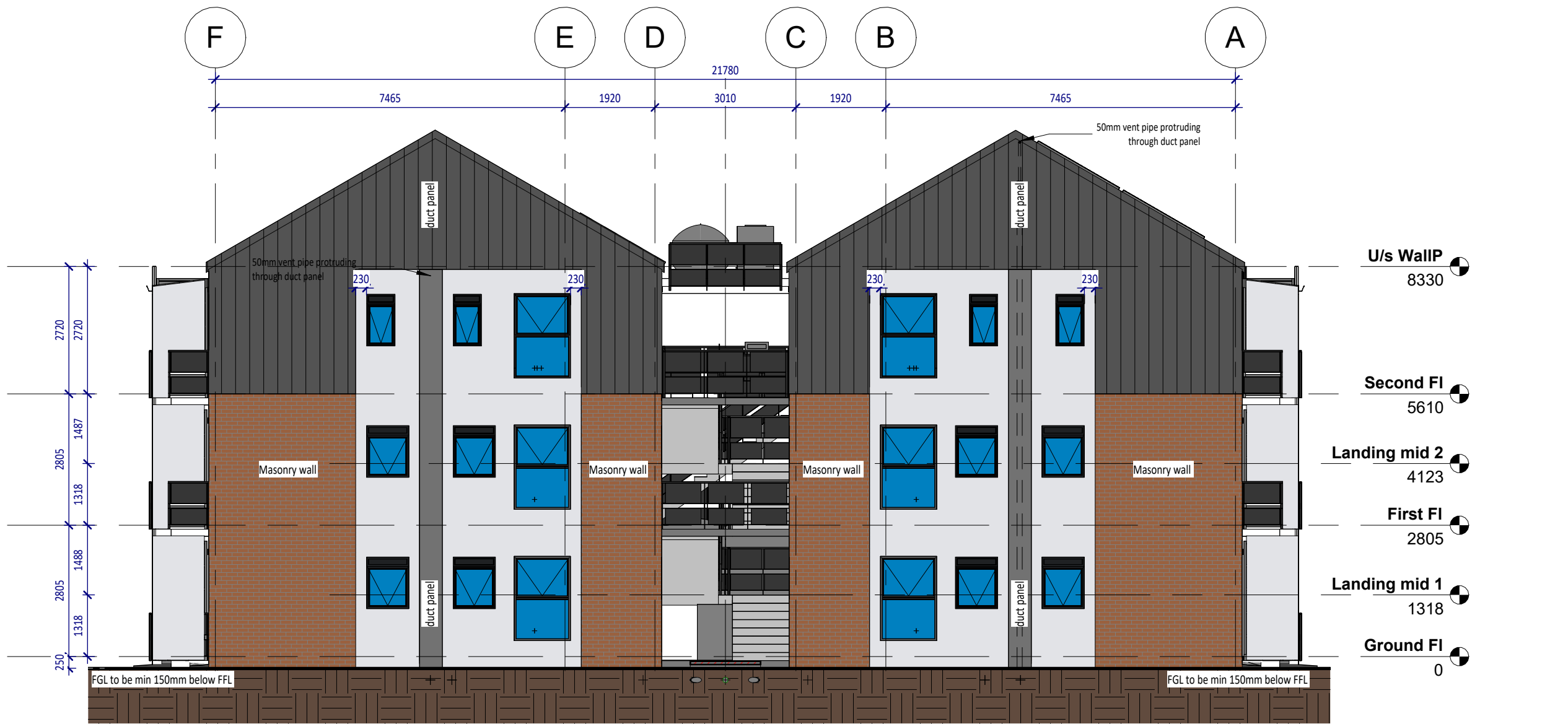
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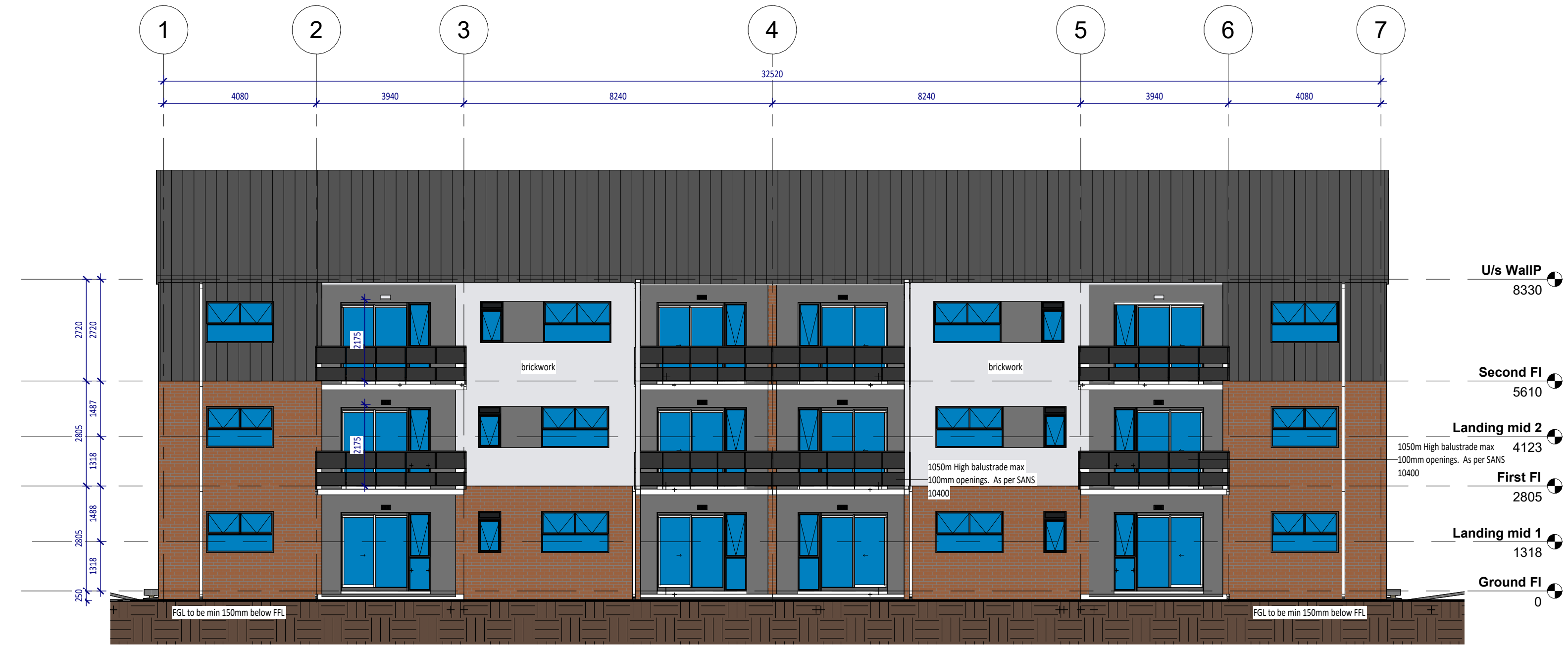
TYPICAL WALL SETBACK



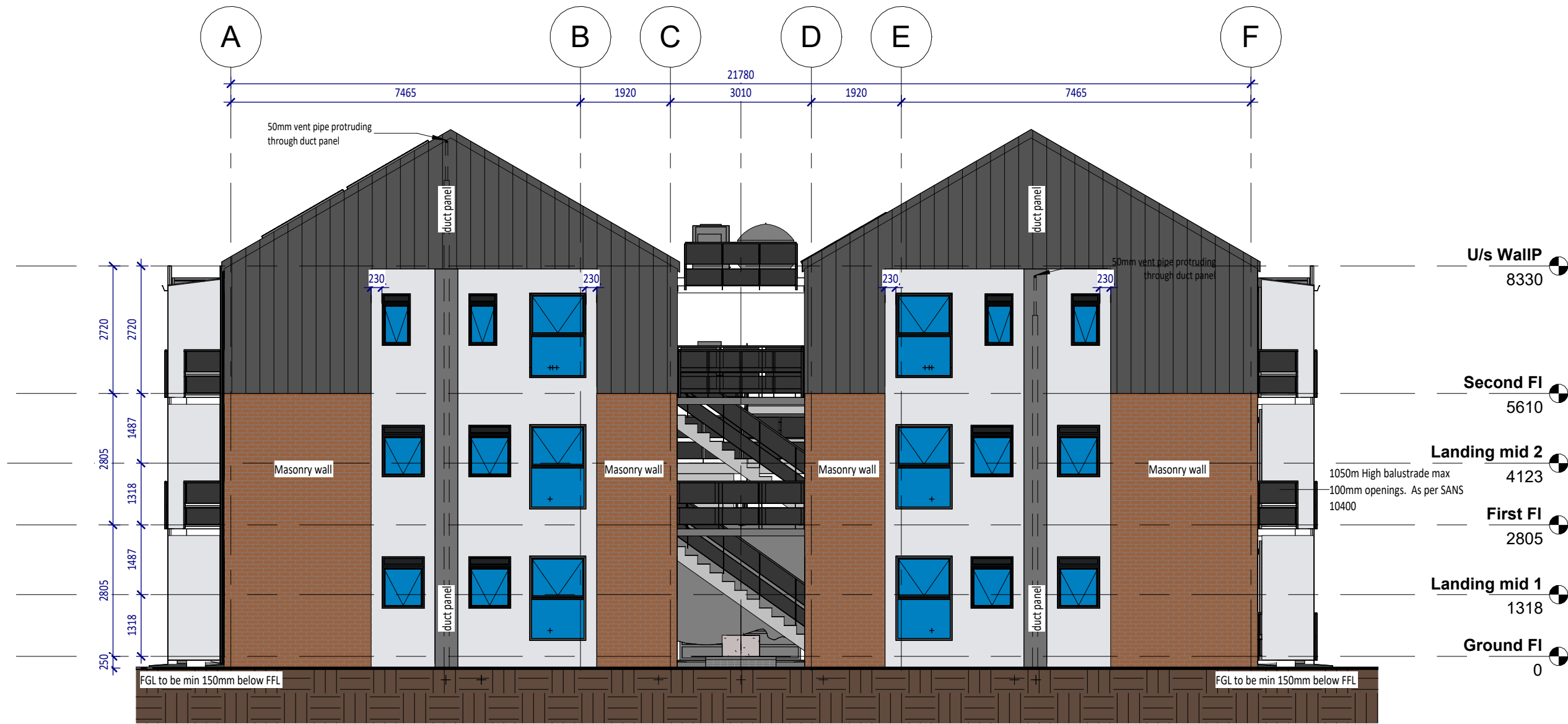
1 North - Block type D
1 : 100



2 East - Block type D
1 : 100



3 South - Block type D
1 : 100



4 West - Block type D
1 : 100

NOTES

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2026-04-08

MARK CORBETT

ARCHITECT SIGNATURE

CENTURY PROPERTY DEVELOPMENTS

2026-04-08

JACQUELINE CORBETT

Pr-Arch

REG. NO # PrArch 6703

STRUCTURAL ENGINEER SIGNATURE

2026-04-08

SCHALK NEETHLING

Pr. Eng., BEng (Hons.)

REG. NO # Pr. Eng 20140151

CIVIL ENGINEER SIGNATURE

CENTURY PROPERTY DEVELOPMENTS

2026-04-08

HARM SCHREURS

MEng (Transportation), BEng (Civil), MBL

REG. NO # Pr. Eng 960362

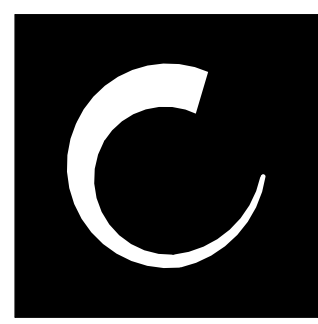
STATUS:

FOR COUNCIL

REVISIONS

REV	DATE	DESCRIPTION
A	2026-04-08	Council sub

CONSULTANT:



CENTURY PROPERTY DEVELOPMENTS
5 LYNN ROAD, MIDRAND
P.O. BOX 70406
BRYANSTON, 2021

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www.century.co.za

CLIENT:

CENTURY PROPERTY DEVELOPMENTS

CLDET 68 (PTY) LTD
P.O. BOX 70406
BRYANSTON, 2021

PROPERTY DESCRIPTION :

**ERF 28005 PORTION OF ERF 28004
GEORGE**

PROJ TITLE:

GEORGE 28005 - 28 UNIT

DRAWING TITLE

Elevation_BT-D

SCALE	DATE	DRAWN	CHECKED
As indicated	2026-04-08	RVN	RVN
PROJ. NO.	DWG. NO.	REV:	
2600	RES28_2100-D	A	

CENTURY PROPERTY DEVELOPMENTS 2016 ©

2800_GEORGE 28005 - 28 UNIT_RES28_2100-D_Elevation_BT-D_RevA

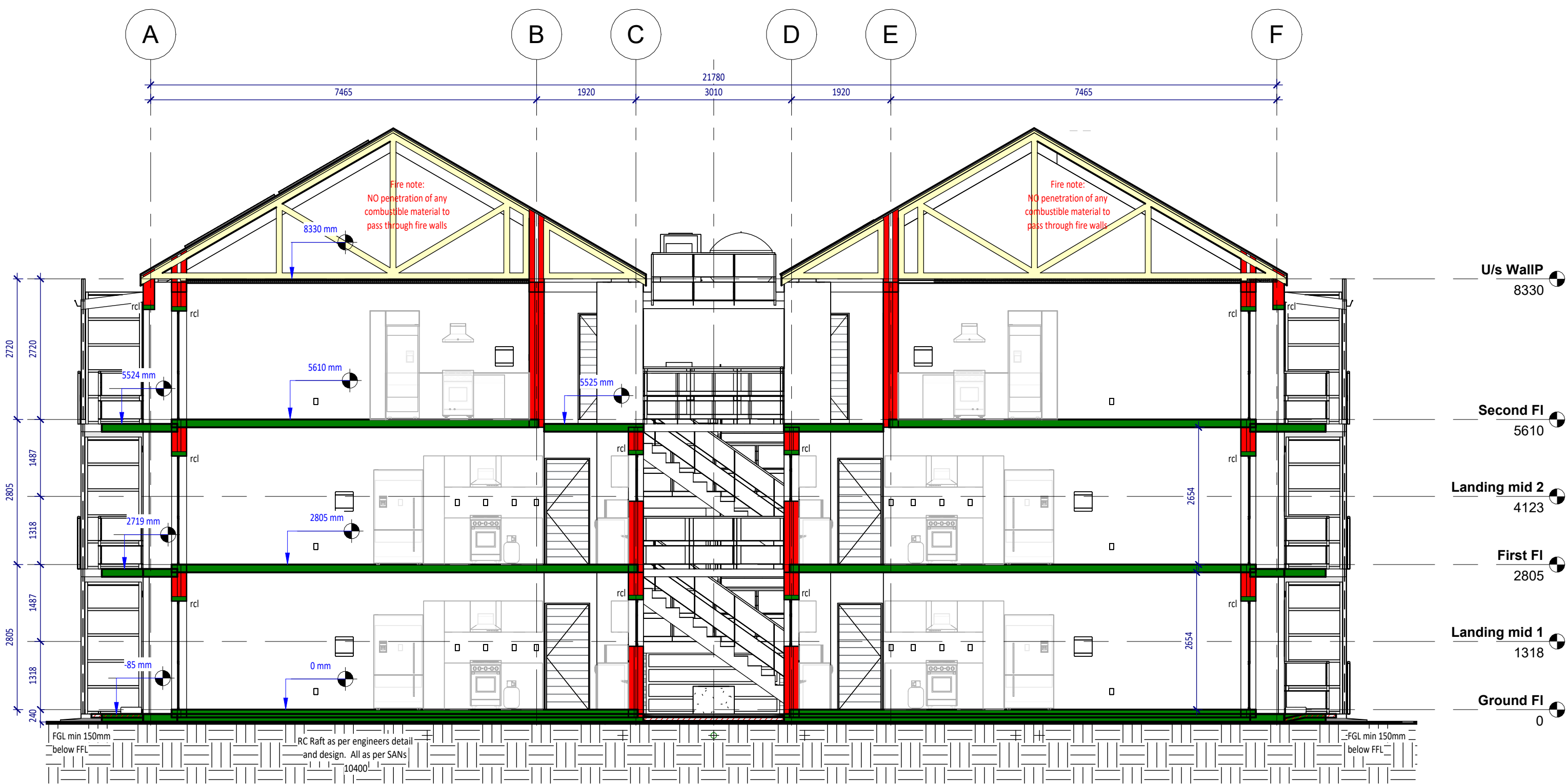
Structural Note:
All structural members to be checked by structural engineer. Pre-fabricated trusses to be done by specialist.

Fire Note:
NO roof members to pass through FIRE WALL. All as per requirements by SANS 10400 and appointed Fire consultant

Gutter & Facias:
All roofs to have standard seamless powder coated "Charcoal" Aluminium gutters. Sizing as per SANS 10400
All roofs edges closed off with aluminium fascia / barge board flashing - to match existing. Colour to match roof sheeting
Exposed timber members:
All exposed timber trusses/ supports to be treated with approved protective coating. SABS approved coating only

Insulation:
Insulation to be installed in all ceiling voids exposed to external elements - insulation spec as per specification schedule

A Section A
1 : 75



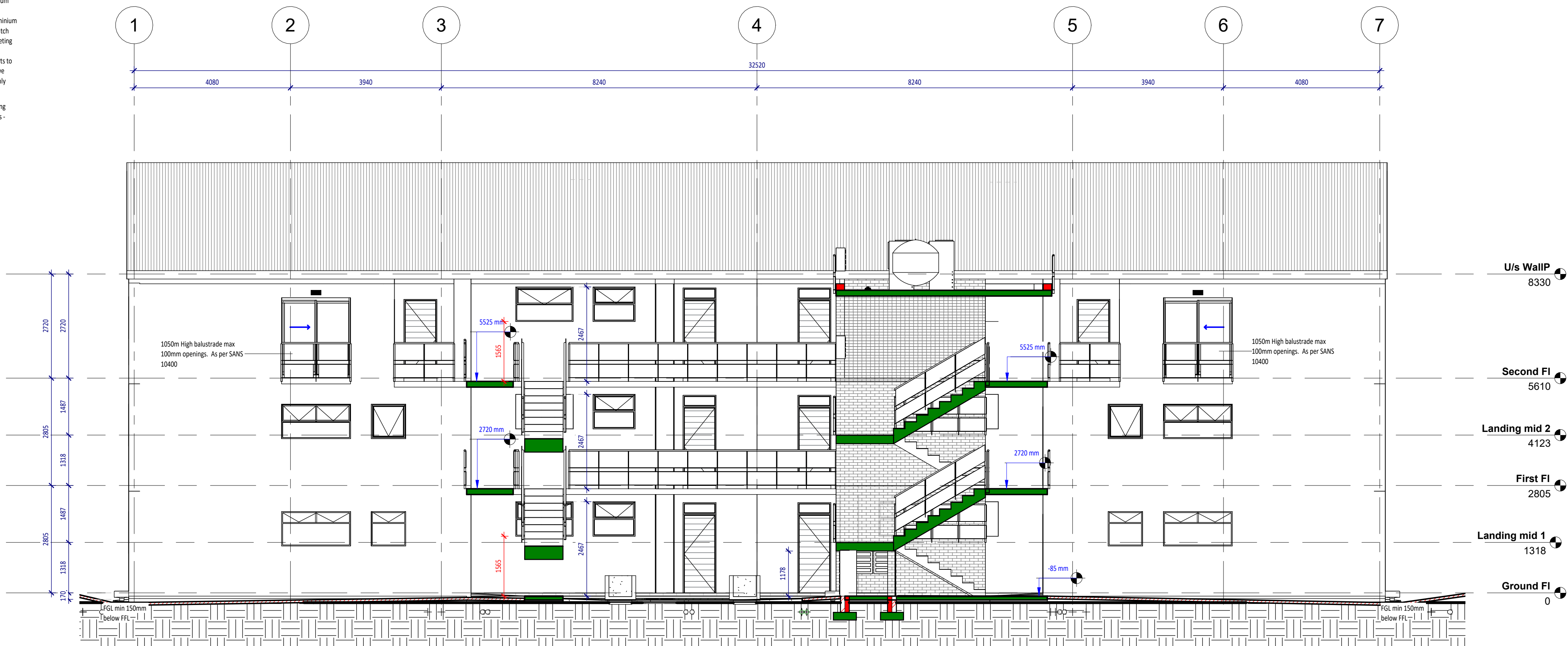
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B Section B
1 : 75



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DRAINAGE NOTES

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 - All stormwater details to Civil Engineer's specification.

BUILDING NOTES

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- Concrete surface bed specification as per Structural engineer's specification and in accordance to SANS 10400
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GENERAL NOTES

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REVISIONS

REV	DATE	DESCRIPTION
A	2026-04-08	Council sub

CLIENT SIGNATURE

MARK CORBETT
2026-04-08

STRUCTURAL ENGINEER SIGNATURE

SCHALK NEETHLING
Pr. Eng. BEng (Hons)
REG. NO # Pr. Eng 20140151

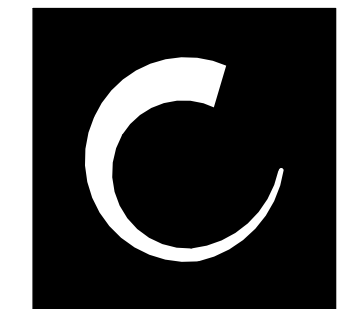
ARCHITECT SIGNATURE

JACQUELINE CORBETT
Pr. Arch
REG. NO # Pr. Arch 6703

CIVIL ENGINEER SIGNATURE

HARM SCHREURS
MEng (Transportation), BEng (Civil), MBL
REG. NO # Pr. Eng 560262

CONSULTANT:



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STATUS:

FOR COUNCIL

CLIENT:

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P.O. BOX 70406
BRYANSTON, 2021

PROJ TITLE:

GEORGE 28005 - 28 UNIT

PROPERTY DESCRIPTION:

**ERF 28005 PORTION OF ERF 28004
GEORGE**

DRAWING TITLE

Typ Sections 1

SCALE	DATE	DRAWN	CHECKED
1 : 75	2026-04-08	RVN	RVN
PROJ. NO.	DWG. NO.	REV.	
2600	RES28_2200	A	

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2600_GEORGE 28005 - 28 UNIT_RES28_2200_Typ Sections 1_RevA

