



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 1182 Blanco

24 August 2026

Sir

APPLICATION FOR REZONING AND SUBDIVISION: ERF 1182 BLANCO

Attached hereto please find 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 1182 Blanco from Single Residential Zone I to Subdivisional Area to allow for a group housing site consisting of 10 group houses, a private road as well as a public road portion.
- Section 15(2)(d) of the By-law on Land Use Planning for George Municipality, 2023 for the subdivision of the Subdivisional Area into:
 - 10 General Residential Zone II erven (group housing at 26du/ha);
 - 1 Transport Zone III erf (private road) and
 - 1 Transport Zone II erf (public street)

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR REZONING AND SUBDIVISION
ERF 1182 BLANCO

18 August 2026



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MOTIVATION REPORT
APPLICATION FOR REZONING AND SUBDIVISION:
ERF 1182 BLANCO

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 1182 Blanco from Single Residential Zone I to Subdivisional Area to allow for a group housing site consisting of 10 group houses, a private road as well as a public road portion.
- Application is made in terms of Section 15(2)(d) of the By-law on Land Use Planning for George Municipality, 2023 for the subdivision of the Subdivisional Area into:
 - ⇒ 10 General Residential Zone II erven (group housing at 26du/ha);
 - ⇒ 1 Transport Zone III erf (private road); and
 - ⇒ 1 Transport Zone II erf (public street).

The proposed subdivision plan is attached hereto as **Annexure “A”** and the municipal application form is attached hereto as **Annexure “B”**.

2. DEVELOPMENT PROPOSAL

Erf 1182 Blanco was previously approved for the development of 10 group housing units. The rezoning and subdivision approval was never implemented and subsequently lapsed.

However, the general plan was approved by the Surveyor General on 28 June 2021, and the title deed was endorsed with the subdivision on 2 October 2023. It is the intention of the owner to re-instate the previously approved rezoning and subdivision for the group housing development. The previous approval is attached hereto as **Annexure “C”**.

Erf 1182 Blanco is developed with a dwelling house and associated outbuildings. No significant trees are present on the erf except a few shrubs and trees along the western boundary. It is the intention to rezone Erf 1182 Blanco to General Residential Zone II for the development of 10 group housing units.

Erf 1182 Blanco has a rectangular shape and gentle slope from north-east to south-west, making the erf ideal for higher density residential development. The group housing units will consist of an open-plan kitchen, dining and living area with three bedrooms and two bathrooms. Each group housing unit will also have a covered patio with a braai, single garage and one carport. A group housing unit with the outbuildings and covered patio will have a floor area of approximately 155m².

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 group housing unit consisting of three or more habitable rooms needs to be provided for the residents of the flat plus 0.25 bays per group housing unit for visitors. In terms of the parking requirement 20 parking bays should be provided within the boundaries of the erf for the 10 dwelling units. In terms of the development proposal 23 parking bays will be provided, creating 3 additional visitors parking in the road reserve.

In terms of the proposal the site will have a boundary wall and entrance gate along Maitland Street. The entrance to the development will be 6,4 metres wide and will have a stacking distance of 6 metres in front of the access control gate. A refuse area of 12,44m² will be developed adjacent to the entrance gate of the proposed group housing development along Maitland Street.

In terms of the George Integrated Zoning Scheme By-law, 2023 functional open space should be provided for the development of group housing units. A minimum of 50m² per dwelling unit is required. In terms of the development proposal the required functional open space will be provided in the format of a private garden for each group housing unit. For the proposed 10 group housing units, a total of 500m² functional open space must be provided. The proposed development provides 1400m² functional open space and therefore complies with the requirement set out in the George Integrated Zoning Scheme By-law, 2023.

The purpose of the application is to obtain the necessary approvals to allow for the rezoning and subdivision of Erf 1182 Blanco, to allow for 10 group housing units to be developed on the erf

The conceptional site and building plans for the developments as described above is attached hereto as **Annexure “D”**. The final site plan and with the correct building lines will form part of the Site Development Plan submission that will follow the approval of the application.

3. PRE-APPLICATION CONSULTATION

The pre-application consultation discussion, of the mentioned proposed development by the relevant officials of George Municipality, took place on 15 October 2025. The signed pre-application consultation application form, which is attached hereto as **Annexure “E”**, contains the following comments:

Town Planning:

The attached documents were discussed.

- *Previous land use is noted.*
- *Motivate proposal in terms of SPLUMA, LUPA, PSDF, MSDF and LSDF. Any deviation must be motivated.*
- *Indicate compliance with the zoning objective, land use description and development parameters. Any deviation from the latter requires a departure application.*
- *Please note parameter (d) in respect of functional open space.*
- *Greening must please be indicated.*
- *Applicant to confirm heritage value of existing building. i.e. is building older than 60 years. Heritage Western Cape permit required if building is older than 60 years.*

Spatial Planning:

- *Density in principle is usually 25du/ha. 30du/ha may be deemed in keeping with the area. Applicant to motivate density.*
- *Spatial supports the application in principle.*

- *Proposal will contribute to the effective use of the existing infrastructure.*

ETS:

- *Electrical service report required.*
- *DCs applicable.*

CES:

- *Access be restricted via Maitland Street.*
- *Access is permitted in accordance with the George Integrated Zoning Scheme (GIZS) 2023 regulations.*
- *All access should align with the Provincial Access Guidelines.*
- *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 may be supported*
- *All vehicle mobility should be done on site and must be indicated on the layout plan.*
- *Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy.*
- *Municipal water and/or sanitation is limited and available, subject to network &/or treatment capacity required confirmation.*
- *The location of existing municipal services must be confirmed on site.*
- *The developer must ensure full compliance with the relevant Stormwater By-law.*

No negative issues were mentioned. The issues and requirements mentioned in the comments are addressed in this motivation report.

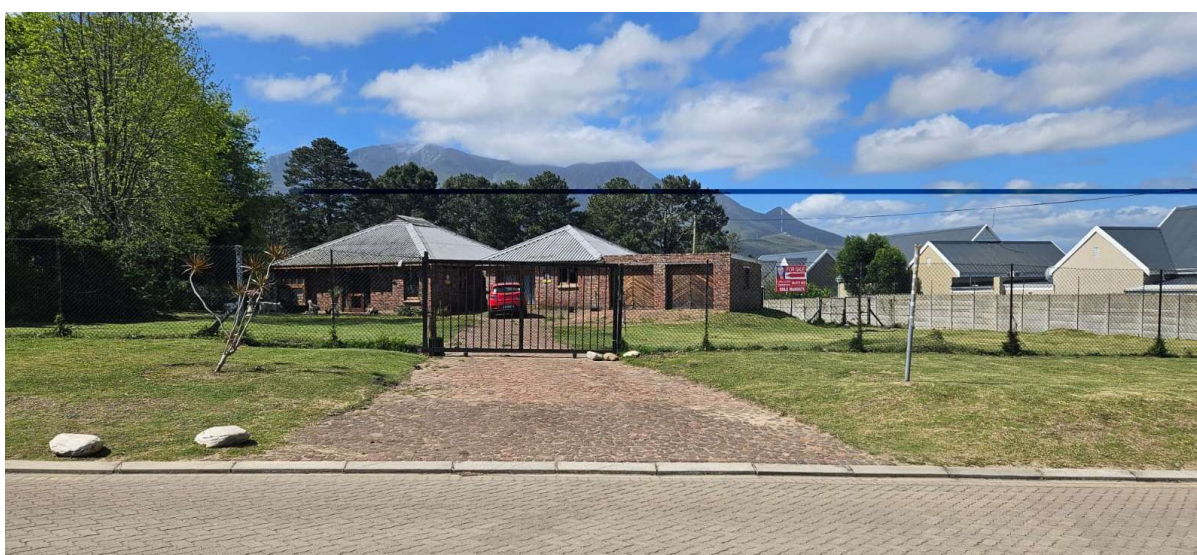
4. GENERAL INFORMATION REGARDING ERF 1182 BLANCO

4.1 Locality

Erf 1182 Blanco is located in Maitland Street. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure “F”**.

4.2 Existing land use

Erf 1182 Blanco is currently developed with a dwelling house and associated outbuildings. The photo below indicates the dwelling house. The dwelling house will be demolished to allow for the development as proposed.



4.3 Extent

Erf 1182 Blanco is 3845m² in extent.

4.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023 the zoning of Erf 1182 Blanco is Single Residential Zone I.

4.5 Surveyor General Diagram

A copy of the Surveyor General Diagram for Erf 1182 Blanco is attached hereto as **Annexure “G”**. A copy of the approved General Plan for the subdivision of Erf 1182 Blanco into 10 group housing erven, 1 private road and 1 public street is attached hereto as **Annexure “H”**.

4.6 Title Deed

Erf 1182 Blanco is registered in the name of Trustees for the time being of the MCVITTY FAMILY TRUST, Registration Number IT113/2019(S). A copy of the registered Title Deed is attached hereto as **Annexure “I”**.

4.7 Power of Attorneys

A Power of Attorney whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Justin James MC Vitty (ID 8503015354082), Kathryn MC Vitty (ID 8710300002082) and Robert John Montgomery (ID 8606095070088), the trustees of the MCVITTY FAMILY TRUST Registration Number IT113/2019(S), the registered owners of the Erf 1182 Blanco, to prepare the applications referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “J”**.

A copy of the Trust Registration Certificate confirming that James MC Vitty (ID 8503015354082), Kathryn MC Vitty (ID 8710300002082) and Robert John Montgomery (ID 8606095070088) are the Trustees of the MCVITTY FAMILY TRUST Registration Number IT113/2019(S) is attached hereto as **Annexure “K”**.

4.8 Bondholder’s Consent

Erf 1182 Blanco is not encumbered by a bond.

4.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 1182 Blanco is attached hereto as **Annexure “L”**. The Conveyancer Certificate confirms that there are no conditions in the Title Deed of Erf 1182 Blanco which restrict the development as proposed in this application.

5. DESIRABILITY OF THE APPLICATION FOR THE REZONING AND SUBDIVISION OF ERF 1182 BLANCO

5.1 Introduction

The application Erf 1182 Blanco is currently zoned Single Residential Zone I. In terms of this zoning, Erf 1182 Blanco may be utilized for the purposes of a dwelling house and second dwelling unit. The owners, however, intend to develop the erf with 10 group housing units as discussed in point 2 of this motivation report. To allow such a development the erf will have to be subdivided and rezoned to General Residential Zone II.

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.

5.2 Physical characteristics of the erf

5.2.1 Topography

The application erf is relatively flat with a gentle slope from the north-east to the south-west. The topography is of such nature that it will not have a negative impact on the proposed development and therefore does not restrict the proposed rezoning and subdivision as applied for in this application.

5.2.2 Surface conditions

Little information concerning the soil conditions in the area is available. According to the Cape Farm Mapper Version 3 supporting tool from the Department of Agriculture Western Cape the following information regarding the Erf 1182 Blanco was obtained:

- Geology - Kaaimans Group
- Broad soil classification (ENPAT) - Prismaeutanic and/or pedocutanic diagnostic horizons dominant, B horizons mainly not red
- Aquifer vulnerability – Moderate
- Aquifer susceptibility – Medium-high
- Aquifer classification – Fractured
- Dept of groundwater – 20.89 metres.

The structures in the immediate vicinity do not appear to have construction anomalies relating to the soil conditions.

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

5.2.3 Vegetation

As indicated in the photo below, Erf 1182 Blanco is developed with a dwelling house and associated outbuildings and mostly have kikuyu grass. Erf 1182 Blanco does not have any mature trees on the site, except on the western boundary as can be seen in the photo in point 4.2 above.

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

Private open space will be provided by means of a private garden for each group housing unit, with an area of approximately 140m² per group housing unit.

The total functional open space provided for Erf 1182 Blanco is 1400m². The open space provided will thus exceed the required 50m² per dwelling unit in terms of the George Integrated Zoning Scheme, 2023. More than double the amount of the required functional open space will be provided for each group housing unit.

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

5.2.4 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.

5.2.5 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 and subdivision cannot be supported.

5.3 Proposed land uses

The owner intends to develop Erf 1182 Blanco with 10 group housing units as indicated on the draft site and building plans attached hereto as **Annexure “D”** and as discussed in detail in point 2 above.

5.4 Density of the proposed development

The proposed development of 10 group housing units on the erf relates to a density of approximately 26 dwelling units per hectare. The proposed development is earmarked to cater for the higher end of the middle-income group. The size of the proposed dwelling units is spacious enough for families to enter the housing market or families looking to scale down.

Although the proposed density for Erf 1182 Blanco is lower than the allowed density in terms of the George Integrated Zoning Scheme By-law, 2023 the density is consistent with the density in the immediate environment and will therefore maintain the character of the area.

It is furthermore possible to provide the required stacking distance of 6 metres, a refuse area of approximately 12,44m² within the boundaries of the erf. The proposed development will also exceed the required functional open space by providing private open space by means of a private garden for each group housing unit.

It is as such argued that the density as proposed will not have a detrimental effect on the character of the area nor on the scale, appearance and extent as to what is permissible.

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

5.5.1 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.

5.5.2 "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 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 under-utilized 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 higher 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 higher middle-income housing made available along a public transport route in Blanco.
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 group housing units.
Land use management systems must include all areas of a municipality and especially include provisions that are	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and

flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas.		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 group housing units as proposed in this application.
Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal areas.	Not applicable.	This provision does not apply to this application, as no informal residential development is involved.
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.
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.	The proposed development does not trigger any listed activities in terms of environmental legislation.

Promote and stimulate the effective and equitable functioning of land markets.	Complies with.	Although, the application erf is situated just outside the area identified for “densification” in the George Spatial Development Framework, 2023, the density is acceptable for an urban environment. The proposed development will thus not have a negative impact on surrounding property values and will contribute to the upgrading of the area, which could result in increased property values in the vicinity.
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.
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 1182 Blanco with group housing units, as proposed in this application, will contribute towards a vibrant and viable secondary node (Blanco), which will have a positive effect on property values and the economy of George. This will result in additional income for the Municipality, which could be used for the improvement of quality of services to all the citizens of George.

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 of services infrastructure.
Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.	Complies with.	In terms of the contents of this Motivation Report the proposed development will have no negative financial, social, economic or environmental impacts. 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	Complies with.	The application erf is situated within the urban edge of Blanco (George), in an area indicated for residential

accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.		development, which include higher density residential development, in terms of the Blanco Local Spatial Development Framework, 2015.
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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 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 and the Blanco Local Spatial Development Framework, 2015 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.

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

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

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

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

The compatibility of the development proposal with existing spatial development frameworks is addressed in points 5.5.5 to 5.5.7 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 5.5.2 above. The comments in paragraph 5.5.2 are thus also relevant as far as Section 59 of LUPA is concerned.

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

Erf 1182 Blanco is 3 845m² in extent and in terms of Sections 34 and 38 of the National Heritage Resources Act, 1999, none of the listed activities are triggered. According to the Surveyor General Diagram of the Erf 1182 Blanco, Erf 1182 Blanco was created in 1992. The property has since been developed with a dwelling house, which can thus not be older than 60 years. For this reason, the development as proposed is not anticipated to require a Heritage Impact Assessment.

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

5.5.5.1 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.

5.5.5.2 Protection of agricultural land

In terms of the WC-PSDF it is indicated that agricultural land must be protected. Erf 1182 Blanco is zoned Single Residential Zone I and is not used for agricultural purposes. This objective of the WC-PSDF is therefore not relevant to this application.

5.5.5.3 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 1182 Blanco 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.

5.5.5.4 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 higher density residential development along a public transport route 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 redevelop Erf 1182 Blanco that is located within the urban edge of a town and that is targeted for 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 an underutilised erf located within the urban edge of George and targeted for residential densification in terms of the George Spatial Development Framework, 2023 and the Blanco Local Spatial Development Framework, 2015. This development proposal, which will be developed at an average density of approximately 26 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 Blanco and George as well as in an environment that is indicated for residential development which include 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 proposal is consistent with residential development in the immediate area.

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.

5.5.5.5 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 25 million. As such, the development of the erf with 10 group housing units will have a positive effect on the economy of Blanco and 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 Blanco is the secondary node for George 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.

5.5.5.6 Public Transport

The WC-PSDF states that "non-motorised" and public transport should be promoted. Erf 1182 Blanco is located along Maitland Street, a public transport route in Blanco with various bus stops within walking distance of the proposed development site. Residents of the proposed development will have easy access to the Go-George public transport system. The proposal to establish the development along a public transport route is therefore in line with the specific guideline of the WC-PSDF.

5.5.5.7 Summary

From the content of point 5.5.5 it seems clear that the application can indeed be considered compatible with the WC-PSDF.

5.5.6 George Spatial Development Framework, 2023 (GSDF)

Erf 1182 Blanco is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and the framework therefore applies to this application. The properties are situated just outside the “Densification Zone” proposed for Blanco, however Blanco is categorized as a secondary Node on Map 37: “Composite Spatial Development Framework for the George City Area” in the George Spatial Development Framework, 2023 (GSDF).

The MSDF states that the Municipality will maintain the present environmental, rural and settlement character of Blanco. To this end it will:

- Maintain ‘tight’ urban edges to protect the rural character of the area.
- Apply land use management guidelines to protect the human scale and pastoral character of the village (including the placement of buildings close to street boundaries).
- Permit sensitive mixed-use development and densification along major routes (George Street and Montagu Street), including tourism-related facilities.
- Support the main nodal area, and the related transport interchange and the Blanco Strip as areas of investment.
- Review densities allowed for infill residential development on identified vacant land parcels to support formal public transport and to promote inclusionary housing development.

The subject property is situated along Maitland Street, a public transportation route in Blanco, which encourages densification. Although Erf 1182 Blanco falls just outside the 500m buffer for densification, the properties further north-east (Mountain View Estate) have been successfully developed with higher densities than this proposal. Therefore, the proposed density of the development of 10 group housing units complies with the GSDF, 2023. The GSDF, 2023 clearly states that densities will be reviewed and the proposed higher density development is lower than the maximum density for Group Housing and therefore objectives as prescribed in the development framework are achieved with this application.

Except for the indication that the application property falls within the Urban Edge of George, 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.

5.5.7 Blanco Local Spatial Development Framework, 2015

The Blanco LSDF, 2015 divided the study area into precincts and gave each precinct specific development guidelines. Erf 1182 Blanco is located in Precinct O which states the following:

- *“Land use mix of low and medium density residential only.*
- *Minimum erf size of 400 m² for single residential.*
- *Second dwelling units on erven of 600 m² and larger.*
- *Maximum density of 30 units / ha (group housing) and 50 units / ha (town housing).*
- *Restrict height of redevelopments to a maximum of two storeys.*
- *Apply landscaping policy / guidelines along Maitland Street.*

The proposal for Erf 1182 Blanco is in line with the Blanco LSDF, 2015 specifically with regards to the density and height restrictions. The proposed development is a redevelopment of an under-utilized residential erf, with medium density group housing units within the height restriction of two storeys. The proposal on Erf 1182 Blanco is compatible with the Blanco LSDF, 2015 and will provide necessary residential units along a public transportation route.

The proposal is clearly in keeping with the goals and objectives of the Blanco Local Spatial Development Framework, 2015 and there is as such no reason why the application cannot be supported from this point of view.

5.5.8 George Integrated Zoning Scheme By-Law, 2023

Erf 1182 Blanco has an area of 3845m² and is currently developed with a dwelling house and associated outbuildings. This property is ideal for higher density residential development. The proposal is consistent with the shape of the site and complies with the development parameters for group housing.

The following table indicates the development parameters applicable to group housing in terms of Schedule II of the By-Law mentioned as well as the compliance of the proposal with the different parameters:

Development parameter	Description	Adherence
Design principles	Harmonious architectural entity	Complies – architectural guidelines will be established for the proposed group housing development
Height	6,5m to wall plate 8.5m to ridge of the roof	Grouphouses will comply
Density	35 dwelling units per hectare	26 dwelling units per hectare - complies
Open Space	50m ² per dwelling unit	10 units @ 50m ² = 500m ² Provide total of 1400m ² complies
Street building line (perimeter)	3 metres.	complies
Side and rear building lines (perimeter)	1,5 metres	complies
Street building line (inside site)	0 metres 5m for garage facing internal street	complies
Side and rear (inside site)	0 metres	complies
Parking	Normal areas – 1.75 bays per group housing unit consisting of three or more habitable rooms plus 0.25 bays per flat for visitors	Complies (3 additional visitor parking bays)
Refuse room	Required	Provided
Site development plan	Required	Will be submitted after approval of application

No departures are required for the development proposal to develop 10 group housing units on Erf 1182 Blanco.

5.5.9 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 1182 Blanco was scrutinized, and it was found that the title deed contains no conditions prohibiting the rezoning and subdivision as proposed.

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

5.6 Compatibility of the proposal with the character of the area

Erf 1182 Blanco is located on the northern side of Maitland Street. Maitland Street has a residential land use character with land uses varying from dwelling houses/ group housing/ town housing and estates. The proposed development will be in keeping with this character and can be seen as complementary. No unwanted precedent will therefore be created.

5.7 Compatibility of the proposal with the natural environment

Erf 1182 Blanco is situated within the Urban Edge of Blanco, George and as indicated in point 5.2.3 above. Erf 1182 Blanco is underutilized with one dwelling house and has a high development potential. There is very little “*natural*” environment in this area, as most properties have been developed with residential uses.

The proposed group housing units will provide private open space, by means of a private garden for each group housing unit. The proposed group housing units will thus not have a negative impact on the natural environment and can be considered compatible with the existing natural environment.

5.8 Potential of the erf

Erf 1182 Blanco is situated in Maitland Street, a public transportation route in Blanco. Blanco is classified as a secondary node in the George Spatial Development Framework, 2023. The aim of the GSDF, 2023 is to maintain the present environmental, rural and settlement character of Blanco. The proposed development on Erf 1182 Blanco is in line with the existing character of Blanco and will create opportunities for the higher middle income group to enter the housing market or to down scale. The property is located in close proximity to Blanco Primary School and will potentially attract young families to the Blanco area. The proposed 10 group housing units

will ensure that the property is developed to its maximum potential, however, maintain the character of the area.

5.9 Access to the erf

Erf 1182 Blanco are located on the northern side of Maitland Street and gain direct access from Maitland Street. The existing access to Erf 1182 Blanco will remain unchanged.

In terms of the development proposal for group housing units, a stacking distance of 6.0 metres is proposed in front of the entrance gate to the development, and the access will be 6.4 metres wide. No vehicle will thus have to wait in Maitland Street to obtain access to the proposed development.

5.10 Provision of parking

The development proposal of Erf 1182 Blanco is for group housing units consisting of three or more habitable rooms.

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 group housing unit consisting of three or more habitable rooms needs to be provided for the residents of the group housing unit plus 0.25 bays per dwelling unit for visitors. The proposed development will provide 23 parking bays. Each group housing unit will have 2 parking bays, one garage and one carport and an additional 3 visitor parking bays will be provided in the road reserve.

Sufficient parking bays will be provided for the proposed development.

5.11 Provision of services

No services reports have yet been prepared. The required services reports will be prepared once approval of the application has been received. It is foreseen that the development will be approved subject to a Site Development Plan and a Landscaping Plan being submitted for

approval. The required services reports and services layout plans will at that stage be prepared to co-inside with the final Site Development Plan and will as such form part of the Site Development Plan submission.

The reason why this route is proposed is because of the fact that the approval of the application cannot be guaranteed as the erf is located outside the densification area. The owner does not want to appoint the required specialists to prepare the services report and services layout plans until he is certain of the fact that the application is approved. These reports are quite expensive and as no guarantee exists that the application will be approved can easily result in wasted expenditure.

The municipality is as such requested to approve the application subject to a condition that the required services reports and services layout plans be submitted as part of the Site Development Plan.

6. 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 1182 Blanco from Single Residential Zone I to Subdivisional Area to allow for a group housing site consisting of 10 group houses, a private road as well as a public road portion.
- Section 15(2)(d) of the By-law on Land Use Planning for George Municipality, 2023 for the subdivision of the Subdivisional Area into:
 - ⇒ 10 General Residential Zone II erven (group housing at 26du/ha);
 - ⇒ 1 Transport Zone III erf (private road); and
 - ⇒ 1 Transport Zone II erf (public street).

This 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": SUBDIVISION PLAN

1812

3378

3379

MAITLAND STREET



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 1182 Blanco from Single Residential Zone I to Subdivisional Area to allow for a group housing site consisting of 10 group houses, a private road as well as a public road portion.
- Application is made in terms of Section 15(2)(d) of the By-law on Land Use Planning for George Municipality, 2023 for the subdivision of the Subdivisional Area into:
 - 10 General Residential Zone II erven (group housing at 26du/ha);
 - 1 Transport Zone III erf (private road); and
 - 1 Transport Zone II erf (public street).

Proposed rezoning and
subdivision:
Erf 1182 Blanco

Subdivision plan

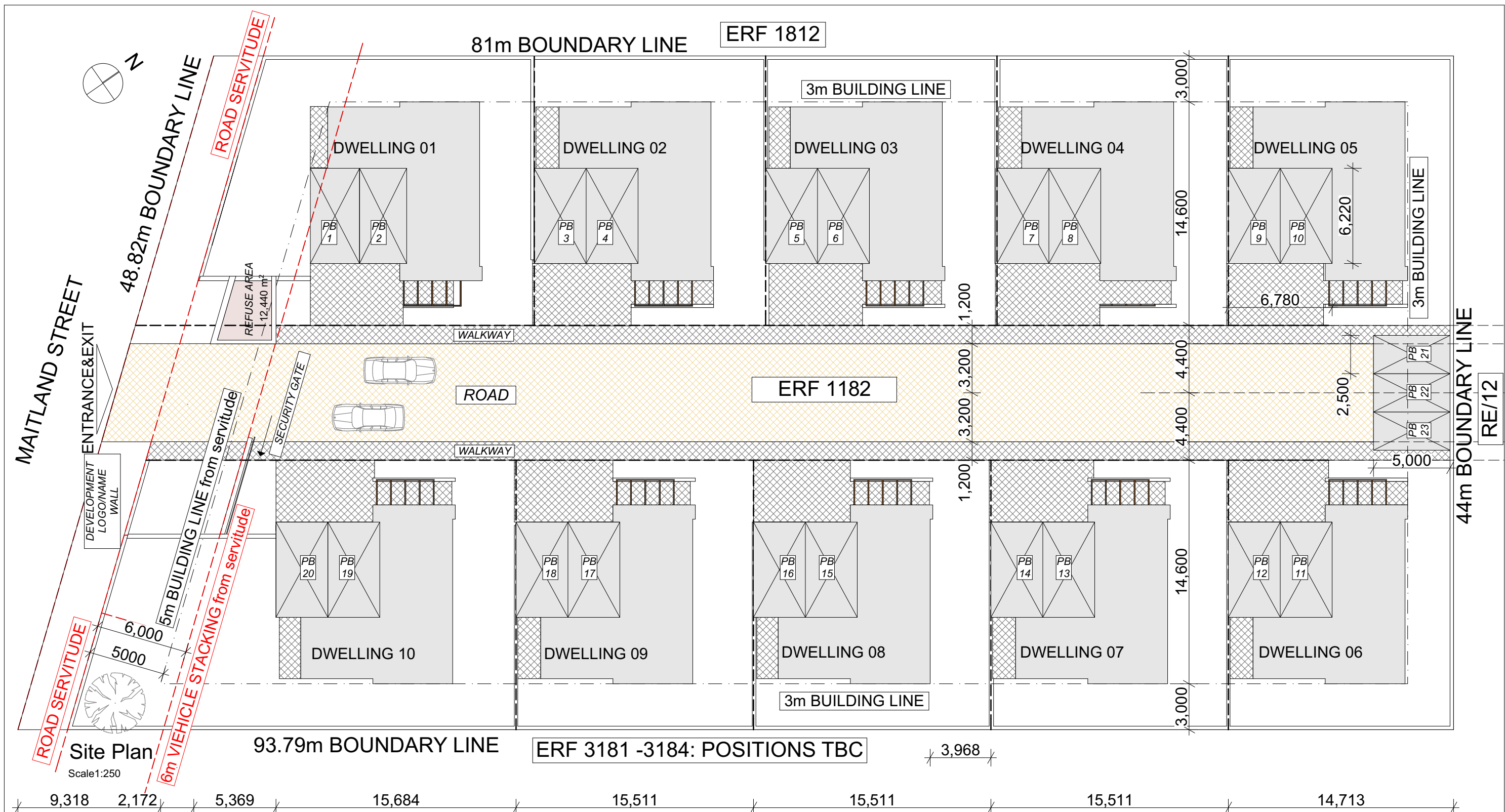


SCALE				NTS		SKAAL
PLANNED		PLAN NO.	1182/1			
REPLAN		PLAN NO.				
DRAWN		REV NO.	Erf 1182 Blanco			
DETERMINED		WYSSL. NO.				
DATE	August 2026	NAME	Subdivision plan			
DRAWN		NAME				

ALL MEASUREMENTS APPROXIMATE
ALLE AFMETINGS BY BENADERING

KOPIEREG VOORBEHOU / COPY RIGHT RESERVED

ANNEXURE “B”: PROPOSED SITE AND BUILDING PLANS



All dimensions and levels to be checked on site before any work is put in hand.
All discrepancies and ambiguities are to be reported to the architect in writing to be clarified.
Do not scale dimensions
Copyright reserved.

Signatures:

Owner: Architect:

DEVELOPMENT DATA:

GROUP HOUSING (GEN RES II)
DENSITY 35 UNITS//H
SITE: 0.38H X 35 = 13.4 UNITS ALLOWED
ACTUAL UNITS PLANNED 10

OPEN SPACE 50M2/Unit
500M2 OPEN SPACE REQUIRED
1400M2 PROVIDED

PARKING:

2 PB/U = 20
0.25 VISITORS/U = 3
TOTAL PROVIDED 23

CLIENT:

Harry Keogh
Multi Centre 8a Salisbury Road
Suite 21C Office Nr 4 Selborne
GEORGE East London
060 509 8314 5241



PROPOSED GROUP HOUSING DEVELOPMENT ON ERF
1182 BLANCO

DRAWING DESCRIPTION:

Sketch Design

SDP

DRAWN BY:

JM

CHECKED:

DRAWING SCALE:

1:250

DATE

2020/06/03

REVISION NUMBER:

5

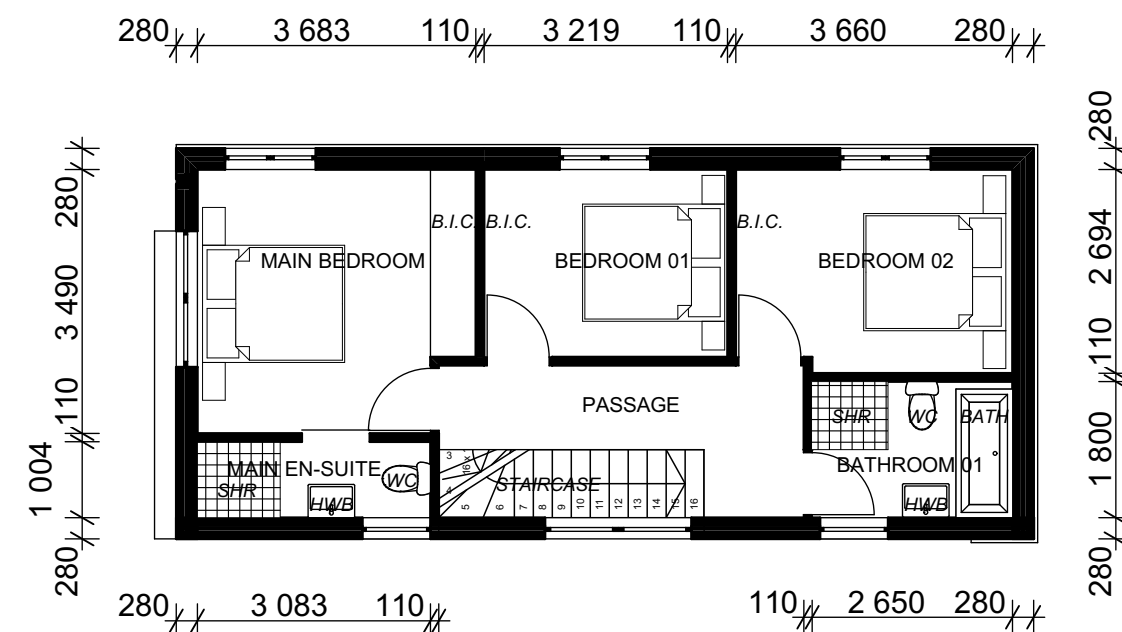
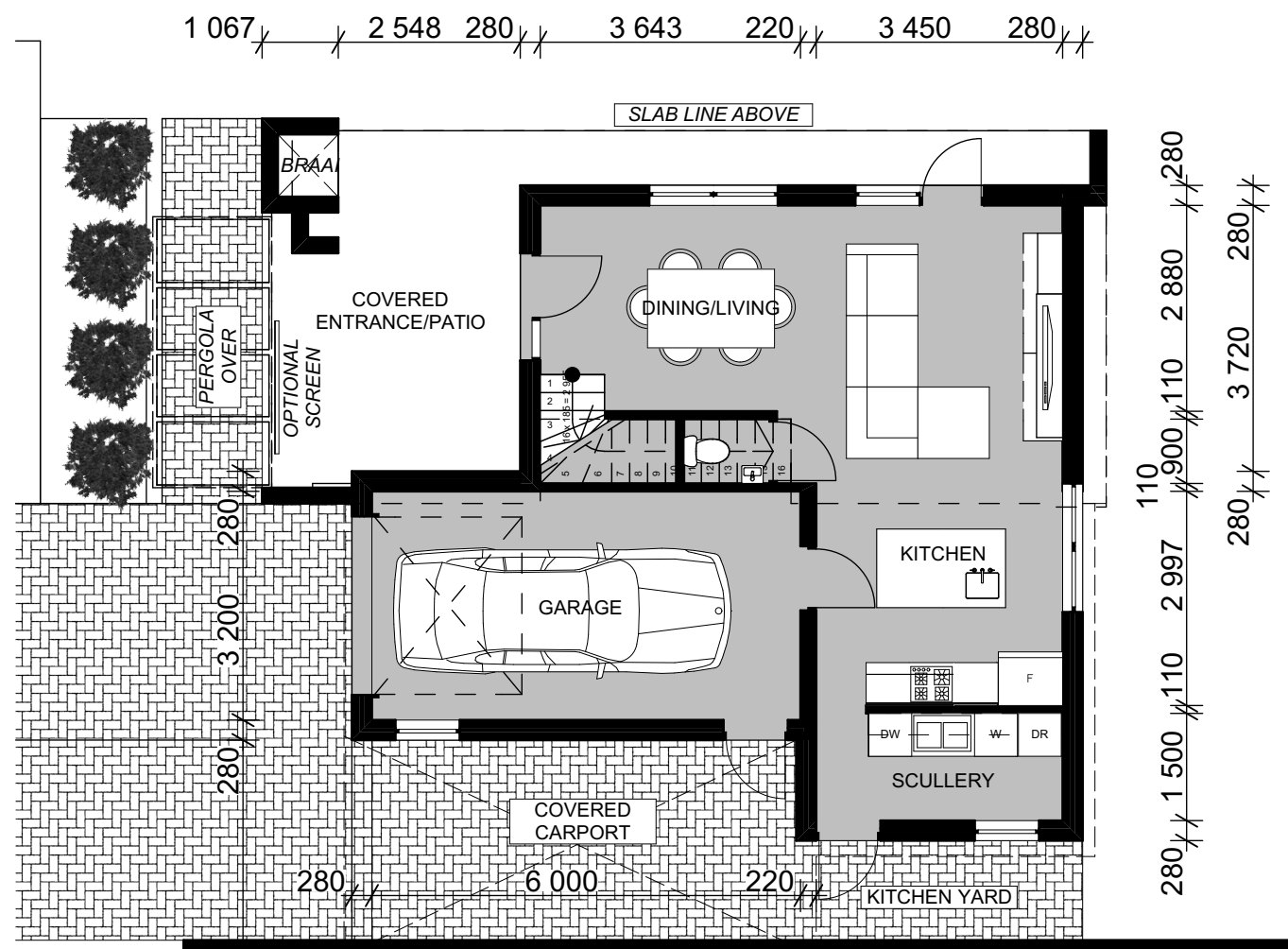
PROJECT NUMBER:

0080

DRAWING NUMBER:

1-01

ORIGINAL DRAWING SIZE: A3



GROUND FLOOR HOUSE	53M2
GARAGE	23M2
FIRST FLOOR	55M2
TOTAL INTERNAL	131M2
COVERED EXTERNAL	24M2
TOTAL COVERED	155M2

All dimensions and levels to be checked on site before any work is put in hand.

All discrepancies and ambiguities are to be reported to the architect in writing to be clarified.

Do not scale dimensions

Copyright reserved.

DEVELOPMENT DATA:

Signatures:

Owner:	Architect:
---------------	-------------------

CLIENT:

Harry Keogh
Multi Centre 8a Salisbury Road
Suite 21C Office Nr 4 Selborne
GEORGE East London
060 509 8314 5241

PROPOSED GROUP HOUSING DEVELOPMENT ON ERF
1182 BLANCO

DRAWING DESCRIPTION:

Floor Layouts

UNIT LAYOUT

DRAWN BY:

JM

	CHECKED:
--	----------

DRAWING SCALE:
1:1

DATE	2019/06/24
------	------------

REVISION NUMBER:

—

PROJECT NUMBER:

0080

DRAWING NUMBER:

2-01

ORIGINAL DRAWING SIZE: A3


DESIGN LIFE
ARCHITECTS

JACQUES MALAN
 Architect

060 509 8314
 044 873 3671
claooffice101@gmail.com

JACQUES MALAN Architect
060 509 8314
044 873 3671
dlaoffice101@gmail.com

ANNEXURE "C": PREVIOUS APPROVAL

Reference number: Erf 1182, Blanco

Date: 7/08/2020

Enquiries: Primrose Nako

ianvrolijk@vodamail.co.za

JAN VROLIJK TOWN PLANNER
PO BOX 710
GEORGE
6530

**APPLICATION FOR REZONING, SUBDIVISION AND DEPARTURE:
ERF 1182, MAITLAND STREET, GEORGE**

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, W.1.33 of 29 July 2015 decided that the following applications on Erf 1182, Blanco:

- a) Rezoning in terms of section 15 (2) (a) of the Land Use Planning By-Law for George Municipality, 2015, of Erf 1182, Blanco from Single Residential Zone I to a Subdivisional Area to allow for a group housing site consisting of 10 group houses and a private road, as well as a public road portion;
- b) Subdivision in terms of section 15 (2) (d) of the Land Use Planning By-Law for George Municipality, 2015 of the Subdivisional Area into:
 - 10 General Residential Zone II erven (group housing); - (density of 30du/ha)
 - 1 Transport Zone III erf (private road) and
 - 1 Transport Zone II erf (public road);

BE APPROVED in terms of Section 60 of said By-law for the following reasons:

REASONS FOR DECISION

- Due to the amended site development plan submitted, the proposed departure applications are no longer required;
- The rezoning, departure and subdivision will not have an adverse impact on the surrounding urban environment, natural environment or streetscape;
- The proposed zoning is in line with the surrounding zonings and the relevant spatial planning frameworks;
- The proposal will have no negative impact on surrounding neighbours' rights to privacy and views;
- The proposal is an appropriate – compatible form of residential densification as is

advocated by the applicable planning policies for the area.

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality, 2015, the Rezoning and Subdivision shall lapse if not acted upon within a period of five (5) years from the date of approval and/or if the following conditions are not adhered to;
2. This approval shall be taken to cover only the application as approved for as indicated on the Subdivision Plan no: 1182/3 drawn by Jan Vrolijk Town Planner attached as /"Annexure A" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision;
3. That a site development plan be submitted to the satisfaction of the Directorate: Planning and Development, in accordance with the provisions of Section 23 of the George Zoning Scheme By-Law, 2017 prior to submission of building plans.
4. Sufficient enclosed refuse area be provided to the satisfaction of the Directorate; Community Services;
5. A building plans may only be submitted for approval in accordance with the National Building Regulations (NBR) after the approval of the SDP;
6. That all property owners within the group housing development shall become members of a Home Owners' Association. The Homeowners' Association is to be constituted in terms of Section 29 of the Land Use Planning By-Law for George Municipality, 2015. The HOA constitution must comply with the provisions of sub-section 29(3) and is to be submitted to the Directorate: Planning and Development for approval. No individual erven will be transferred prior to the approval of the constitution.
7. Architectural Guidelines for the development must be submitted to the Directorate: Planning and Development for approval. The HOA shall be responsible for the ensuring compliance with the guidelines.
8. No building plans or amendments to building plans be approved by the municipality unless first approved by the Home Owners' Association;
9. An approved General Plan be submitted to the Directorate: Planning and Development for record purposes;
10. The rezoning and subdivision approval will only be regarded as implemented on the registration of the general plan as well as transfer at least one subdivided portion in terms of the Deeds Registries Act;

DIRECTORATE: CIVIL ENGINEERING SERVICES

11. Capital contributions are payable by the developer for each new equivalent erf (ee) created, as per standard tariffs for George, applicable on transfer of a portion, or the approval of building plans, or on application for a CPT, or as stipulated in a Services Agreement between the George Municipality and the Developer. The total amount payable will be determined by the Dept: CES, and will be subject to annual adjustment. Contributions payable may be adjusted should the actual water usage exceed the accepted normal daily usage based on the Guidelines for Human Settlement Planning and Design, based on a six month average use;
12. All civil services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with The Guidelines for Human Settlement and Design and Council specifications. All drawings and plans are to be submitted to the Dept: CES, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be

- carried out under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the civil services have been satisfactorily installed and as-built submitted electronically as well as the surveyors plan;
13. Should more than two developments/properties be party to share any service, the Dept: CES will in conjunction with parties determine the pro-rata contribution payable.
 14. Any, and all, costs directly related to the development remain the developers' responsibility;
 15. Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer/owner of the other erf: (condition 12 applicable)
 16. Any service from another relevant erf must be accommodated across the development or incorporated into the services of the development. All negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned; (condition 12 applicable)
 17. Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality; (condition 12 applicable)
 18. The developer is to adhere to the requirements of the ROD. The onus is on the developer to provide the Dept: CES with the necessary proof of compliance with the ROD.
 19. Servitudes must be registered for any pipeline not positioned within the normal building lines. The applicant is to comply with the National Forests Act No 84 of 1998, should it be required.
 20. Provision for the removal of solid waste is to be addressed in conjunction with the Dept: Environmental Services;
 21. The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval was required and obtained for this proposed development;
 22. A home owners association/s is/are to be established incorporating all even within security estates / developments. The private roads and their related stormwater infrastructure, and private open space within the development will be transferred by the developer to these / home owners association/s who will assume responsibility of the maintenance thereof.
 23. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dept: CES, or any condition of any authority has not been satisfactorily complied with.
 24. Developer responsible to obtain the necessary approval / way leaves from third parties which include, but not limited to the following: Telkom & Fibre optical cable;
 25. Municipal water is provided for potable use only. No irrigation water will be provided.
 26. A water meter must be installed by the developer prior to the construction to monitor water usage during the construction phase. The Dept: Engineering services (water section) is to be consulted by the developer, prior to the installation, regarding the required specifications. Failure to comply with water meter application process, will result in the developer being responsible for payments of penalties and/or an estimated non-metered water consumption by this department at rate as per applicable tariffs list. In this regard, transfers, building plan approval and occupation certificates may be withheld if any sums of money owing to George Municipality are not paid in full. The water meter is to be removed on completion of construction if required by the Dept:CES.
 27. The developer / erf owners in conjunction with the Dept: Civil Engineering Services, is to

- apply to the George Municipality for the installation of individual erf water meter prior to any building work commencing on an erf.
28. The development is to be subject to the availability of treatment capacity of Water & Sanitation treatment works.
 29. Public and private roads are to be clearly indicated on all layout submitted. The road reserves must be clearly indicated on all plans submitted for approval. The cadastral layout can be only approved if the road reserves have been included on plans approved by CES.
 30. The private roads and the associated stormwater and private open space, are to be registered as private and transferred to the HOA, or other relevant governing or controlling body. Public roads must be transferred to George Municipality.
 31. Maintenance and/or upgrading of all private / servitude roads are the responsibility of the owners who make use thereof.
 32. The discharge of surface stormwater is to be addressed by the developer. Condition (12) applies. All cost related is for the developer.
 33. Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval;
 34. Adequate parking with a hardened surface must be provided on the premises of the proposed development;
 35. No private parking for the development will be allowed in the public road reserve;
 36. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to relevant departments for approval. Condition (12) applies
 37. The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dept: Civil Engineering Services. A site development plan is to be submitted to the Dept: CES, or any other relevant authority for approval prior to any construction work taking place;
 38. Should it be required, the developer is to cede any portion of property required for public road reserve, free of charge, to relevant authority
 39. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.

DIRECTORATE: ELECTROTECHNICAL ENGINEERING SERVICES

40. Capital contributions are payable by the developer for each new equivalent erf (ee) created, as per standard tariffs for George, applicable on transfer of a portion, or the approval of building plans, or on application for a CPT, or as stipulated in a Services Agreement between the George Municipality and the Developer. The total amount payable will be determined by the Dept: Electro Technical Services (ETS), and will be subject to annual adjustment. Contributions payable may be adjusted should the actual electricity connection be other than a conventional 60 Amp single phase per erf;
41. All electrical services -internal, link and relocation of or upgrades to the existing network - are to be designed by a registered consulting engineer in accordance with Council specifications. All drawings and plans are to be submitted to the Dept: ETS, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out under the supervision of the consulting engineer who is to provide the electrical department with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the electrical services have been satisfactorily installed and as-built submitted electronically;
42. Any, and all, costs directly related to the development remain the developers' responsibility;
43. Each new portion created must have separate electrical connection and it may not cross

any other portion.

44. Only one electrical connection permitted per registered erf.

45. Developer/owner to ensure compliance with, but not limited to, Regulation XA of SANS 10400.

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee, in terms of Section 79(2) of the George Municipality's By-law on Municipal Land Use Planning.

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George on or before **28 AUGUST 2020**.
- An appeal that is not lodged within the set date or that does not comply with Section 80 of the George Municipality's By-law on Municipal Land Use Planning will be deemed invalid.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Kindly note that in terms of Section 80(14) of the George Municipality's By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an appeal has lapsed, any appeal has been finalised and you have been advised accordingly.

Yours faithfully



T BOTHA

MUNICIPAL MANAGER

S:\SHARED TEKNIES\MARISA ARRIES\Approvals& Final Approvals\Erf1182blanco(rezoning,subdivision&departure decision letter)\jvrolijk.docx

AANSOEK

1. Aansoek word in terme van 15(2)(a) van die Verordeninge op Grondgebruikbeplanning vir George Municipality, September 2015 gesoek vir die heraanwysing van Erf 1162 Blanco vanaf Enkel Residensiële Sone I na 'n Onderverdelingsgebied.
2. Aansoek word in terme van 16(2)(d) van die Verordeninge op Grondgebruikbeplanning vir George Municipality, September 2015 gesoek vir die onderverdeling van die Onderverdelingsgebied in 10 Algemene Residensiële Sone II erwe (Gedeeltes 1 tot 10), 1 Vervoersone III erf (Gedeelte 11) en 1 Vervoersone II erf (Gedeelte 12) met grootte soos aangeleen.

Voorafgestelde heraanwysing en
onderverdeling:
Erf 1162 Blanco

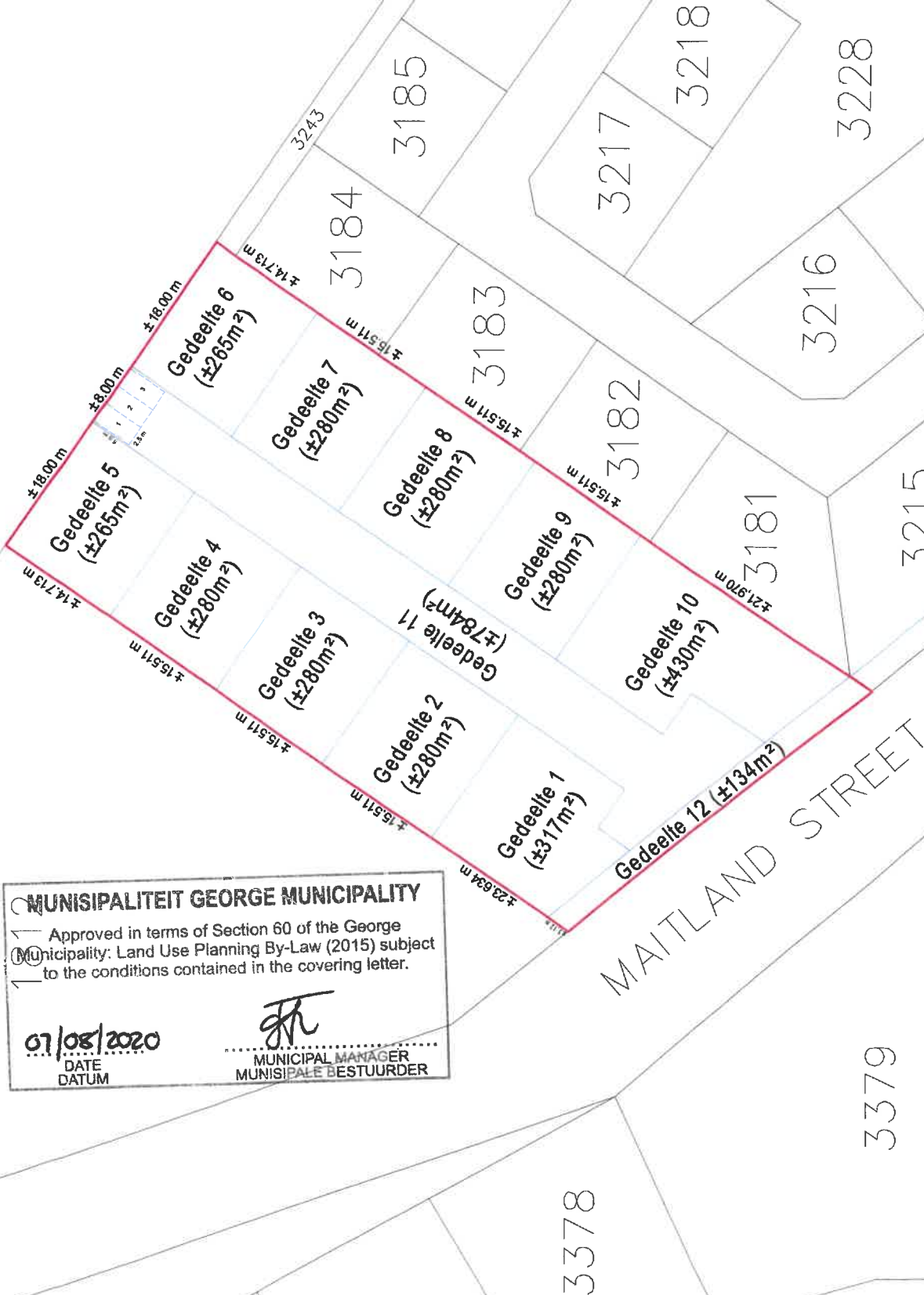
Onderverdelingsplan



Area		15		16		17		18		19		20		21		22		23		24		25		26		27		28		29		30		31		32		33		34		35		36		37		38		39		40		41		42		43		44		45		46		47		48		49		50		51		52		53		54		55		56		57		58		59		60		61		62		63		64		65		66		67		68		69		70		71		72		73		74		75		76		77		78		79		80		81		82		83		84		85		86		87		88		89		90		91		92		93		94		95		96		97		98		99		100	
Area	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100																																																																																							

ALL MEASUREMENTS APPROXIMATE
ALLE AFMETINGS BY BENADERING

KOPREKES VOORBEREID / COPY RIGHT RESERVED



MUNISIPALITEIT GEORGE MUNICIPALITY

- ✓ Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.

07/08/2020
DATE
DATUM

[Signature]
MUNICIPAL MANAGER
MUNISIPALE BESTUURDER

Reference number: Erf 1182, Blanco

Date: 31 August 2020

Enquiries: P. Nako

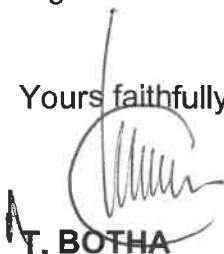
JAN VROLIJK TOWN PLANNER
P O BOX 710
GEORGE
6530

**APPLICATION FOR REZONING SUBDIVISION AND DEPARTURE: ERF 1182,
BLANCO**

Abovementioned application as well as the municipality's decision letter dated 07 August 2020 (copy attached) in this regard refers.

No appeal against the above decision has been received. The application is thus regarded as finalized and can be implemented as per abovementioned letter.

Yours faithfully



T. BOTHA
MUNICIPAL MANAGER

P:\Final Approvals 2017, 2018 & 2019\Erf 1182, Blanco.(Rezoning, Subdivision and Departure) .docx

ANNEXURE “D”: 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	MCVITTY Family Trust Registration Number IT113/2019(S)		
Address	2 Maitland Street		
	Blanco	Postal code	6529
E-mail	justin@kazin.co.za		
Tel	N/a	Fax	N/a
		Cell	0839842777

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 1182 Blanco
--	-----------------

Physical Address	2 Maitland Street										
GPS Coordinates					Town/City		Blanco				
Current Zoning	Single Residential Zone I			Extent	3 845m²			Are there existing buildings?	Y	N	
Current Land Use	Dwelling house and outbuilding										
Title Deed number & date	T41442/2023										
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)?			Previous approval attached as Annexure "C"					
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	Robin Hector & Naudica Swanepoel			Reference number	3897787		Date of consultation	4 November 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 1182 Blanco from Single Residential Zone I to Subdivisional Area to allow for a group housing site consisting of 10 group houses, a private road as well as a public road portion.**
- **An application in terms of Section 15(2)(d) of the By-law on Land Use Planning for George Municipality, 2023 for the subdivision of the Subdivisional Area into:**
 - **10 General Residential Zone II erven (group housing at 26du/ha);**
 - **1 Transport Zone III erf (private road); and**
 - **1 Transport Zone II erf (public street).**

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

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

Is the following compulsory information attached?

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

Minimum and additional requirements:

Y	N	N/A	Conveyancer's Certificate	Y	N	N/A	Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A	Phasing Plan
Y	N	N/A	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
Y	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan

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

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

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)		Y	N/A	Specific Environmental Management Act(s) (SEMA)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)				(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental --
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)		Y	N/A	Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)				National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations				National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)		Y	N/A	National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.				Other (specify)
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:

24 August 2026

Full name:

Johannes George Vrolijk

Professional capacity:

Professionele Stadsbeplanner

SACPLAN Reg. Nr:

A/1386/2010

ANNEXURE “E”: SIGNED PRE-APPLICATION CONSULTATION FORM

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

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

PART A: PARTICULARS

Reference number: 3897787

Purpose of consultation: **To discuss application for Rezoning and Subdivision**

Brief proposal: **Rezoning of Erf 1182, Blanco from Single Residential Zone I to a Subdivisional Area to allow for 10 General Residential Zone II erven (group housing at a density of 30du/ha), 1 Transport Zone III erf (private road) and 1 Transport Zone II erf (public road)**

Property(ies) description: **Erf 1182, Blanco**

Date: **9 October 2025**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	R. Hector	George Municipality	0448019477	rlhector@george.gov.za
	N. Swanepoel	George Municipality	0448019477	nswanepoel@george.gov.za
Pre-applicant	J. Vrolijk	JV Town Planner	0824647871	janvrolijk@jvtownplanner.co.za

Documentation provided for discussion:

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

- Title deed
- Locality plan
- Proposed subdivision plan
- Proposed site plan
- Previous approvals dated 7 Aug 2020 and 31 August 2020

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

YES	NO
-----	----

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

Comprehensive overview of proposal:

An application for the rezoning and subdivision of Erf 1182 Blanco in order to develop the erf with 10 General Residential Zone II erven (group housing at a density of 30du/ha), 1 Transport Zone III erf (private road) and 1 Transport Zone II erf (public road) was approved by the George Municipality on 7 August 2020/31 August 2020. A copy of the approval letters is attached hereto. The approval has, however, since lapsed.

It is the intention of the owner to once again develop the erf with 10 General Residential Zone II erven (group housing at a density of 30du/ha), 1 Transport Zone III erf (private road) and 1 Transport Zone II erf (public road) in accordance with the details on the subdivision plan and development plan attached to the approval of 7 August 2020. The proposal is thus based on the same plans on which the 2020 approval was based. The plans and wording on the plans will however be adjusted to comply with the provisions of the latest by-law and zoning scheme.

APPLICATION

- An application will have to be submitted in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 for the rezoning of Erf 1182 Blanco from Single Residential Zone I to a Subdivisional Area to allow for a group housing site of 10 group houses and a private road., as well as a public road portion.
- An application will have to be submitted in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 for the subdivision of the Subdivisional Area into
 - 10 General Residential Zone II erven (group housing at a density of 30du/ha);
 - 1 Transport Zone III erf (private road); and
 - 1 Transport Zone II erf (public road).

PART B: APPLICATION PROCESS

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

SUBMISSION

Draft By-Law on Municipal Land Use Planning

(Workflow)

Types of applications that can be submitted in terms of Section 15 (2)

- (a) Rezoning of land
- (b) Permanent departure
- (c) Temporary departure
- (d) Subdivision of land
- (e) Consolidation of land
- (f) Amendment, suspension or removal of restrictive conditions
- (g) Permission required in terms of the zoning scheme
- (h) Amendment, deletion or imposition of condition in respect of an approval
- (i) Extension of validity period of an approval
- (j) Approval of an overlay zone
- (k) Phasing, amendment or cancellation of a subdivision plan or part thereof
- (l) Permission required in terms of condition of approval
- (m) Determination of zoning
- (n) Closure of public place or part thereof
- (o) Consent use
- (p) Occasional use

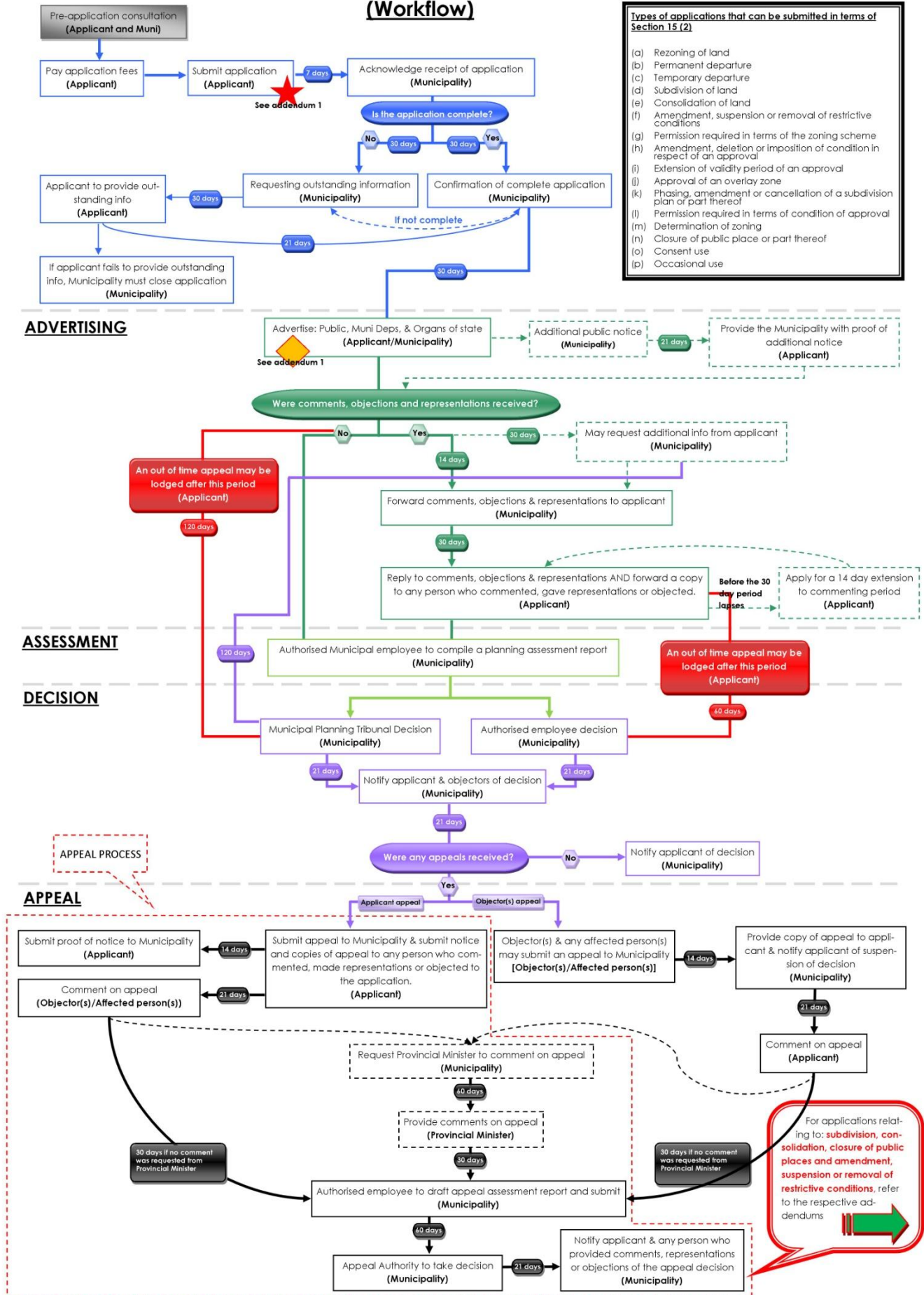
ADVERTISING

ASSESSMENT

DECISION

APPEAL PROCESS

APPEAL



PART C: QUESTIONNAIRES

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

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

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

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			X	Applicant to motivate proposal in line with George Spatial Development Framework, 2023, and Blanco Local Spatial Development Framework, 2015
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X	Submit Conveyancer's Certificate indicating restrictions relating to the proposal, the beneficiaries as well as method to be dealt with.
Any other Municipal by-law that may be relevant to application? (If yes, specify)			X	
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? George Integrated Zoning Scheme By-law, 2023 What is the current zoning of the property? Single Residential Zone I What is the proposed zoning of the property? Subdivisional Area Does the proposal fall within the provisions/parameters of the zoning scheme? Yes Are additional applications required to deviate from the zoning scheme? (if yes, specify) To be determined				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?			X	Motivate compliance with Provincial Spatial Development Framework, 2014
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		X		

SECTION C:**CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE**

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)		X		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?			X	South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DEFF?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant)		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

SECTION D:

SERVICE REQUIREMENTS

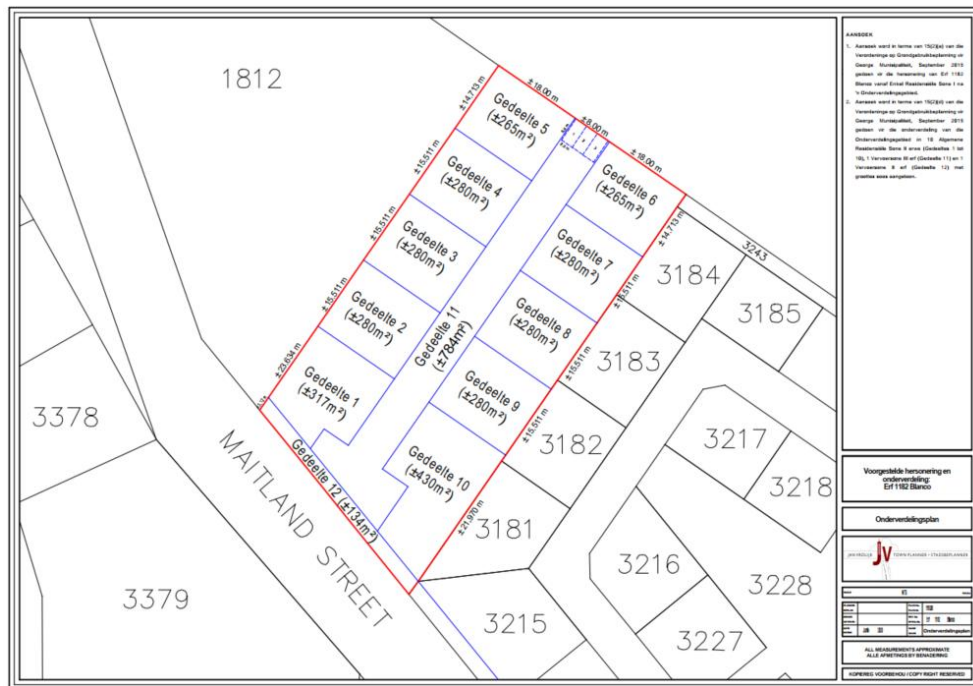
DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			X	Directorate: Electro-technical Services
Water supply:			X	Directorate: Civil Engineering Services
Sewerage and waste water:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services
Telecommunication services:			X	
Other services required? Please specify.			X	
Development charges:			X	

COMPULSORY INFORMATION REQUIRED:	
---	--

MINIMUM AND ADDITIONAL REQUIREMENTS:

PART E: DISCUSSION

[illegible]



- Access be restricted via Maitland Street.
- Access is permitted in accordance with the George Integrated Zoning Scheme (GIZS) 2023 regulations.
- All access should align with the Provincial Access Guidelines.
- 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 may be supported
- All vehicle mobility should be done on site and must be indicated on the layout plan.
- Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy.
- Municipal water and/or sanitation is limited and available, subject to network &/or treatment capacity required confirmation.
- The location of existing municipal services must be confirmed on site.

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

Electro-Technical Services comment:

- Electrical service report required.
- DCs applicable.

PART F: SUMMARY / WAY FORWARD

- Applicant may proceed with submission of the land use application.
- Applicant to take note of public participation process in line with letter dated 19 September 2025 (attached).

OFFICIAL: Robin Hector

PRE-APPLICANT: Johannes George Vrolijk

SIGNED:



SIGNED:



DATE: 3 November 2025

DATE: 9 October 2025

OFFICIAL: Naudica Swanepoel

SIGNED:



DATE: 4 November 2025

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

ANNEXURE “F”: LOCALITY PLAN

Erf 1182 Blanco - Locality plan



0 0.03 0.06 0.11 km

Date: 10/1/2025 7:39 AM

Scale: 1:1,039



Disclaimer
George Municipality makes no warranties as to the correctness of the information supplied.
Persons relying on this information do so entirely at their own risk.

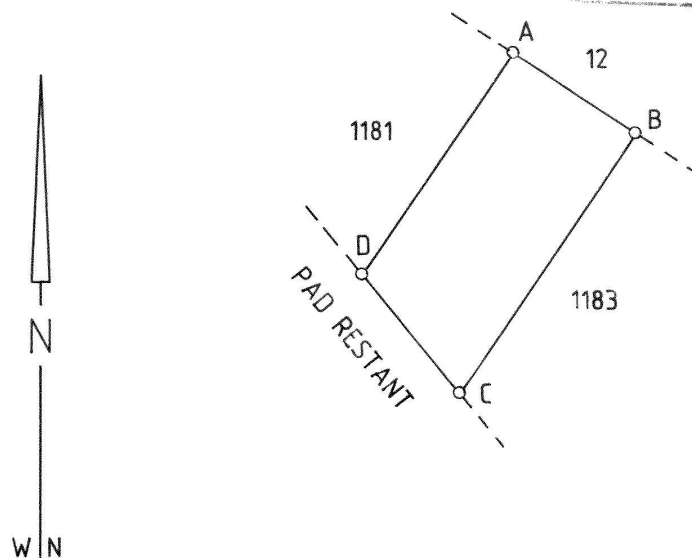
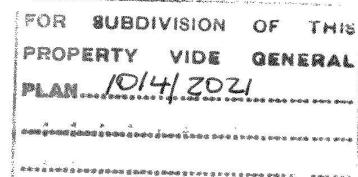
George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.

ANNEXURE "G": SURVEYOR GENERAL DIAGRAM

SYE Meter		RIGTINGS -HOEKE	Y	KOÖRDINATE Stelsel	Alles plus Lo 23°	X	L.G. Nr.
		Konstante		0,00	3 700 000,00		1508/92
AB	44,00	304 43 10	A	54 803,82	56 958,04		Goedgekeur <i>A. Louw</i> for Landmeter-generaal 1992-03-17
BC	93,79	34 43 10	B	54 767,65	56 983,10		
CD	45,82	140 55 50	C	54 821,07	57 060,19		
DA	81,00	214 43 10	D	54 849,95	57 024,61		
		Δ(122) Geo 9		50 788,32	55 472,51		
		Δ(163) Oud 7		56 603,60	51 940,04		

Bakenbeskrywing

Alle bakens is 12 mm ysterpen



Skaal: 1 : 2 000

Die figuur A B C D
stel voor 3 845 vierkante meter grond, synde
Erf 1182 'n Gedeelte van Erf 4, Blanco
geleë in die Munisipaliteit en
Administratiewe Distrik George Provinsie Kaap die Goeie Hoop
Opgemeet in Januarie 1992 deur my, *A. Louw* Landmeter

Hierdie kaart is geheg aan Nr. <i>T/A 58752/92</i> gedateer t.g.v. Registrateur van Aktes	Die oorspronklike kaart is Nr. 2732/1927 geheg aan Transport/Grondbrief Nr. 1927 . 191 . 8626	Leer Nr. S/7767 M.S. Nr. E 335/92 Komp. BL-7DD/V21 (1731)
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ANNEXURE "H": GENERAL PLAN

MAIN FIGURE						
Sides Metres		Angles of Direction	Co-ordinates Y System: WG 23° X			
				Constants ±0.00		±0.00
A B	43.98	304.38.50	A	+54 852.20	+3 757 253.64	
B C	93.80	34.43.00	B	+54 816.02	+3 757 278.64	
C D	45.79	140.53.00	C	+54 869.44	+3 757 355.74	
D A	80.99	214.43.10	D	+54 898.33	+3 757 320.21	
INDICATORY DATA						
a B1	2.00	320.53.00	a	+54 868.93	+3 757 351.64	
			B1	+54 867.67	+3 757 353.19	
TOWN SURVEY MARKS						
3 C D 19			⊕	+54 716.33	+3 757 800.03	
4 C D 19			⊕	+54 579.63	+3 757 628.96	
REFERENCE MARKS						
R M 1			⊕	+54 876.73	+3 757 368.48	
R M 2			⊕	+54 893.55	+3 757 322.88	
AREAS			BLOCK CORNERS			
Erf Number		Square Metres	Co-ordinates Y System: WG 23° X			
			Constants ±0.00		±0.00	
4238		324	A1	+54 837.41	+3 757 263.86	
4239		279	A2	+54 881.10	+3 757 326.91	
4240		279	A3	+54 884.39	+3 757 324.63	
4241		279	A4	+54 887.38	+3 757 328.95	
4242		264	A5	+54 896.56	+3 757 317.66	
4243		279	B1	+54 867.67	+3 757 353.19	
4245		279	B2	+54 876.87	+3 757 341.87	
4246		279	B3	+54 871.24	+3 757 333.75	
4247		446	B4	+54 874.53	+3 757 331.47	
4248		735	B5	+54 830.83	+3 757 268.41	
4249		137 (P.R)				

A,B,A1,B5 and all points labelled Z1	: 12mm iron peg next to vibracrete wall
A2,A3,A4,A5,B2,B3,B4,a	: 12mm Iron Peg
B1,Z	: not beacons
RM1,RM2	: Roofing Screw in concrete with metal collar
All other beacons	: 12mm iron pegs



T N

ENDORSEMENTS					
No.	Amendment	Addition	Authority	Intd.	Date

Surveyor-General's Office Notes

LPI C0270001

ANNEXURE “I”: TITLE DEED

RUSHMERE NOACH ATTORNEYS
5 Ascot Office Park
Conyngham Street
Greenacres
6045

Prepared by me



CONVEYANCER
RENÉ LYDIA MICHELS
(LPCM Number 93275)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 3 100 000,00	R. 2014,00
Reason for exemption	Category Exemption	Exemption i l o. Sec/Reg. Act/Proc.



T 000041442 / 2023

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

FLORIS ALBERTUS HANEKOM, LPCM 90928

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

HARRY KEOGH

Identity Number 491012 5095 08 9

Married out of community of property

which said Power of Attorney was signed at PORT ELIZABETH on 18 July 2023



And the appearer declared that his/her said principal had, on 14 January 2023, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

The Trustees for the time being of the MCVITTY FAMILY TRUST
Registration Number IT113/2019(S)

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

ERF 1182 BLANCO
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF WESTERN CAPE

IN EXTENT 3845 (THREE THOUSAND EIGHT HUNDRED AND FORTY FIVE)
Square metres

FIRST TRANSFERRED by Deed of Transfer Number T 58752/1992 with
Diagram SG Number 1508/1992 relating thereto and held by Deed of Transfer
Number T23114/2019

- A. **SUBJECT** to the conditions referred to in Deed of Transfer Number
T8626/1927 dated 27 August 1927.

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke.A small, handwritten signature in black ink, appearing to be a stylized 'A' or 'M'.

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

HARRY KEOGH, Married as aforesaid

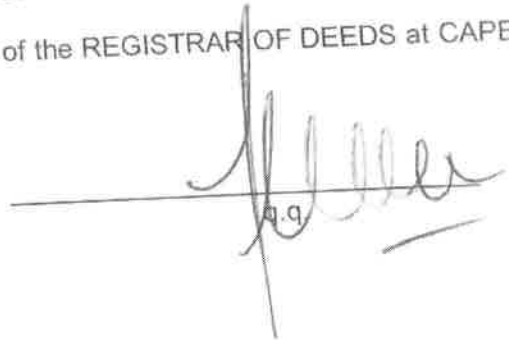
heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**The Trustees for the time being of the MCVITT FAMILY TRUST
Registration Number IT113/2019(S)**

its Successors in Office or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R3 100 000,00 (THREE MILLION ONE HUNDRED THOUSAND RAND).

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 02 OCT 2023



In my presence


REGISTRAR OF DEEDS

PAGE 4

000041442 / 2023
T...../.....

ENDORSEMENT IN TERMS OF SECTION 46 ACT 47/1937
ENDOSSEMENT KRAGTENS ARTIKEL 46 WET 47/1937

The land herein described has been subdivided
Die grond hierin beskryf is onderverdeel

In accordance with General Plan No
In ooreenstemming met Algemene Plan Nr. 1014/2021

Approved by the Surveyor-General on
Goedgekeur deur die Landmeter-Generaal op 28/06/2021

In terms of
Kragtens SEC 60 OF MUNICIPAL LAND USE PLANNING BYLAW

Into erven numbers
In erwe genommer 4238-4248

Public ^{Road} places numbered 4249 and thoroughfares
Openbare Plekke genommer en strate

Application filed as
Aansoek geliasseer as BC 35531-2023

ACT 70 of 1970 EXEMPT

Deeds Office/Aktekantoor

Cape Town/Kaaptad

Date/Datum 2-10-2023


Registrar of Deeds / Registrateur van Aktes

Servitude Notes/ Serwituut Notas (if any/indien enige)

NONE

ANNEXURE "J": POWER OF ATTORNEY

POWER OF ATTORNEY

We, the undersigned

Justin James MC Vitty (ID 8503015354082)
Kathryn MC Vitty (ID 8710300002082), and
Robert John Montgomery (ID 8606095070088)

in our capacity as the Trustees of the

MC VITTY FAMILY TRUST Registration Number IT113/2019(S)

the registered owner of

Erf 1182 Blanco

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

- An application in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of Erf 1182 Blanco from Single Residential Zone I to Subdivisional Area to allow for a group housing site consisting of 10 group houses, a private road as well as a public road portion.
- An application in terms of Section 15(2)(d) of the By-law on Land Use Planning for George Municipality, 2023 for the subdivision of the Subdivisional Area into:
 - 10 General Residential Zone II erven (group housing at 26du/ha);
 - 1 Transport Zone III erf (private road); and
 - 1 Transport Zone II erf (public street).

Signed at George on 17 August 2026

Justin James MC Vitty



Kathryn MC Vitty



Robert John Montgomery