



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 8477 Pacaltsdorp

14 September 2026

Sir

APPLICATION FOR REZONING, SUBDIVISION AND DEPARTURE (DENSITY AND BUILDING LINE RELAXATION): ERF 8477 PACALTSDORP

Please find attached an application in terms of

- Section 15(2)(a) of the Land Use Planning By-law for the George Municipality, 2023 for the rezoning of Erf 8477 Pacaltsdorp from Single Residential Zone I to General Residential Zone II (group housing).
- Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of Erf 8477 Pacaltsdorp into a Portion A ($\pm 268\text{m}^2$), Portion B ($\pm 268\text{m}^2$) and a Portion C ($\pm 281\text{m}^2$).
- Section 15(2)(b) of the Land Use Planning By-law for the George Municipality, 2023 for the departure of the density on Erf 8477 Pacaltsdorp from 35 dwelling units per hectare to 37 dwelling units per hectare.
- Section 15(2)(b) of the Land Use Planning By-law for the George Municipality, 2023 for a permanent departure for the relaxation of the eastern side boundary building line on Portions A, B and C from 1.5 metres to 0 metres to accommodate the garages of the group houses to be developed on the portions.
- Section 24(1)(f)(v) of the By-law on Land Use Planning for George Municipality, 2023 for the registration of a private right-of-way servitude with a width of 7 metres over the proposed Portions A, B and C in favour of Portions A, B and C.

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SACPLAN REG No. A/1386/2010

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

A handwritten signature in black ink, appearing to read 'Jan Vrolijk'. The signature is fluid and cursive, with the first name 'Jan' and the last name 'Vrolijk' clearly distinguishable.

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR REZONING, SUBDIVISION AND DEPARTURE (BUILDING LINE
RELAXATION)
ERF 8477 PACALTSDORP

14 September 2026



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MOTIVATION REPORT
APPLICATION FOR REZONING, SUBDIVISION AND DEPARTURE
ERF 8477 PACALTSDORP

1. APPLICATION

- Application is made in terms of Section 15(2)(a) of the Land Use Planning By-law for the George Municipality, 2023 for the rezoning of Erf 8477 Pacaltsdorp from Single Residential Zone I to General Residential Zone II (group housing).
- Application is made in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of Erf 8477 Pacaltsdorp into a Portion A ($\pm 268\text{m}^2$), Portion B ($\pm 268\text{m}^2$) and a Portion C ($\pm 281\text{m}^2$) as indicated on the subdivision plan attached hereto as **Annexure "A"**.
- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-law for the George Municipality, 2023 for the departure of the density on Erf 8477 Pacaltsdorp from 35 dwelling units per hectare to 37 dwelling units per hectare.
- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-law for the George Municipality, 2023 for a permanent departure for the relaxation of the eastern side boundary building line on Portions A, B and C from 1.5 metres to 0 metres to accommodate the garages of the group houses to be developed on the portions.
- Application is made in terms of Section 24(1)(f)(v) of the By-law on Land Use Planning for George Municipality, 2023 for the registration of a private right-of-way servitude with a width of 7 metres over the proposed Portions A, B and C in favour of Portions A, B and C.

The completed application form for the rezoning, subdivision and departure application, is attached hereto as **Annexure "B"**.

2. DEVELOPMENT PROPOSAL

The owners of Erf 8477 Pacaltsdorp acquired the property in 2025 with the objective to establish a group housing development on the erf. All existing structures were demolished and removed, leaving the erf vacant and suitable for redevelopment.

Pacaltsdorp is currently undergoing transformation, with notable improvements in the provision of housing opportunities. The area is historically characterized by large, underutilized properties, which present significant potential for densification and more efficient land use. The proposed development responds directly to this context by introducing a compact, well-planned group housing development, as indicated in the 3D-rendering below.



The development entails the construction of three group housing units on Erf 8477 Pacaltsdorp. To promote individual ownership and long-term sustainability, the property will be subdivided into three portions, with each dwelling unit situated on its own erf. This approach balances the benefits of group housing with the advantages of full title ownership.

A 3-metre street building line and 1.5 metres side and rear building line will apply along the external boundaries of the three subdivided portions. The proposed group houses will comply with the respective building lines, except for the single garage provided on each subdivided erf. The garages will be located onto the eastern side boundary building line, to ensure adequate

maneuvering space. Each group housing erf will furthermore be provided with its own service yard with a combined refuse area provided along the Heather Street boundary of the erf. Open space in excess of 50m² will be available on each erf.

Access to the proposed units will be through a 7-metre-wide right-of-way servitude across the western extent of the three subdivided portions as indicated on the subdivision plan attached hereto as **Annexure “A”**. In addition, the proposal acknowledges and retains the existing temporary right-of-way servitude that currently provides access to Erf 262, Pacaltsdorp, located north of Erf 8477 Pacaltsdorp. This ensures continuity of access and comply with established servitude rights. The refuse area will form an extension of the proposed right of way servitude. A 6-metre stacking distance will also be provided at the entrance to the development.

In terms of the applicable zoning parameters, the permissible density for group housing is 35 dwelling units per hectare. The proposed development of three group housing units on Erf 8477 equates to a density of approximately 37 dwelling units per hectare. This represents a minor departure of 2 dwelling units per hectare above the prescribed maximum density. Erf 8477 Pacaltsdorp is located in the densification zone as indicated in the George Municipal Spatial Development Framework, 2023.

The purpose of this application is to obtain approval for the proposed rezoning, subdivision and departure of the application erf. A copy of the proposed subdivision plan is attached hereto as **Annexure “A”**. The site and building plan are attached hereto as **Annexure “C”**.

3. PRE-APPLICATION CONSULTATION

The pre-application consultation discussion of the proposed development, by the relevant officials of George Municipality, took place on 17 June 2026. The signed pre-application consultation application form, which is attached hereto as **Annexure “D”**, contains the following comments:

“Town Planning:

- *Applicant to take note that the registration of the servitude may be submitted as an exemption (Section 24).*
- *Stacking distance, access, building lines, parking, manoeuvring space, refuse yard, open spaces and all other areas and dimensions to be indicated on the site layout plan.*
- *Development to be sensitive to the surrounding residential area and height to be reconcilable with the surrounding area.*
- *Applicant to motivate compatibility of the development with the character of the areas.*
- *The proposed density is calculated at 36.72 du/ha (thus 37du/ha). Applicant to provide motivation and justification for this deviation. A Departure application in this regard will be required.*
- *Need to address compliance with MSDF 2023, LSDF, SPLUMA, Zoning Scheme etc.*
- *Need to address the temp row servitude registered over the property giving access to Erf 262 Pacaltsdorp.*

CES:

- *Access restricted to Heather Road*
- *Access width is restricted in terms of the applicable in accordance with the GIZS 2023.*
- *All parking must be provided in accordance with the GIZS 2023.*
- *No parking is allowed within the road reserve, and the owner/developer shall be responsible, at their own cost, for implementing and maintaining all necessary measures to prevent any unapproved parking within the road reserve.*
- *PT1 parking ration may be supported. Need to apply.*
- *Water & sewer services are available, subject to capacity confirmation*
- *Development charge will be applicable.*
- *The developer must adhere to Nasional Building Regulation R1 and applicable Municipal stormwater by law and policies.*
- *The developer is also requested to implement SUDS principals when addressing stormwater. The use of stormwater pipes should be limited.”*

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

4. GENERAL INFORMATION REGARDING ERF 8477 PACALTSDORP

4.1 Locality

Erf 8477 Pacaltsdorp is situated along the northern side of Heather Street, 5 erven to the east of the intersection of Clinic Street with Heather Street, in the southern portion of Pacaltsdorp. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure “E”**.

4.2 Existing land use

Erf 8477 Pacaltsdorp is currently vacant. The old structures were demolished to prepare the erf for redevelopment.

4.3 Extent

Erf 8477 Pacaltsdorp is 817m² in extent.

4.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023, Erf 8477 Pacaltsdorp is zoned Single Residential Zone I.

4.5 Surveyor General Diagram

The Surveyor General Diagram of Erf 8477 Pacaltsdorp is attached hereto as **Annexure “F”**.

4.6 Title Deed

Erf 8477 Pacaltsdorp is registered in the name of Jacques Adrienne Juries (ID 7304225116085) and Olivia Lizelle Juries (ID 7302100093080). A copy of the Title Deed T82291/2025 of the erf is attached hereto as **Annexure “G”**.

4.7 Power of Attorney

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Jacques Adrienne Juries and Olivia Lizelle Juries, the registered owners of Erf 8477 Pacaltsdorp, to prepare the application referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “H”**.

4.8 Bondholder’s Consent

Erf 8477 Pacaltsdorp is not encumbered by a bond.

4.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 8477 Pacaltsdorp is attached hereto as **Annexure “I”**. Although, there is no restrictive title condition that restricts the proposed development, the title deed refers to a temporary right of way servitude along the western boundary of the erf in favour of the Remainder of Erf 2662 Pacaltsdorp. The 2-metre-wide servitude over Erf 8477 Pacaltsdorp will remain unobstructed and was taken into consideration with the proposed development.

The Conveyancer Certificate confirms that there are no other conditions in the Title Deed apart from the right of way servitude of the erf which restricts the development of the erf as proposed in this application.

5. DESIRABILITY OF THE APPLICATION FOR THE SUBDIVISION AND REZONING OF ERF 8477 PACALTSDORP

5.1 Introduction

The owner intends to rezone Erf 8477 Pacaltsdorp from Single Residential Zone I to General Residential Zone II (group housing) and to subdivide Erf 8477 Pacaltsdorp into 3 portions to create individual erven for each group house. The desirability of the proposed rezoning and subdivision will, therefore, be dealt with simultaneously in this report.

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

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

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

5.2 Physical characteristics of the property

5.2.1 Topography

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

5.2.2 Surface conditions

Little information concerning the soil conditions in the area is available. The existing structures in the immediate vicinity do not appear to have construction anomalies relating to the soil conditions. It can, therefore, be accepted that the soil condition is suitable to accommodate the proposed development. There is as such, no reason why this application cannot be supported.

5.2.3 Vegetation

The property is covered with kikuyu grass and shrubs. Vegetation will therefore have no influence on the proposed development.

5.2.4 Other characteristics

The application erf is not affected by flood lines, critical biodiversity or ecological support areas or any other known ecological habitats.

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 redevelop Erf 8477 Pacaltsdorp with 3 group housing units, with each dwelling unit on its own erf to allow full-title ownership. Access will be secured via a private right-of-way servitude while acknowledging and incorporating the existing temporary right-of-way servitude that provide access to the Remainder of Erf 262 Pacaltsdorp, north of Erf 8477 Pacaltsdorp.

5.4 Density of the proposed development

In terms of the George Integrated Zoning Scheme Bylaw, 2023 group housing is limited to a maximum of 35 dwelling units per hectare. Erf 8477 Pacaltsdorp is 817m² in extent and the proposed development of 3 group houses on Erf 8477 Pacaltsdorp will have a density of 37 dwelling units per hectare. This slight departure of the maximum density is regarded as insignificant in an area identified for densification. Although the immediate area has limited higher density developments, the area is earmarked for densification. North-west of Erf 8477

Pacaltsdorp is the well-known Aldanah high density residential development which can be regarded as the catalyst for higher density development in the area.

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 and subdivision 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 an underdeveloped residential erf situated within the Urban Edge, earmarked for densification purposes being developed to its full potential.
Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.	Complies with.	George Municipality approved a Spatial Development Plan for George, 2023, as well as a Local Spatial Development Framework for Pacaltsdorp / Hans Moes Kraal, 2015. Both these Spatial Development Frameworks contain development proposals which are aimed at improving the quality of life of all the inhabitants of Pacaltsdorp, thus creating the opportunity for approval of this application which will result in creating 3 group housing units.
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. The proposed group housing development complies with all the development parameters except the density, where a slight departure is required to increase the density from 35 dwelling units per hectare to 37 dwelling units per hectare. The slight departure in density will not negatively affect the surrounding area, as the proposed group housing units are small and the size of the units are in line with the existing dwellings in the immediate area.
Land use management systems must include all areas of a municipality and especially include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines.

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. The development proposal that forms the subject of the application is furthermore located within the urban edge of George and is earmarked for densification purposes in terms of the George Spatial Development Framework, 2023 and the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015.
Ensure that special consideration is given to the protection of prime and unique agricultural land.	Not applicable.	Erf 8477 Pacaltsdorp is located within an urban area and earmarked for densification purposes. The provisions of the Act on the Subdivision of Agricultural Land, 1970 (Act 70 of

		1970) therefore 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.	The application erf is situated in Heather Street earmark for densification purposes in terms of the MSDF. In the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework Plan, 2015, this area is indicated for "Single Residential". The proposed development is compatible with the surrounding area and 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 owner/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 and the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015 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 8477 Pacaltsdorp with 3 group housing units, as proposed in this application, will create much needed residential opportunities in Pacaltsdorp, which will have a positive effect on property values and the economy of Pacaltsdorp. 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 Pacaltsdorp.
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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 infrastructure services.
Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.	Complies with.	In terms of the contents of this Motivation Report the proposed development will have no negative financial, social, economic, or environmental impacts. The proposal will in fact have a positive effect on the upliftment of Pacaltsdorp. It will thus be possible to comply with any procedures which the George Municipality has designed to minimise negative financial, social, economic, or environmental impacts.
Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.	Complies with.	George Municipality has adopted the George Municipality: Land Use Planning Bylaw, 2023 which prescribes procedures and time frames developers must comply with when submitting land use applications, and which officials must consider when considering applications. This application has been prepared in accordance with the stipulations of the George Municipality: Land Use Planning By-law, 2023 and the application will therefore be handled

		and considered in accordance with the timeframes as prescribed.
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Spatial resilience		
Criteria	Compliance	Planning Implication
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.	Complies with.	The application erf is situated within the urban Edge of George, according to the George Spatial Development Framework, 2023 in an area indicated for densification. The Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015 is outdated and not aligned with the MSDF as it indicated Erf 8477 Pacaltsdorp as Single Residential. However, Pacaltsdorp has started to slowly densify and created higher density residential opportunities and group housing development is regarded as compatible in the immediate area and therefore the proposal is in line with the MSDF, 2023 and the Pacaltsdorp LSDF, 2015.

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	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.		management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As the development proposal can be deemed to comply with the contents of both the George Spatial Development Framework, 2023 and the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015, it can be stated that the proposal complies with these specific criteria.
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 was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As it can be deemed that the development proposal complies with the contents of the George Spatial Development Framework, 2023 and the Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015, it can be stated that the proposal complies with these specific criteria.
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 5.5.4 to 5.5.6 of this report.

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

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

5.5.4.1 Introduction

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

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

5.5.4.2 Protection of agricultural land

In terms of the WC-PSDF it is indicated that agricultural land must be protected. Erf 8477 Pacaltsdorp is zoned Single Residential Zone I and is not used for agricultural purposes. The relevant objective of the WC-PSDF is therefore not relevant to this application.

5.5.4.3 Urban edge

The WC-PSDF provides for a guideline which determines that towns should identify an urban edge and that development should be restricted to areas inside the urban edge. The George Municipality identified an urban edge, and Erf 8477 Pacaltsdorp fall 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.

5.5.4.4 Densification

In terms of the WC-PSDF, higher densities and more compact cities must be created. The proposed development on Erf 8477 Pacaltsdorp is for the development of 3 group housing units at a density of 37 dwelling units per hectare, slightly higher than the prescribed 35 dwelling units per hectare. The increased density of Erf 8477 Pacaltsdorp will contribute to the overall density requirement of 25 dwelling units per hectare. The proposal therefore complies with this objective of the WC-PSDF.

5.5.4.5 Self-sufficiency

Another important guideline requires that any proposed development must 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 Pacaltsdorp. The development will in fact make a positive contribution to the improvement to the quality of life of the residents of Pacaltsdorp since it will contribute to the property rates structure of the George Municipality.

The proposed group housing development on Erf 8477 Pacaltsdorp, is a big financial investment. As such, the proposed group housing development will have a positive effect on the economy of Pacaltsdorp 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 residents of Pacaltsdorp 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. Pacaltsdorp was previously a town on its own but has grown into an integral part of the bigger George area and can rather be regarded as a neighbourhood of the bigger George. George including Pacaltsdorp is the main town of the Southern Cape and has already proven that it is a town that has the development potential to be self-sustainable. The proposal will make a positive contribution to the further strengthening of George/Pacaltsdorp as a self-sustainable town. The proposal to establish the development within Pacaltsdorp is therefore in line with the specific guideline of the WC-PSDF.

5.5.4.6 Public Transport

The WC-PSDF states that "non-motorised" and public transport should be promoted. Erf 8477 Pacaltsdorp is located along a Go-George bus route. The property is thus located within a public transport service PT 1 area as per the George Integrated Zoning Scheme By-law, 2023 in terms of which certain incentives regarding the provision of parking spaces are available to a development. The development proposal will however comply with the normal parking requirements.

5.5.4.7 Summary

From the content of point 5.5.4 it seems clear that the application can indeed be considered compatible with the WC-PSDF.

5.5.5 George Spatial Development Framework, 2023 (GSDF)

Erf 8477 Pacaltsdorp is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and the framework therefore applies to this application. The erf is situated within the Urban Edge, and within an area indicated for densification on Map 37: “Composite Spatial Development Framework for the George City Area” in the George Spatial Development Framework, 2023 (GSDF). It is however noted that Pacaltsdorp have heritage assets and cultural landscapes that should be carefully understood.

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

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

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

The Pacaltsdorp / Hans Moes Kraal Local Spatial Development Framework, 2015 is outdated and not fully aligned with the George MSDF, 2023. Erf 8477 Pacaltsdorp is indeed identified for densification and group housing is compatible with a lower density residential area. However, the area surrounding Erf 8477 Pacaltsdorp will in future develop with higher density residential developments.

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

5.5.7 George Integrated Zoning Scheme By-Law, 2023

Erf 8477 Pacaltsdorp is currently zoned as Single Residential Zone I in terms of the George Integrated Zoning Scheme By-law, 2023. In terms of this zoning, the erf may be used for the purposes of one dwelling house and a second dwelling unit.

The proposed rezoning and subdivision of Erf 8477 Pacaltsdorp from Single Residential Zone I to General Residential Zone II will enable the owner to construct 3 group housing units. The densification area encourages higher density residential developments, while retaining its residential character.

The following table indicates the development parameters applicable to General Residential Zone II in terms of Schedule II of the George Integrated Zoning Scheme Bylaw, 2023 as well as compliance of the proposal with the different parameters:

General Residential Zone II		
Development parameter	Description	Adherence
Design principles	Harmonious architectural style	Complies
Density	35 du/ha	37 du/ha – departure motivated
Height	Wall plate 6.5 metres Ridge of roof 8.5 metres	Complies
Open space	Functional open space at least 50m ² per dwelling unit	Complies
Building lines (perimeter)	Street – 3 metres Side and rear – 1.5 metres	Street – Complies Side – Relaxation for garages requested Rear - Complies
Building lines (within group housing development)	Street – 0 metres Side and rear – 0 metres	Complies
Parking	2 bays per unit	Complies
Service yard	Service yard	N/A
Refuse yard	Refuse yard	Complies

The desirability of the departure from the density and for the building line relaxation for the garages on each subdivided erf are discussed in point 6 of this motivation report.

5.5.8 Title Deed

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

The title deed of Erf 8477 Pacaltsdorp was scrutinised, and it was found that it contains no conditions prohibiting the rezoning and subdivision as proposed. However, condition B of Title Deed T 82291/2025 reads as follows:

“SUBJECT to a temporary servitude of right of way 2 (two) meters wide, as contained in Deed of Partition Transfer T9027/2019, the western boundary of which is depicted by the lines AD on Diagram SG No. 2972/2010, in favour of Remainder Erf 262 Pacaltsdorp, in the Municipality and Division of George, Western Cape Province, in extent 5497 (five thousand four hundred and ninety seven) square metres, held by Deed of Partition Transfer Number T9025/2019.”

The temporary right of way servitude is indicated on the Surveyor General Diagram attached hereto as **Annexure “F”** as well as on the site-and building plans attached hereto as **Annexure “C”**. The proposed group housing development was designed to gain access on the western side of Erf 8477 Pacaltsdorp to maintain the temporary right of way servitude.

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

5.5.9 Pacaltsdorp Special Character Area Heritage Overlay

Erf 8477 Pacaltsdorp is located outside the study area of the Pacaltsdorp Heritage Precinct. The heritage overlay is focused on the historic core area of Pacaltsdorp. However, the proposed group housing units are small and will fit the historic character of Pacaltsdorp. The proposed rezoning and subdivision will therefore not negatively impact the Pacaltsdorp heritage character.

5.5.10 Conclusion

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

5.6 Compatibility of the proposal with the character of the area

Erf 8477 Pacaltsdorp is located along Heather Street a public transport route. The existing character of the area is predominantly low density residential. Historically, Pacaltsdorp was developed with large residential properties which was greatly underutilised. The need for affordable housing opportunities in Pacaltsdorp has encourage the development of higher density residential developments all over Pacaltsdorp.

In close proximity to Erf 8477 Pacaltsdorp, a large erf was subdivided and developed with 4 residential units. For this reason, the proposed group housing development of 3 group housing units will not be out of character for the immediate area and the greater Pacaltsdorp. Erf 8477 Pacaltsdorp is also located in the densification area, therefore residential densification will be more and more common practice in future.

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

5.7 Compatibility of the proposal with the natural environment

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

5.8 Potential of the property

Erf 8477 Pacaltsdorp is located within a densification area as proposed in the George Municipal Spatial Development Framework, 2023. The proposed rezoning and subdivision for 3 group housing units is in line with the spatial objectives for the immediate and surrounding area. The proposed development of Erf 8477 Pacaltsdorp will ensure that an underutilised property is developed to its maximum potential.

5.9 Access to the property

The application erf is situated along Heather Street. The 3 group housing units will obtain access via a 7 metre wide right of way servitude to be registered along the western boundary of the 3 subdivided erven as indicated on the subdivision plan attached hereto as **Annexure "A"**.

The existing temporary right of way servitude on the western boundary of Erf 8477 Pacaltsdorp will remain unchanged and access to the proposed group housing development will be combined with the existing right of way access. No new access will be created, the width of the access will increase, however remain within the development parameters restrictions, to provide adequate access to the proposed group housing units.

Access is thus not a concern for the proposed development on Erf 8477 Pacaltsdorp.

5.10 Provision of parking

The parking requirements applicable to different land uses are set out in a table in Section 42 of the George Integrated Zoning Scheme By-Law, 2023.

Provision of parking		
Zoning	Description	Adherence
General Residential Zone II	1.75 bays per dwelling unit with 3 habitable rooms or more	Complies – each dwelling unit provides 2 bays by means of a

	0.25 bays per unit for visitors.	single garage and parking bay in front of the garage.
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The provision of parking therefore complies with the parameters of the George Integrated Zoning Scheme By-law, 2023.

5.11 Provision of services

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

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

6. DESIRABILITY OF THE APPLICATION FOR PERMANENT DEPARTURES (DENSITY AND BUILDNG LINE RELAXATION) IN RESPECT OF ERF 8477 PACATLSDORP

6.1 Introduction

In terms of the development parameter (b) applicable to “group housing” as per the George Integrated Zoning Scheme, 2023 state the following: *“The maximum gross density on a group housing site is 35 dwelling units per hectare”*.

Therefore, permanent departure for the density is required to enable Erf 8477 Pacaltsdorp to be developed with 3 group housing units. The proposed density for Erf 8477 Pacaltsdorp is 37 dwelling units per hectare.

The George Integrated Zoning Scheme By-law, 2023 provides the development parameters applicable to the respective zonings. In terms of the development parameter (e) applicable to “group housing” as per the George Integrated Zoning Scheme By-law, 2023 the building lines along the perimeter of a group housing site are as follows:

“(e) Building lines along the perimeter of a group housing site

The following building lines apply along the perimeter of a group housing site:

- (i) a street boundary building line of 3 metres is applicable where the group housing site abuts an external public street;*
- (ii) side and rear boundary building lines are 1.5 metres along the perimeter of the group housing site”*

As part of the development proposal to rezone Erf 8477, Pacaltsdorp from *Single Residential Zone I* to *General Residential Zone II* for group housing, and to subdivide the property into three portions/erven, each portion will be developed with a group house and a garage. While the proposed dwelling structures comply with the prescribed building lines, a relaxation of the eastern side boundary building line from 1.5 metres to 0 metres is required on each portion to accommodate the garages of the group houses.

Specific issues which must be addressed in the motivation of applications are highlighted in the Land Use Planning By-Law for George Municipality, 2023. These issues are, however, aimed at more complex applications and are not applicable to lesser applications, such as permanent departures in respect of the density.

This application will therefore be motivated with reference to the following aspects:

- *Compatibility of the proposal with the existing planning and land uses of the surrounding area.*
- *The impact that the proposal will have on the environment.*
- *The impact that the proposal will have on traffic and parking in the surrounding area.*

- *The impact that the proposal will have on surrounding facilities such as schools, open spaces and other community facilities, should the application result in an increase in the population of the area concerned.*
- *The impact that the proposal will have on the existing character of the surrounding area and the right of the inhabitants of the area in respect of property values, privacy, view, sunlight, et cetera.*
- *Provision of essential services.*

6.2 Existing planning in the area

Although, the immediate area is mostly characterised by low density residential development, the area of Heather Street is located in the densification zone, which encourage higher density residential development. The following aerial photo indicates the surrounding area of Erf 8477 Pacaltsdorp.



It is clear from the image above that Erf 8477 Pacaltsdorp is in a developing area, and higher densities are proposed in the area. The departure from 35 dwelling units per hectare to 37

dwelling units per hectare is insignificant and will not negatively impact the surrounding area. The group housing proposed on Portions A and B is approximately 81m² and the slightly larger unit on Portion C is 101m². The unit sizes are compatible with existing the surrounding environment as well as the heritage character of Pacaltsdorp.

Garages are permissible within side and rear boundary building lines in residential areas such as Single Residential Zone I for a dwelling house, and therefore the proposed encroachment to accommodate garages along the eastern boundary is not uncommon in a residential context.

6.3 Impact on schools, open spaces and other community facilities

This application entails a permanent departure to increase the allowed density from 35 dwelling units per hectare to 37 dwelling units per hectare. The increased density as proposed on the application erf means that the owner may construct 3 group housing units instead of 2 group housing units. The departure of the density is insignificant and will not negatively impact these facilities and will in fact provide 3 new housing opportunities to assist with the big housing shortage in Pacaltsdorp.

The relaxation of the eastern boundary building line will not affect schools, open spaces, or community facilities, as the garages are small-scale structures with no bearing on population growth or facility demand.

As such, the proposal will not have an impact on schools, open spaces, and other community facilities in the area.

6.4 Impact on sunlight, view and privacy

The proposed permanent departure is for a higher density to allow for the development of 3 group housing units on Erf 8477 Pacaltsdorp instead of 2 group housing units. The proposed group housing units comply with all the building lines, the height is only 1 storey (less than the allowed height), and the size of the units are relatively small. For these reasons none of the surrounding properties sunlight, view and privacy will be negatively affected. The new dwelling units will in fact uplift the area and increase the property values. Most of the existing dwellings

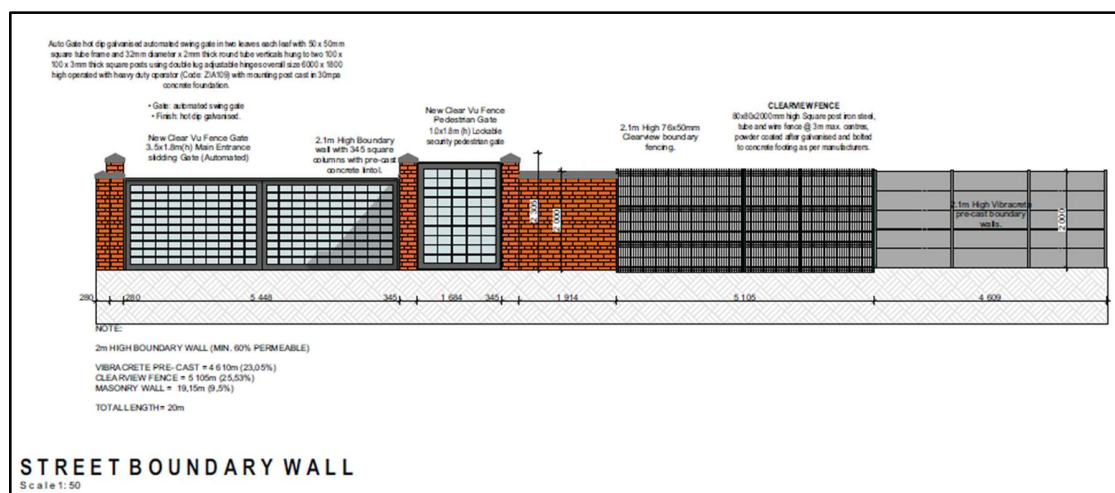
directly adjacent to Erf 8477 Pacaltsdorp is of an informal nature and could in future also be developed with higher density residential units.

Outbuildings such as garages are commonly permitted within side or rear boundary building lines in residential areas, and therefore the proposed relaxation along the eastern boundary to accommodate garages is consistent with established practice and will not negatively affect sunlight, views, or privacy.

As such the proposal will not have a negative impact on the surrounding properties sunlight, view and privacy.

6.5 Impact on streetscape

The increase in density cannot have any negative impact on the streetscape. The proposed development will in fact improve the streetscape. The boundary wall proposed consist of a mix of Clearvu fencing, brick columns and vibre crete panels. The mix of materials has a modern look and will be an improvement from the existing wire fence. The image below is the proposed boundary wall for Erf 8477 Pacaltsdorp.



The relaxation of the eastern boundary building line will allow garages to be integrated into the design without detracting from the streetscape, and the modern boundary wall will ensure visual cohesion.

As such the proposal will not have a negative impact on the streetscape.

6.6 Impact on property values

As indicated in the previous paragraphs, the structures in respect of which the permanent departure is required do not have a negative impact on any of the surrounding properties. The inclusion of garages through the relaxed eastern boundary building line will enhance the functionality of the units and is likely to support property values rather than diminish them. The value of surrounding properties can, therefore, not be negatively impacted upon by the proposed permanent departure as proposed in this application.

6.7 Impact on the provision of parking

The parking requirement is addressed in part 5.10 of this report. The proposed departure of density will not have an impact on the provision of parking. The proposed group housing development will comply with the parking provision. The relaxation of the eastern boundary building line is directly linked to the provision of on-site garages, ensuring that parking requirements are met without negatively impacting the surrounding area. The provision of on-site parking will, therefore, not be negatively impacted upon by the proposed permanent departure as proposed in this application.

6.8 Impact on traffic circulation

Erf 8477 Pacaltsdorp is situated on Heather Street. Heather Street is a Go-George bus route, however sufficient stacking distance of 6 metres will be provided to the access of Erf 8477 Pacaltsdorp. The relaxation of the eastern boundary building line to accommodate garages will not affect traffic circulation, as access remains via Heather Street with sufficient stacking distance provided. Vehicular access to the application erf is obtained from the existing street access in Heather Street and therefore it cannot have a negative impact on the traffic circulation in Mission Street.

6.9 Impact on services

The impact on services is address in Part 5.11 of this report. The relaxation of the eastern boundary building line will not place any additional burden on municipal services, as the garages are ancillary structures. The proposed departure of density as proposed in this application will, not have any negative impact on the existing services or the provision of services.

6.10 Firefighting

The fire-fighting requirements stipulated in the fire-regulations will not be negatively impacted upon as the application erf will still be fully accessible for fire-fighting purposes.

7. CONCLUSION

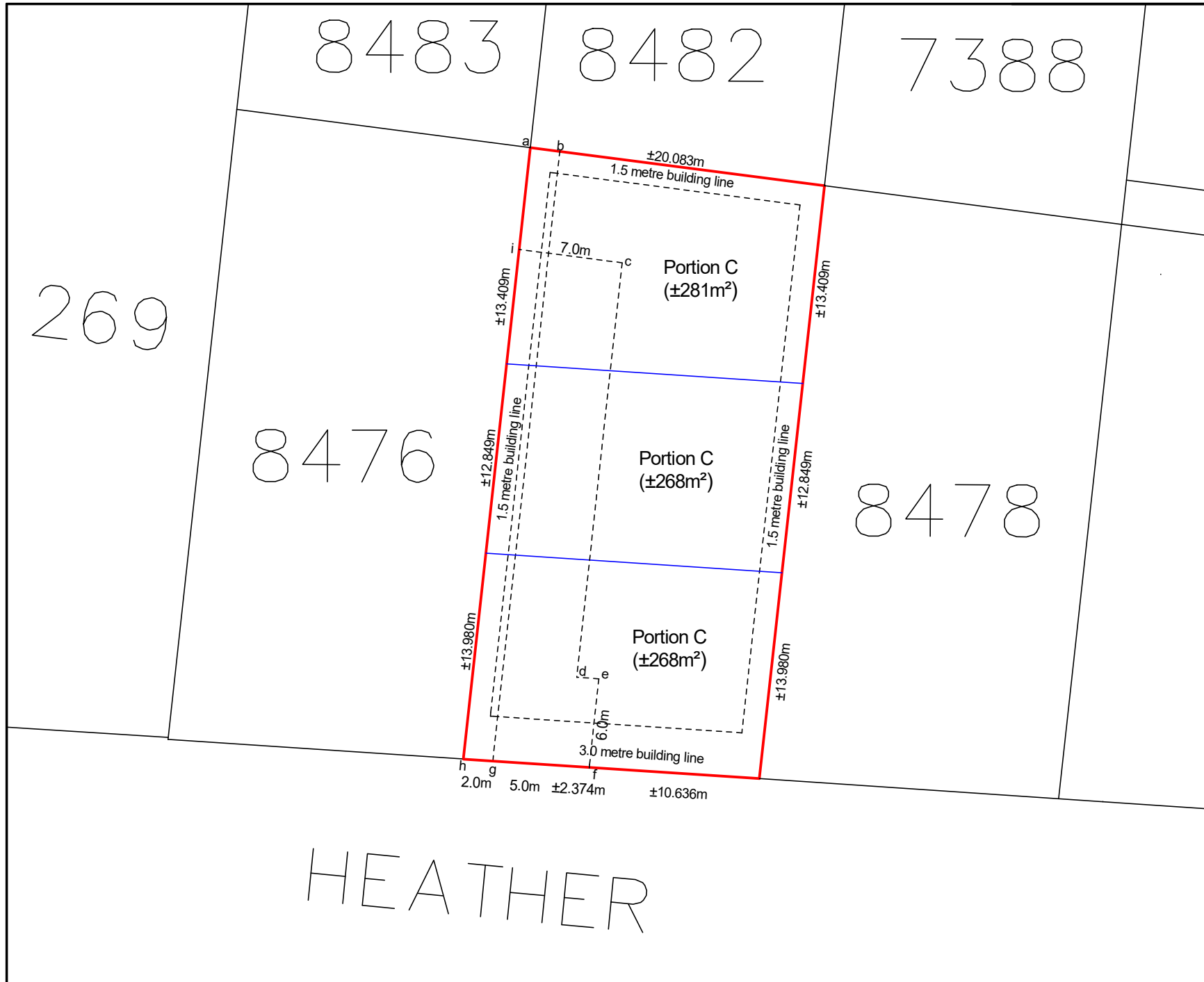
Application is made in terms of Section 15(2)(a), 15(2)(d) and 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning, subdivision and permanent departure for density and building line relaxation of Erf 8477 Pacaltsdorp for the proposed group housing development consisting of 3 group housing units.

As indicated in this report the proposed application is compatible with all existing planning documents, spatial plans, legislation, and policy documents applicable to the applications.

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

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

ANNEXURE "A": SUBDIVISION PLAN



- APPLICATION**
- Application is made in terms of Section 15(2)(a) of the Land Use Planning By-law for the George Municipality, 2023 for the rezoning of Erf 8477 Pacaltsdorp from Single Residential Zone I to General Residential Zone II (group housing).
 - Application is made in terms of Section 15(2)(d) of the Land Use Planning By-law for the George Municipality, 2023 for the subdivision of Erf 8477 Pacaltsdorp into a Portion A (±268.48m²), Portion B (±268.63m²) and a Portion C (±281.57m²).
 - Application is made in terms of Section 24(1)(iv) of the By-law on Land Use Planning for George Municipality, 2023 for the registration of a private right-of-way servitude marked cdefghi over the proposed Portions A, B and C in favour of Portions A, B and C.

Note

The figure marked abgh represents a temporary servitude right of way 2 metres wide in favour of the Remainder of Erf 262 Pacaltsdorp.

Proposed rezoning and subdivision:
Erf 8477 Pacaltsdorp

Subdivision plan



SCALE		NTS	SKAAL
PLANNED BY/PLAN:		PLAN NO. 8477/1	
DRAWN/GETREK:		REV NO. Erf 8477 Pacaltsdorp	
DATE/DATUM:	August 2026	NAME/NAAM:	Subdivision plan

ALL MEASUREMENTS APPROXIMATE
ALLE AFMETINGS BY BENADERING

KOPIEREG VOORBEHOU / COPY RIGHT RESERVED

ANNEXURE "B": 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	Jacques Adrienne Juries and Olivia Lizelle Juries		
Address	Heather Street		
	Pacaltsdorp	Postal code	6529
E-mail	juries@internext.co.za		
Tel	N/a	Fax	N/a
		Cell	0828532626

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 8477 Pacaltsdorp
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Physical Address	Northern side of Heather Street, 5 erven to the east of the intersection of Clinic Street with Heather Street, Pacaltsdorp					
GPS Coordinates			Town/City	Pacaltsdorp		
Current Zoning	Single Residential Zone I	Extent	817m²	Are there existing buildings?	Y	N
Current Land Use	Vacant					
Title Deed number & date	T82291/2025					
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).	Condition B (temporary right of way servitude)		
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?			
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?			
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use?	Y	N	
Are there any pending court case / order relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?	Y	N	

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	Y	N	If Yes, please complete the information below and attach the minutes.			
Official's name	F Vava & I Huyser	Reference number	4351683	Date of consultation	17 June 2026	

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:

- **Application is made in terms of Section 15(2)(a) of the Land Use Planning By-law for the George Municipality, 2023 for the rezoning of Erf 8477 Pacaltsdorp from Single Residential Zone I to General Residential Zone II (group housing).**
- **Application is made in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of Erf 8477 Pacaltsdorp into a Portion A ($\pm 268m^2$). Portion B ($\pm 268m^2$) and a Portion C ($\pm 281m^2$).**
- **Application is made in terms of Section 15(2)(b) of the Land Use Planning By-law for the George Municipality, 2023 for the departure of the density on Erf 8477 Pacaltsdorp from 35 dwelling units per hectare to 37 dwelling units per hectare.**
- **Application is made in terms of Section 15(2)(b) of the Land Use Planning By-law for the George Municipality, 2023 for a permanent departure for the relaxation of the eastern side boundary building line on Portions A, B and C from 1.5 metres to 0 metres to accommodate the garages of the group houses to be developed on the portions.**
- **Application is made in terms of Section 24(1)(f)(v) of the By-law on Land Use Planning for George Municipality, 2023 for the registration of a private right-of-way servitude with a width of 7 metres over the proposed Portions A, B and C in favour of Portions A, B and C.**

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

Y	N	<i>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?</i>
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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:

14 September 2026

Full name:

Johannes George Vrolijk

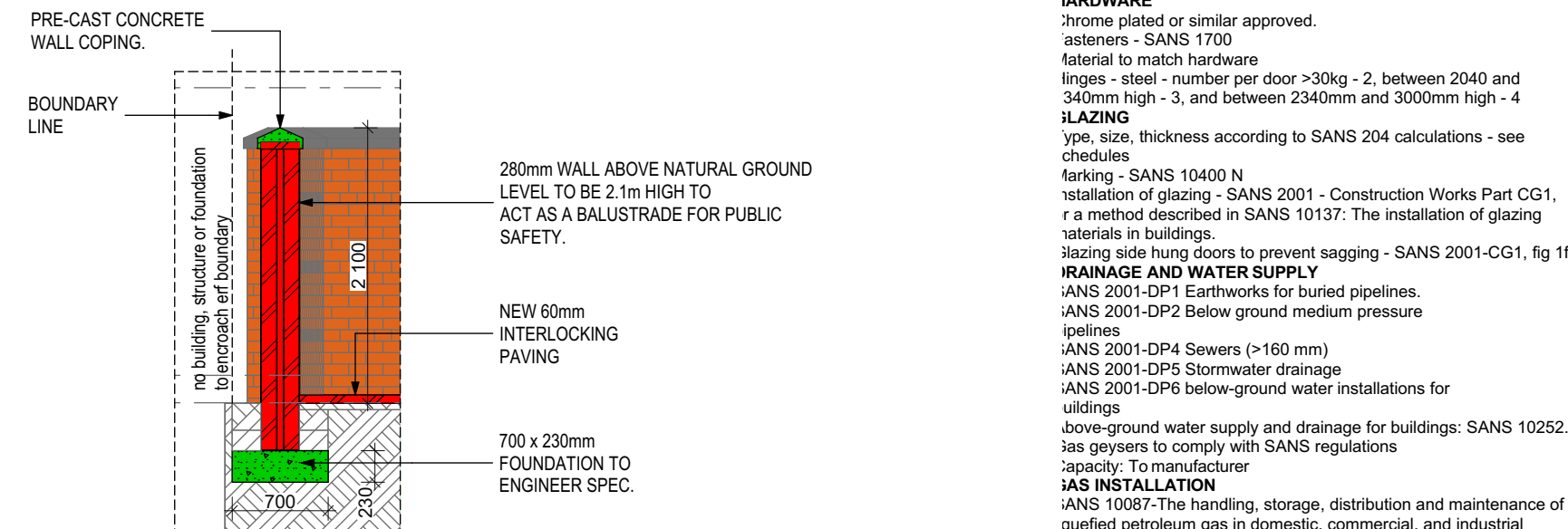
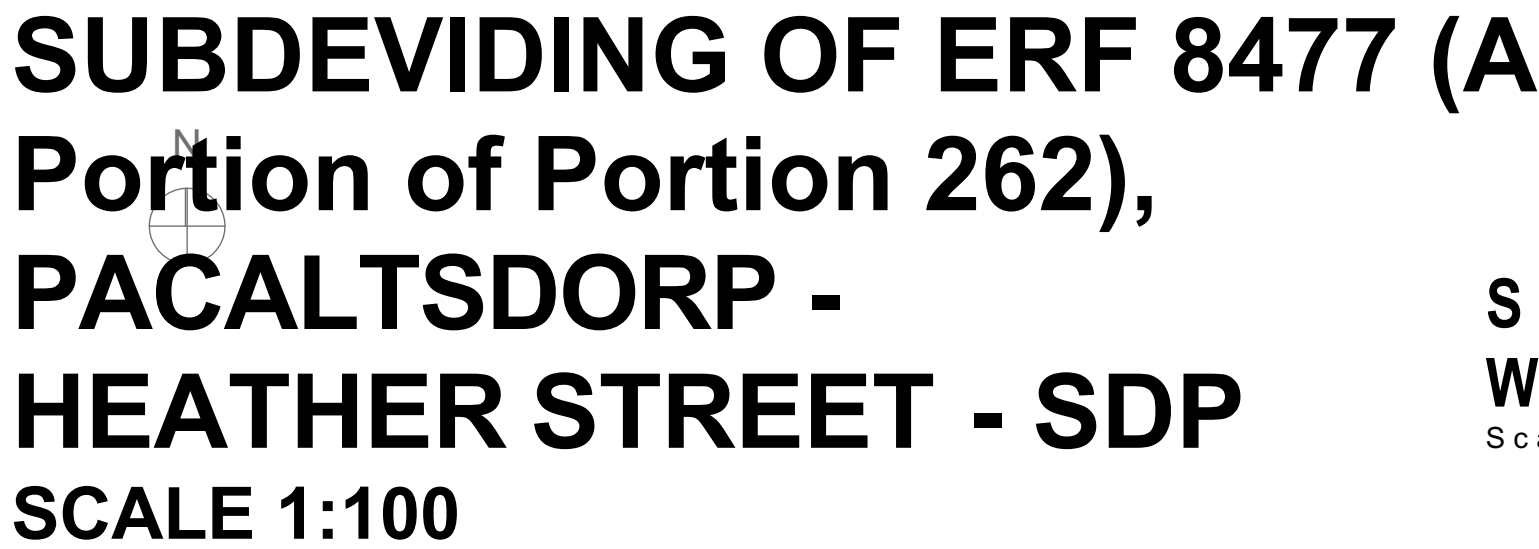
Professional capacity:

Professionele Stadsbeplanner

SACPLAN Reg. Nr:

A/1386/2010

ANNEXURE "C": PROPOSED SITE PLAN AND BUILDING PLANS

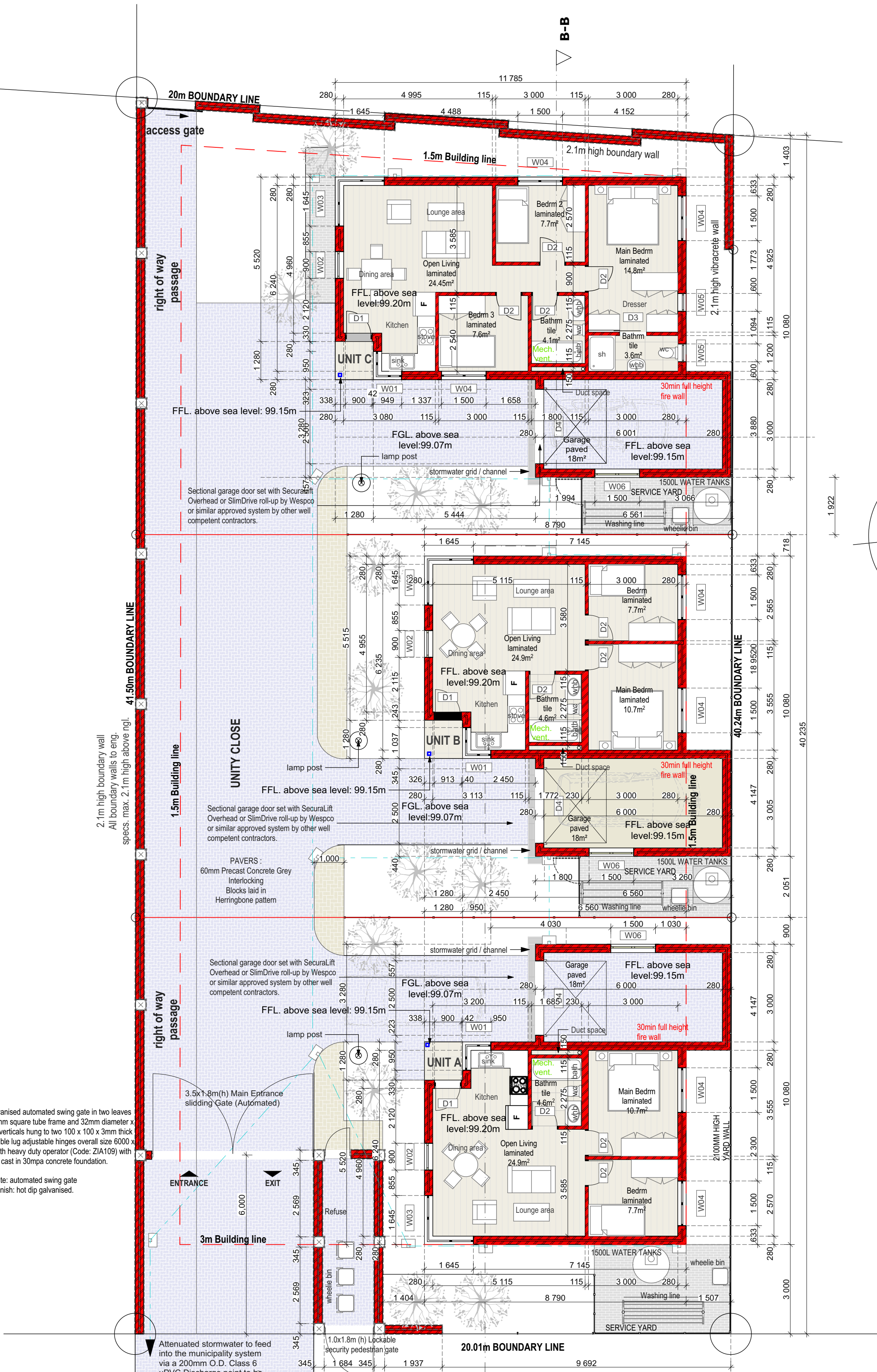


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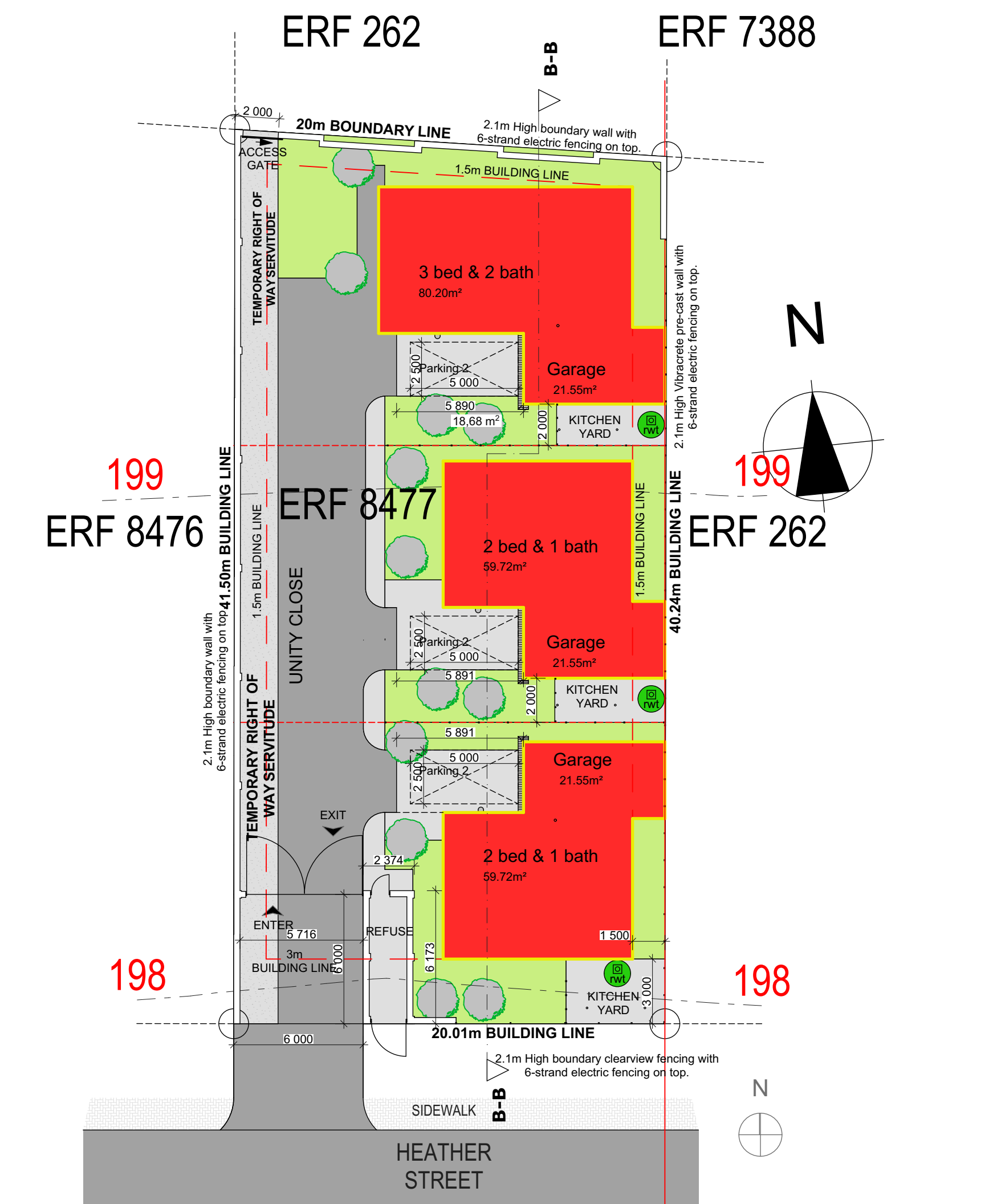
SECTION-BOUNDARY WALL

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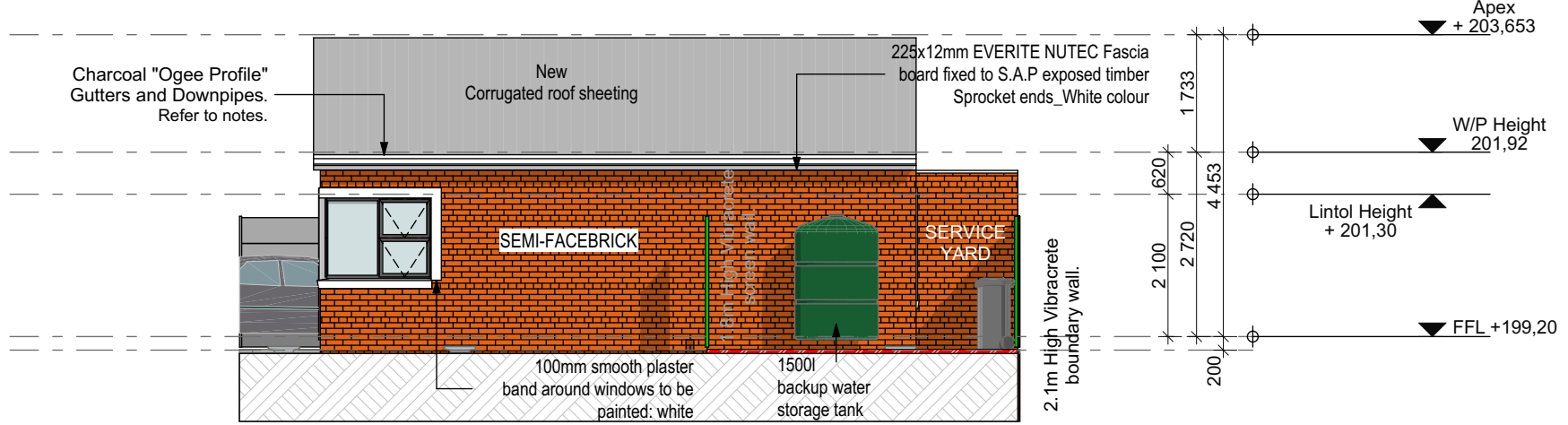
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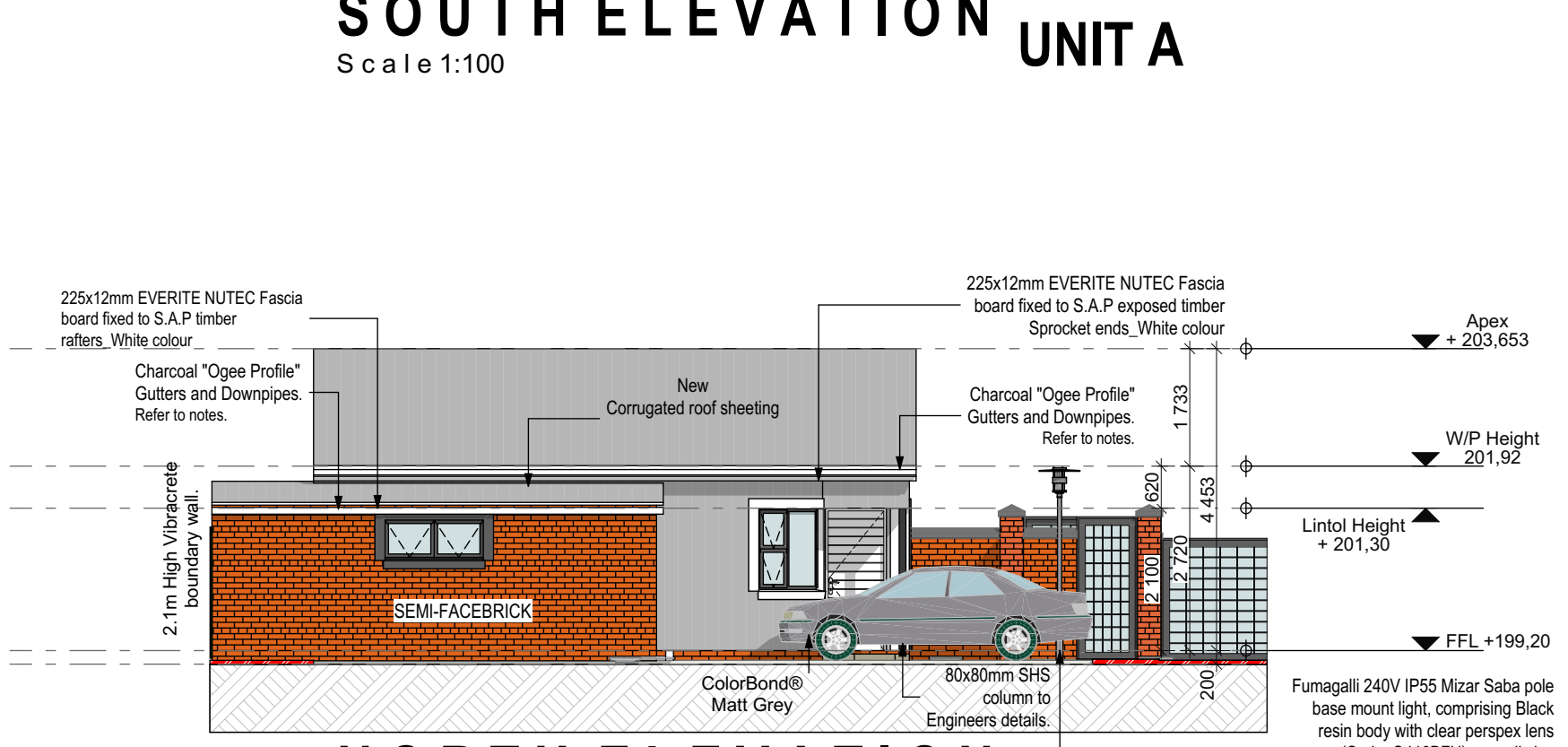
FLOOR PLAN
Scale 1: 100



SITE PLAN
Scale 1:200

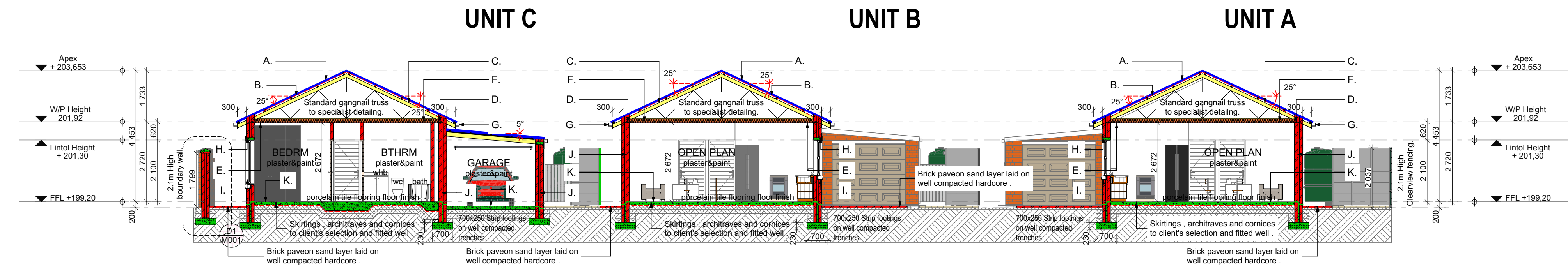


SOUTH ELEVATION UNIT A
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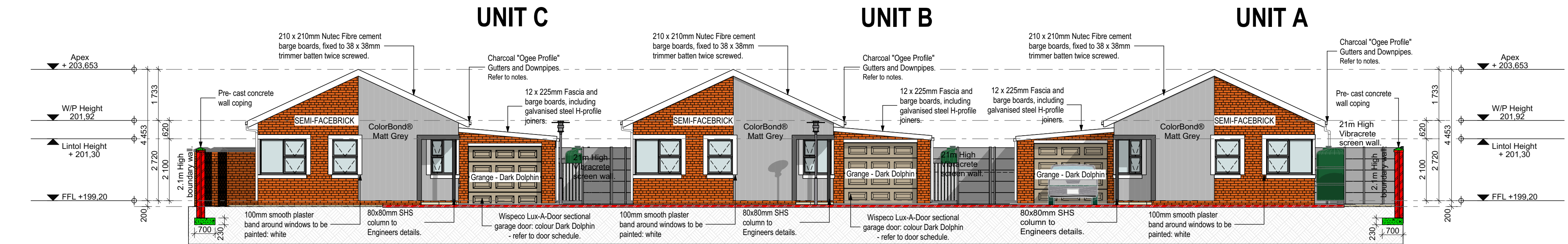


NORTH ELEVATION UNIT A
Scale 1:100

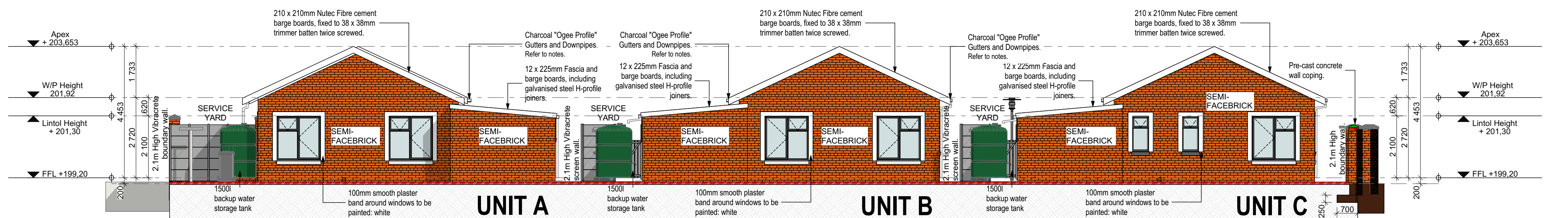
GENERAL NOTES SITE Class of Occupancy SANS 10400-A: H4 Climatic Zone SANS 204: 4 - Temperate Coastal Site Atmospheric corrosivity category ISO 9223: C5 DESIGN The design of this project complies with the requirements of SANS 10400 - application of the National Building Regulations. STANDARDS The contractor (including sub-contractors) shall be familiar with the contents of SANS 10400 and related SANS 2001 standards. SITE CLEARANCE SANS 2001 - D51 Site Clearance: Removal and disposal of vegetation on site and to check the same. EARTHWORKS SANS 2001 - BE1 Earthworks (General): Topsoil: select and stockpile Surplus and unsuitable material to be dumped at the closest approved dumping site. CONCRETE WORKS SANS 2001 - CC1 (structural works) - see structural Engineer's drawings. SANS 2001 - CC2 (minor works): Paving on ground (SANS 10109) - concrete grade 20 for lightly loaded floor / paving (no trucking) and one course domestic floors on the ground that will serve as the final wearing surface. Finishing - by delayed troweling technique (surface water to have evaporated) to surface finish - see drawings. FOUNDATIONS SANS 2001 - CM2 strip footings, pad footings and slab on the ground foundations for masonry walling (includes the construction to lightly loaded concrete surface beds) Site class designation, foundations, protection against termites and fabric reinforcement all to engineer's specifications. MASONRY SANS 2001 - CM1 Type of masonry unit: Clay - class as per SANS 227 - NFP for tested walls. Work size of clay unit - 222x103x76mm Solid unit to be used, not hollow Single leaf bond-stretcher bond Multi leaf bond - stretcher and brickwork / English garden wall bond (header course at 450mm max centres / collar-jointed (narrow cavity (<25mm) between the leaves (the collar joint) filled solid with mortar or grout s the work progresses, leaves tied with wall ties). STRUCTURAL TIMBERWORK (FLOORING) Measure as per Engineer's drawing. STRUCTURAL TIMBERWORK (ROOFING) As per Engineer Design or Specialist. Rational Design. STRUCTURAL STEELWORK SANS 2001 - CS1 - See Structural Engineer's drawings Exposed structural steel work coating - hot dipped galvanizing SANS 121 ISO 1461 and pre-painting (duplex system). Corrosion protection of structural steel of not less than 3mm thickness by paint - SANS 12944 INSULATION See sections for insulation thicknesses. Collective material under roof sheeting - SANS 1361-4 Class B Polystyrene board under surface beds & on slabs - see drawings to comply with SANS 53163 / 53164 Masonry cavity walls - partial fill cavity insulation Pipe insulation - see notes on drawings - SANS 1445-3. ROOF COVERING, CLADDING Roof terrain category 1 - Coastal Roof design wind speed: as recommended by roof Manufacturer Flashings by roof Manufacturer Roof covering steel sheeting - refer Roofplan WATERPROOFING Substrate surfaces: clean and dry, free of traffic and protrusion, minimum fall including valleys: 1:80 Screeds: min. 35mm thick when laid directly onto concrete, min 50mm thick when laid on insulation boards, 20mm min thick as top layer on low-density concrete or foamed cement screeds On exposed concrete roofs, box gutters and balconies <10m² area-4mm reinforced bitumen membrane (RBM) heat used on primed surfaces On balconies >10m², terraces, walkways - 2 or 3mm base sheet plus 4mm RBM On parking decks - 5mm RBM On planters - 4mm anti root RBM On exposed parapet walls, freestanding walls - reinforced liquid membrane (RLM) On below ground surfaces, vertical or horizontal, above or between water table - 2 or 3mm base sheet plus 4mm RBM Finish / protection: Non-trafficable finish - paint or crushed stone Pedestrian areas - topping / tiles on screed / tiles on waterproofing / paving slabs on insulation panels - see drawings for different areas. Vehicular areas - brick paving laid on 25-30mm sand bed to engineer. CEILING Type: plastered / suspended - see drawings Material - Lambda board - see drawings for minimal sheeted roof areas. WINDOWS & DOORS See schedules Energy efficiency of external units - SANS 204. Installation of glazing - SANS 2001-CG1 Safety glass, inc. each pane of SIGU's shall be permanently marked Wooden doors - Exterior panel doors, exposure class 2 exterior and 4 interior. Performance class HD Hardwood framed and braced for exterior use and HD Solid core flush panel for dry interior doors-sizes as per schedule PLASTER, SCREEDS, TOPPINGS SANS 2001-EM1 cement plaster - smooth / textured / skimmed - see drawings Screeds and toppings Aggregate for screeds: concrete sand Aggregate for toppings: aggregate from natural sources SANS 1083 - Nominal aggregate size, 6.7mm min 20mm topping Nominal aggregate size, 13mm min 40mm topping Nominal aggregate size, max 19mm min <40mm topping Cement: SANS 50197-1 Colouring pigment: BS 1014 or BS EN 12878 of approved colour Screed mix: 1 part cement to 3½ parts sand, or 50 kg (one bag) cement to 150 L sand (two wheelbarrows) Topping mix: 1 part cement to 1½ parts sand to 1½ parts stone to produce a concrete strength of 25 - 30 MPa Finish: smooth / non-slip. TILING Ceramic tiles: SANS 1449 Group: A1 & B1 Porcelain tiles: SANS 13006 Concrete tiles: SANS 541 FLOORING Wood flooring type: solid / laminate - to client's choice Traffic class: 21 / 22 / 23 Pile construction: SANS 1375 Underlay - 1419 Fire index class - 1 / 2 Location grade - U2 / U3 PAINTING Painting of buildings - SANS 10305 FURNITURE, EQUIPMENT, STAIRS, METAL WORKS Joinery: solid wood: hardwood MDF fibreboard: SANS 540 plywood, composite boards: SANS 929 decorative melamine-faced board: SANS 1763 polymer laminates and solid surfaces: high-pressure decorative laminates: SANS 4586 Metalwork: Steel tubes: SANS 657-4 Stainless steel: austenitic, grade 316, Finish: etched Paint: 280 riser 170 - sum of the going and twice the riser is not less than 570mm and not more than 650mm Structure: reinforced concrete to engineer Balustrade: 1000mm high stainless steel HARDWARE Chrome plated or similar approved. Fasteners - SANS 1700 Material to match hardware Hinges - steel - number per door >30kg - 2, between 2040 and 2340mm high - 3, and between 2340mm and 3000mm high - 4 GLAZING Type, size, thickness according to SANS 204 calculations - see schedules Marking - SANS 10400 N Installation of glazing - SANS 2001 - Construction Works Part CG1, or a method described in SANS 10137: The installation of glazing materials in buildings Glazing side hung doors to prevent sagging - SANS 2001-CG1, fig 1f DRAINAGE AND WATER SUPPLY SANS 2001-DP1 Earthworks for buried pipelines. SANS 2001-DP2 Below ground medium pressure pipelines. SANS 2001-DP4 Sewers (>160 mm) SANS 2001-DP5 Stormwater drainage SANS 2001-DP6 below-ground water installations for buildings Above-ground water supply and drainage for buildings: SANS 10252. Gas pressure to comply with SANS regulations Capacity: To manufacturer GAS INSTALLATION SANS 10087-The handling, storage, distribution and maintenance of liquefied petroleum gas in domestic, commercial, and industrial installations. ELECTRICAL WORKS SANS 10142- The wiring of premises		
GENERAL NOTES All building work to comply with SABS 8400 All dimensions to be checked on site before any work at hand. Where applicable the contractor is to check on site the size of components to be manufactured prior to installation Contractor is responsible for correct setting out of the buildings, all external and internal walls with particular reference to boundaries, building lines, etc. Contractor to verify all levels, heights and dimensions on site and to check the same against the drawings before putting any work in hand. Contractor is to locate and identify existing services on the site and protect these from damage throughout the duration of the works. Any errors, discrepancies/omissions to be reported immediately. Contractor is to build in approved 4 ply D.P.C. whether or not these are shown on drawings, to all walls at each floor, beam or parapet level and to all windows, doors, grilles or other openings in external walls. Any queries arising from all the above must be reported and clarified before any works is put in hand. This drawing to be read in conjunction engineers drawings when applicable. DRAINAGE NOTES All plumbing and drainage work and installation of sanitary fittings to comply with the relevant Local Authority by-laws, regulations and requirements. Provide I.E.'s to all bends and junctions with suitable markers at ground level and to be fully accessible at all times. Minimum 150 fall to all drain pipes. Provide approved reseau traps to all waste fittings Provide A.E.'s to foot of all soil stacks. All soil pipes passing under buildings or footings to be protected against loads. COPYRIGHT A4 architecture CC is the proprietor of all rights including copyrights in this material. No reproductions are permitted without written consent. The client accepts the responsibility of materials, content and statement. The elements shown on this drawing are prototypical design only. They implemented in part, or in whole, in any structure without notification and written approval being issued by A4 architecture.		
SIGNATURE OF OWNER/ CLIENT:	DATE	
SIGNATURE OF ARCHITECT: VINCENT MOOS SACAP NO: TO474	DATE	
REVISIONS		
SACAP NO: TO674		
DRAWING STATUS		
STAGE 4.1 MUN. SUBMISSION DRAWINGS		
PROJECT TITLE		
NEW PROPOSED HOUSING DEVELOPMENT ON ERF 8477, HEATHER STREET PACALTS DORP		
DEVELOPMENT		
HOUSING DEVELOPMENT		
DRAWING DESCRIPTION		
PLANS X ELEVATION		
SCALE	AS SHOWN	
DATE		
ISSUED	2026/09/09	
DRAWN BY	ZJ/F	
CHECKED BY	cvm	
ARCHITECT	cvm & ZJ/F	
A4Architecture info@a4arc.co.za tel: 015 467 4170 112 York Street Harry Mann Square Office 6A George		
PROJECT NO:	DRAWING NO:	REVISION
2024-08-015	M 002	00



SECTION A-A
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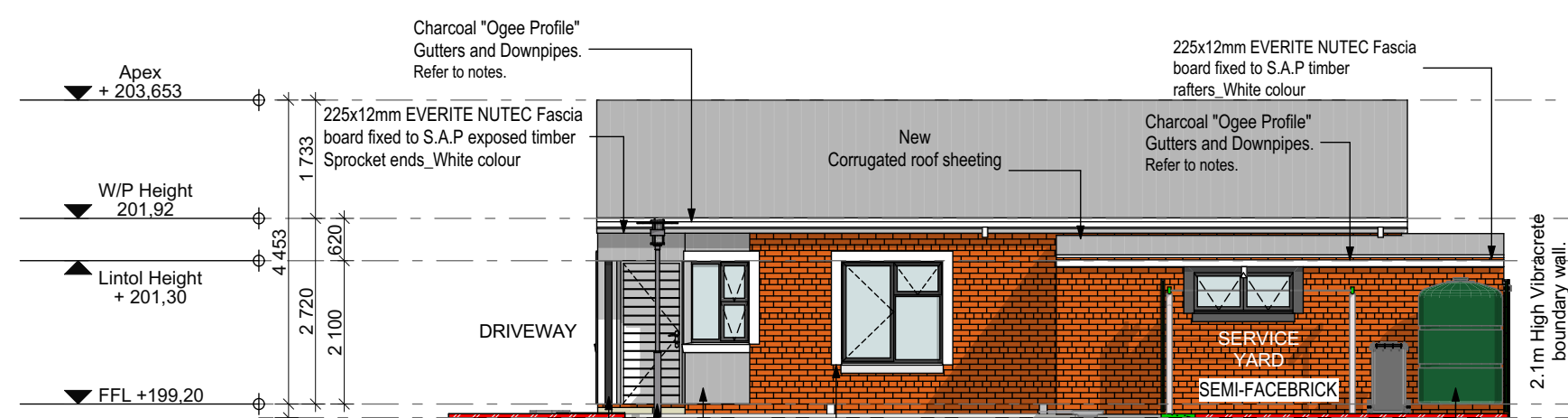
WEST ELEVATION
Scale 1:100



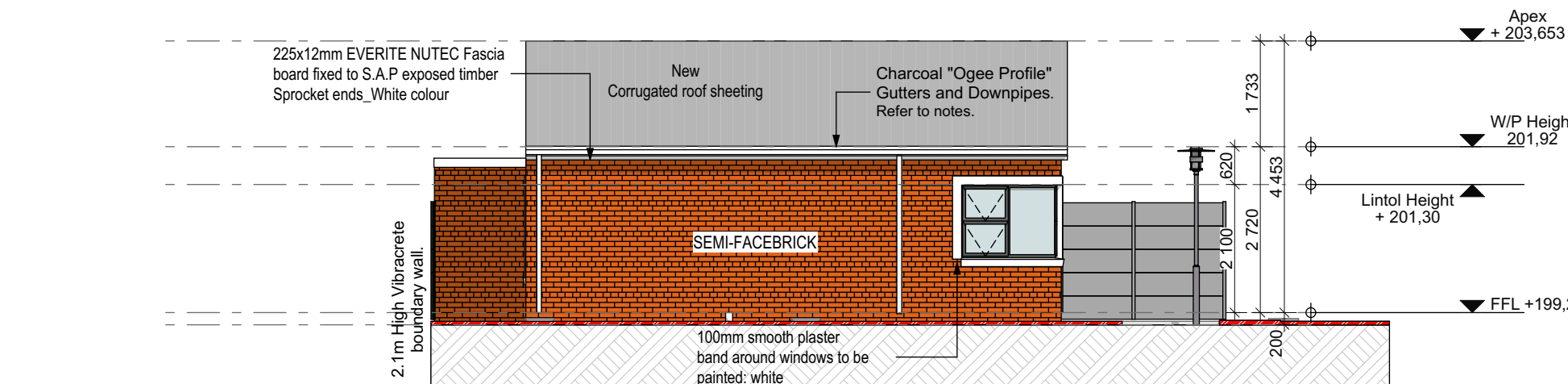
EAST ELEVATION
Scale 1:100



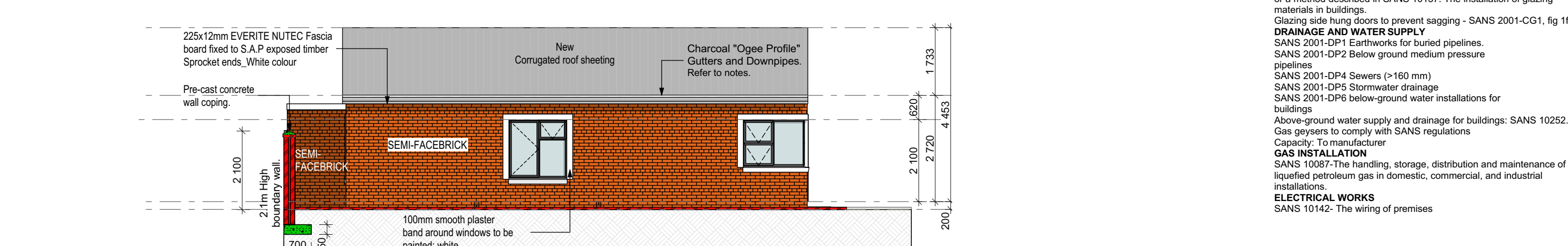
SOUTH ELEVATION UNIT B
Scale 1:100



SOUTH ELEVATION UNIT C
Scale 1:100



NORTH ELEVATION UNIT B
Scale 1:100



NORTH ELEVATION UNIT C
Scale 1:100

A. ROOF
Safintra 0,50mm thick 760mm cover Widedek® ZINCAL® roof sheeting, fixed to timber purlins at 1700mm centres and eaves and end-span purlins at 1500mm centres (final spacing to be calculated by an engineer) using Filtite® self tapping fasteners or Safintra approved fasteners with EPDM seals. Purlin fixed to every second crest of each sheet and at all crests at sheet ends. Side laps to be secured using Filtite® stitching fasteners or Safintra approved fasteners at the same spacing. Siding to be sealed with minimum 230mm end laps sealed with a double row of Butyl tape, all in accordance with the manufacturer's recommendations.
• Installation region: coastal belt
• Atmospheric corrosion category: C5.

B. ISOLATION
Install insulation 40S FR over trusses as a vapour barrier. The Sitation is to be laid from apex to eaves. Temporarily secure the Sitation to the top (apex), evenly tension the Sitation ensuring that it is squared off and temporarily secure to the bottom (eaves) in similar manner. The Sitation should be lapped 150mm and sealed with double sided tape at the side-laps.

C. TRUSSES
Standard Gangnall Trusses fixed on wallplate with 2 x 32mm galv. hoop irons at least 10brick courses deep as per roof engineer.

D. WALLPLATE
38x114mm SA pine TBTO treated wall plate in long lengths strap down to a level surface

E. CEILING
Ceiling: 9mm skimmed Nutek board ceiling on 38x38 SA pine battens @ max. 400mm c/c. 75mm Nucomers

F. INSULATION
Isover 135mm thick Aerolite non-combustible light weight fibreglass Glasswool thermal ceiling insulation 12kg/m³ closely fitted with ends butted firmly between tie beams and laid loose on top of bracing between roof timbers, all in accordance with manufacturer's recommendations.
• R-value: 3,38m² KW
• Thermal conductivity: 0,04 W/m²K.

G. GUTTER / DOWNPipe
150 x 100 x 0,5mm thick pre-coated zincalume seamless gutter, including matching rivet-fixed mitres and end caps internally sealed using Silicon Mastic, hung by nail fixed internal aluminium hangers at 500mm centres with 100 x 75 x 0,8mm thick rectangular fluted downpipes to 5000L horizontal RVHT

H. LINTELS
Lintels over all openings doors & windows according to engineers details and specifications

I. WINDOW & DOOR WATERPROOFING
Install a layer of GUNDEL "BRICKGRIP" 0.35mm embossed damp proof membrane around all windows to break water bridge.

J. WALLS
Wall system to comply with SANS 10400 Part K
Built: cavity walls with clean cavity.
Tie the two brick skins with galv. mild steel butterfly wall ties spaced in a staggered pattern at 2½ ties per m²
Plaster and paint

K. FLOOR CONSTRUCTION
Floor finish as shown on plan on 25mm screed on 100mm concrete surface bed foundations on 350 micron USB green waterproofing membrane on sand layer on well compacted filling according to engineers details and specifications all to comply with SANS 10400 Part H and J.

GENERAL NOTES
SITE
Class of Occupancy SANS 10400-A: H4
Climatic Zone SANS 204: 4 - Temperate Coastal
Site Atmospheric corrosivity category ISO 9223: C5
DESIGN
The design of this project complies with the requirements of SANS 10400 - application of the National Building Regulations.
STANDARDS
The contractor (including sub-contractors) shall be familiar with the contents of SANS 10400 and related SANS 2001 standards.
SITE CLEARANCE
SANS 2001 - D51 Site Clearance: Removal and disposal of vegetation or stacking of re-usable materials.
EARTHWORKS
SANS 2001 - B6 Earthworks (General):
Topsoil: select and stockpile
Surplus and unsuitable material to be dumped at the closest approved dumping site
CONCRETE WORKS
SANS 2001 - CC1 (structural works) - see structural Engineer's drawings.
SANS 2001 - CC2 (minor works):
Paving on ground (SANS 10109) - concrete grade 20 for lightly loaded floor / paving (no trucking) and one course domestic floors on the ground that will serve as the final wearing surface.
Finishing - by delayed trowelling technique (surface water to have evaporated) to surface finish - see drawings.
FOUNDATIONS
SANS 2001 - CM2 strip footings, pad footings and slab on the ground foundations for masonry walling (includes the construction to lightly loaded concrete surface beds)
Site class designation, foundations, protection against termites and fabric reinforcement all to engineer's specifications.
MASONRY
SANS 2001 - CM1
Type of masonry unit: Clay - class as per SANS 227 - NFP for testbed walls.
Work size of clay unit - 222x103x76mm
Solid unit to be used, not hollow
Single leaf bond-stretcher bond
Multi leaf bond - stretcher and brickwork / English garden wall bond (header course at 450mm max centres / collar-jointed (narrow cavity (<25mm) between the leaves (the collar joint) filled solid with mortar or grout s the work progresses, leaves tied with wall ties.
STRUCTURAL TIMBERWORK (FLOORING)
Maximise as per Engineer's drawings
STRUCTURAL TIMBERWORK (ROOFING)
As per Engineer Design or Specialist. Rational Design.
STRUCTURAL STEELWORK
SANS 2001 - CS1 - See Structural Engineer's drawings
Exposed structural steel work coating - hot dipped galvanizing
SANS 121 ISO 1461 and pre-painting (duplex system). Corrosion protection of structural steel of not less than 3mm thickness by paint - SANS 12944
INSULATION
See sections for insulation thicknesses.
Reflective material under roof sheeting - SANS 1381-4 Class B
Polystyrene board under surface beds & on slabs - see drawings to comply with SANS 5316 / 53164
Masonry cavity walls - partial fill cavity insulation
Pipe insulation - see notes on drawings - SANS 1445-3.
ROOF COVERING
Roof terrain category 1 - Coastal
Roof design wind speed: as recommended by roof Manufacturer
Fastenings by roof Manufacturer
Roof fasteners - SANS 1273 of corrosion resistance not less than that of the roofing material
Roof covering steel sheeting - refer Roofplan
WATERPROOFING
Substrate surfaces: clean and dry, free of traffic and protrusion, minimum fall including valleys: 1:80
Screeds: min. 35mm thick when laid directly onto concrete, min 50mm thick when laid on insulation boards, 20mm min thick as top layer on low-density concrete or foamed cement screeds
On exposed concrete roofs, box gutters and balconies <10m² area-4mm reinforced bitumen membrane (RBM) test used on primed surfaces
On balconies >10m², terraces, walkways - 2 or 3mm base sheet plus 4mm RBM
On parking decks - 5mm RBM
On planters - 4mm anti root RBM
On exposed parapet walls, freestanding walls - reinforced liquid membrane (RLM)
On below ground surfaces, vertical or horizontal, above or below water table - 2 or 3mm base sheet plus 4mm RBM
Finish / protection:
Non-trafficable finish - paint or crushed stone
Pedestrian areas - topping / tiles on screed / tiles on waterproofing / paving slabs on insulation panels - see drawings for different areas.
Vehicular areas - brick paving laid on 25-30mm sand bed to engineer
CEILINGS
Type: branded / suspended - see drawings
Material - Lamda board - see drawings for minimal sheeted roof areas
WINDOWS & DOORS
See schedules
Energy efficiency of external units - SANS 204. Installation of glazing: SANS 2001-CG1
Safety glass, inc. each pane of SIGU's shall be permanently marked
Wooden doors - Exterior panel doors, exposure class 3 exterior and 4 interior. Performance class HD Hardwood framed and braced for exterior use and HD Solid core flush panel for dry interior doors-sizes as per schedule
PLASTER, SCREEDS, TOPPINGS
SANS 2001-EM1 cement plaster - smooth / textured / skimmed - see drawings
Screeds and toppings
Aggregate for screeds: concrete sand
Aggregate for toppings: aggregate from natural sources SANS 1083 - Nominal aggregate size, 0,75mm min 20mm topping
Nominal aggregate size, 13mm min 40mm topping
Nominal aggregate size, max 19mm min <40mm topping
Cement: SANS 50197-1
Colouring pigment: BS 1014 or BS EN 12876 of approved colour
Screed mix: 1 part cement to 3½ parts sand, or 50 kg (one bag) cement to 150 L sand (two wheelbarrows)
Topping mix: 1 part cement to 1½ parts sand to 1½ parts stone to produce a concrete strength of 25 - 30 MPa
Finish: smooth / non-slip.
TILING
Ceramic tiles: SANS 1449
Group: A1 & B1
Porcelain tiles: SANS 13006
Concrete tiles: SANS 541
FLOORING
Wood flooring type: solid / laminate - to client's choice
Traffic class: 21 / 22 / 23
Pile construction: SANS 1375
Underlay - 1419
Fire index class - 1 / 2
Location grade - U2 / U3
PAINTING
Painting of buildings - SANS 10305
FURNITURE, EQUIPMENT, STAIRS, METAL WORKS
Joinery:
solid wood: hardwood
MDF fireboard: SANS 540
plywood, composite boards: SANS 929
decorative melamine-faced board: SANS 1763
polymer laminates and solid surfaces: high-pressure decorative laminates: SANS 4586
Metalwork:
Steel tubes: SANS 657-4
Stainless steel: austenitic, grade 316. Finish: etched
Stairs:
going 280 riser 170 - sum of the going and twice the riser is not less than 570mm and not more than 650mm
Structure: reinforced concrete to engineer
Balustrade: 1000mm high stainless steel
HARDWARE
Chrome plated or similar approved.
Fasteners - SANS 1700
Material to match hardware
Hinges - steel - number per door >30kg - 2, between 2040 and 2340mm high - 3, and between 2340mm and 3000mm high - 4
GLAZING
Type, size, thickness according to SANS 204 calculations - see schedules
Marking - SANS 10400 N
Installation of glazing - SANS 2001 - Construction Works Part CG1, or a method described in SANS 10137: The installation of glazing materials in buildings
Glazing side hung doors to prevent sagging - SANS 2001-CG1, fig 1f
DRAINAGE AND WATER SUPPLY
SANS 2001-DP1 Earthworks for buried pipelines.
SANS 2001-DP2 Below ground medium pressure pipelines
SANS 2001-DP4 Sewers (>160 mm)
SANS 2001-DP5 Stormwater drainage
SANS 2001-DP6 below-ground water installations for buildings
Above-ground water supply and drainage for buildings: SANS 10252.
Gas pressure to comply with SANS regulations
Capacity: To manufacturer
GAS INSTALLATION
SANS 10087-The handling, storage, distribution and maintenance of liquefied petroleum gas in domestic, commercial, and industrial installations.
ELECTRICAL WORKS
SANS 10142- The wiring of premises

GENERAL NOTES

All building work to comply with SABS 8400
No dimensions to be scaled or scanned from drawing
All dimensions to be checked on site before any work at hand.
Where applicable the contractor is to check on site the size of components to be manufactured prior to installation
Contractor is responsible for correct setting out of the buildings, all external and internal walls with particular reference to boundaries, building lines, etc.
Contractor to verify all levels, heights and dimensions on site and to check the same against the drawings before putting any work in hand.
Contractor is to locate and identify existing services on the site and protect these from damage throughout the duration of the works.
Any errors, discrepancies/questions to be reported immediately.
Contractor is to build in approved 4 ply D.P.C. whether or not these are shown on drawings, to all walls at each floor, beam or parapet level and to all windows, doors, grilles or other openings in external walls.
Any queries arising from all the above must be reported and clarified before any works is put in hand.
This drawing to be read in conjunction engineers drawings when applicable.

DRAINAGE NOTES

All plumbing and drainage work and installation of sanitary fittings to comply with the relevant Local Authority by-laws, regulations and requirements.
Provide I.E.'s to all bends and junctions with suitable markers at ground level and to be fully accessible at all times.
Minimum 1:80 fall to all drain pipes.
Provide approved resal traps to all waste fittings
Provide A.E.'s to foot of all soil stacks.
All soil pipes passing under buildings or footings to be protected against loads.

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SIGNATURE OF OWNER/ CLIENT: DATE

SIGNATURE OF ARCHITECT: VINCENT MOOS SACAP NO: TO674 DATE

REVISIONS

SACAP NO: TO674

DRAWING STATUS
STAGE 4.1 MUN. SUBMISSION DRAWINGS

PROJECT TITLE

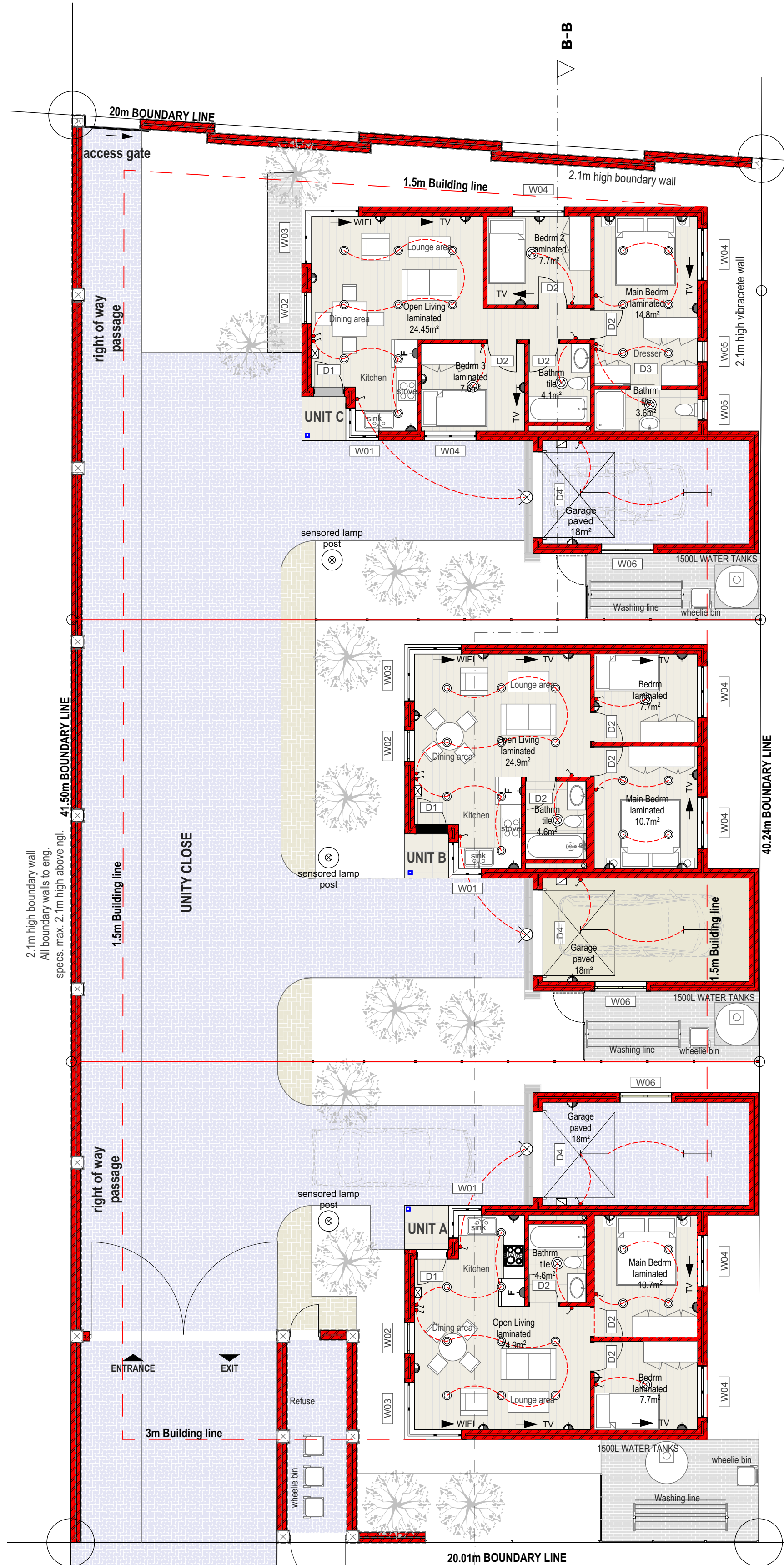
NEW PROPOSED HOUSING DEVELOPMENT ON ERF 8477, HEATHER STREET PACALTS DORP

DEVELOPMENT
HOUSING DEVELOPMENT

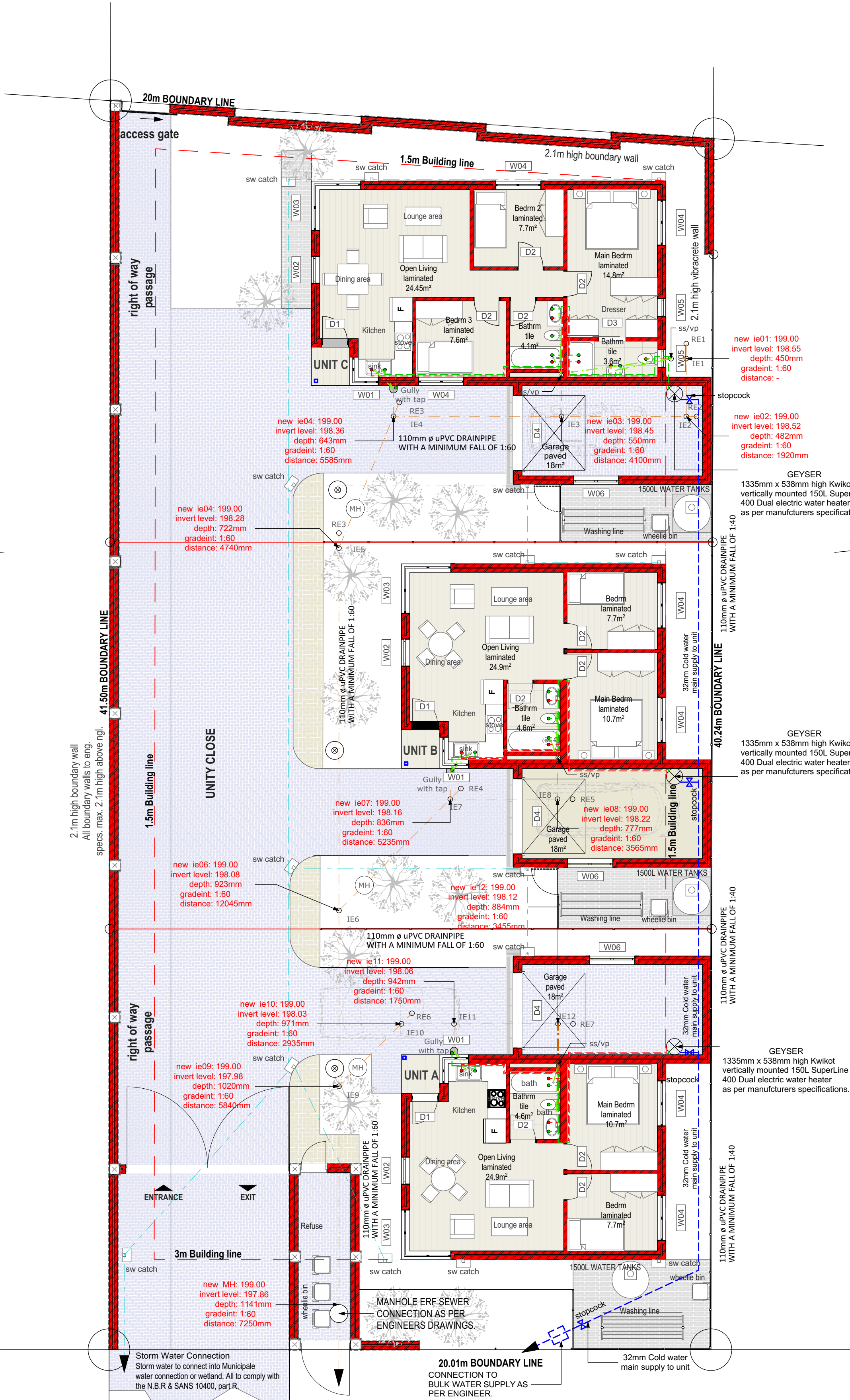
DRAWING DESCRIPTION
ELEVATION X SECTIONS

SCALE	AS SHOWN
DATE	
ISSUED	2026/09/09
DRAWN BY	ZJ/F
CHECKED BY	cvm
ARCHITECT	cvm & ZJ/F

 A4Architecture info@a4arc.co.za tel 015 487 4170 112 York Street Harry Mann Square Office 6A George		
PROJECT NO:	DRAWING NO:	REVISION
2024-08-015	M 003	00



Name	Symbols
Single fluorescent light point.	
Recessed downlight.	
Flush mounted light.	
Wall mounted light.	
Single socket plug point, 1020mm high from B.C. centre of plug	
Double socket plug point, 340mm high from B.C. centre of plug	
Double socket plug point, 1020mm high from B.C. centre of plug	
Distribution board.	
Electric pay point.	
TV CONNECTION	
INTERNET CONNECTION	



Name	Symbol
110s Drainage sewer pipe	
50s Grey water pipe	
60s Storm water pipe	
Main 32s water supply pipe	
20s HDPE hot supply with lagging IR value	
20s supply to building	
GEYSER	

ALL NEW DRAINAGE TO COMPLY WITH PART P OF THE NBR CODE 6400 AND BUILDING REGULATOR ON SITE. ALL WASTE PIPES TO BE ACCESSIBLE. 32mm RING MAIN MIN. R-VALUE = 1.1. TOTAL UNITS INSIDE 25-30mm DIA PIPE AS PER REC TO AND FROM HEAT PUMP OR CIRCULATION PUMP.

GEYSER NOTES
A suitable approved SANS 10254 geyser/s is to be fitted that meets the NBR of South Africa and the standards as set out in the SABS Geyser is to be fitted with a suitable drip tray with 40mm overflow and 22mm dia. overflow @ valve.
A suitable water pressure valve is to be fitted.
Suitable vacuum release devices are to be fitted.
Internal diameter of less than 80mm.
Minimum required R-value of pipe insulation: 1.0 (as per SANS204 (4.5.2) with 40mm overflow and 22mm dia. overflow @ valve.

PAINTING
Painting of buildings - SANS 10305
FURNITURE, EQUIPMENT, STAIRS, METAL WORKS
Joinery: solid wood: hardwood
MDF fireboard: SANS 540
plywood, composite board: SANS 929
decorative melamine-faced board: SANS 1763
polymer laminates and solid surfaces: high pressure decorative laminates: SANS 4586
Metalwork:
Steel tubes: SANS 657-4
Stainless steel: austenitic, grade 316, Finish: etched
Stairs:
going 280 riser 170 - sum of the going and twice the riser is not less than 570mm and not more than 650mm
Structure: reinforced concrete to engineer
Balustrade: 1000mm high stainless steel
HARDWARE
Chrome plated or similar approved.
Fasteners - SANS 1700
Material to match hardware
Hinges - steel - number per door >30kg - 2, between 2040 and 2340mm high - 3, and between 2340mm and 3000mm high - 4
GLAZING
Type, size, thickness according to SANS 204 calculations - see schedules
Marking - SANS 10400 N
Installation of glazing - SANS 2001 - Construction Works Part CG1, or a method described in SANS 10137: The installation of glazing materials in buildings
Glazing side hung doors to prevent sagging - SANS 2001-CG1, fig 1f
DRAINAGE AND WATER SUPPLY
SANS 2001-DP1 Earthworks for buried pipelines.
SANS 2001-DP2 Below ground medium pressure pipelines.
SANS 2001-DP4 Sewers (>160 mm)
SANS 2001-DP5 Stormwater drainage
SANS 2001-DP6 below-ground water installations for buildings
Above-ground water supply and drainage for buildings: SANS 10252.
Gas physiers to comply with SANS regulations
Capacity: To manufacturer
GAS INSTALLATION
SANS 10087-The handling, storage, distribution and maintenance of liquefied petroleum gas in domestic, commercial, and industrial installations.
ELECTRICAL WORKS
SANS 10142- The wiring of premises

GENERAL NOTES
SITE
Class of Occupancy SANS 10400-A: H4
Climatic Zone SANS 204: 4 - Temperate Coastal
Site Atmospheric corrosivity category ISO 9223: C5
DESIGN
The design of this project complies with the requirements of SANS 10400 - application of the National Building Regulations.
STANDARDS
The contractor (including sub-contractors) shall be familiar with the contents of SANS 10400 and related SANS 2001 standards.
SITE CLEARANCE
SANS 2001 - D51 Site Clearance: Removal and disposal of vegetation or stacking of re-usable materials.
EARTHWORKS
SANS 2001 - BE1 Earthworks (General):
Topsoil: select and stockpile
Surplus and unsuitable material to be dumped at the closest approved dumping site.
CONCRETE WORKS
SANS 2001 - CC1 (structural works) - see structural Engineer's drawings.
SANS 2001 - CC2 (minor works):
Paving on ground (SANS 10109) - concrete grade 20 for lightly loaded floor / paving (no trucking) and one course domestic floors on the ground that will serve as the final wearing surface.
Finishing - by delayed troweling technique
(surface water to have evaporated) to surface finish - see drawings.
FOUNDATIONS
SANS 2001 - CM2 strip footings, pad footings and slab on the ground foundations for masonry walling (includes the construction to lightly loaded concrete surface beds)
Site class designation, foundations, protection against termites and fabric reinforcement all to engineer's specifications.
MASONRY
SANS 2001 - CM1
Type of masonry unit: Clay - class as per SANS 227 - NFP for tested walls.
Work size of clay unit - 222x103x76mm
Solid unit to be used, not hollow
Single leaf bond-stretcher bond
Multi leaf bond - stretcher and brickwork / English garden wall bond (header course at 450mm max centres / collar-jointed (narrow cavity <25mm) between the leaves (the collar joint) filled solid with mortar or grout s the work progresses, leaves tied with wall ties.
STRUCTURAL TIMBERWORK (FLOORING)
Massing as per Engineer's drawings.
STRUCTURAL TIMBERWORK (ROOFING)
As per Engineer Design or Specialist. Rational Design.
STRUCTURAL STEELWORK
SANS 2001 - CS1 - See Structural Engineer's drawings
Exposed structural steel work coating - hot dipped galvanizing
SANS 121 ISO 1461 and pre-painting (duplex system). Corrosion protection of structural steel of not less than 3mm thickness by paint - SANS 12944
INSULATION
See sections for insulation thicknesses.
Reflective material under roof sheeting - SANS 1361-4 Class B
Polystyrene board under surface beds & on slabs - see drawings to comply with SANS 53163 / 53164
Masonry cavity walls - partial fill cavity insulation
Pipe insulation - see notes on drawings - SANS 1445-3.
ROOF COVERING, CLADDING
Roof terrain category 1 - Coastal
Roof design wind speed: as recommended by roof Manufacturer
Flashings by roof Manufacturer
Roof fasteners - SANS 1273 of corrosion resistance not less than that of the roofing material
Roof covering steel sheeting - refer Roofplan
WATERPROOFING
Substrate surfaces: clean and dry, free of traffic and protrusion, minimum fall including valleys: 1:50
Screeds: min. 35mm thick when laid directly onto concrete, min 50mm thick when laid on insulation boards, 20mm min thick as top layer on low-density concrete or foamed cement screeds
On exposed concrete roofs, box gutters and balconies <10m² area-4mm reinforced bitumen membrane (RBM) heat fused on primed surfaces
On balconies >10m², terraces, walkways - 2 or 3mm base sheet plus 4mm RBM
On parking decks - 5mm RBM
On planters - 4mm anti root RBM
On exposed parapet walls, freestanding walls - reinforced liquid membrane (RLM)
On below ground surfaces, vertical or horizontal, above or between water table - 2 or 3mm base sheet plus 4mm RBM
Finish / protection:
Non-trafficable finish - paint or crushed stone
Pedestrian areas - topping / tiles on screed / tiles on waterproofing / paving slabs on insulation panels - see drawings for different areas.
Vehicular areas - brick paving laid on 25-30mm sand bed to engineer.
CEILING
Type: brandered / suspended - see drawings
Material - Lambda board - see drawings for minimal sheeted roof areas
WINDOWS & DOORS
See schedules
Energy efficiency of external units - SANS 204. Installation of glazing: SANS 2001-CG1
Safety glass, inc. each pane of SIGU's shall be permanently marked
Wooden doors - Exterior panel doors, exposure class 2 exterior and 4 interior. Performance class HD Hardwood framed and braced for exterior use and HD Solid core flush panel for dry interior doors-sizes as per schedule
PLASTER, SCREEDS, TOPPINGS
SANS 2001-EM1 cement plaster - smooth / textured / skimmed - see drawings
Screeds and toppings
Aggregate for screeds: concrete sand
Aggregate for toppings: aggregate from natural sources SANS 1083 -
Nominal aggregate size, 6.7mm min 20mm topping
Nominal aggregate size, 13mm min 40mm topping
Cement: SANS 50197-1
Colouring pigment: BS 1014 or BS EN 12876 of approved colour
Screed mix: 1 part cement to 3½ parts sand, or 50 kg (one bag) cement to 150 L sand (two wheelbarrows)
Topping mix: 1 part cement to 1½ parts sand to 1½ parts stone to produce a concrete strength of 25 - 30 MPa
Finish: smooth / non-slip.
TILING
Ceramic tiles: SANS 1449
Group: A1 & B1
Porcelain tiles: SANS 13006
Concrete tiles: SANS 541
FLOORING
Wood flooring type: solid / laminate - to client's choice
Traffic class: 21 / 22 / 23
Pile construction: SANS 1375
Underlay - 1419
Fire index class - 1 / 2
Location grade - U2 / U3
PAINTING
Painting of buildings - SANS 10305
FURNITURE, EQUIPMENT, STAIRS, METAL WORKS
Joinery: solid wood: hardwood
MDF fireboard: SANS 540
plywood, composite board: SANS 929
decorative melamine-faced board: SANS 1763
polymer laminates and solid surfaces: high pressure decorative laminates: SANS 4586
Metalwork:
Steel tubes: SANS 657-4
Stainless steel: austenitic, grade 316, Finish: etched
Stairs:
going 280 riser 170 - sum of the going and twice the riser is not less than 570mm and not more than 650mm
Structure: reinforced concrete to engineer
Balustrade: 1000mm high stainless steel
HARDWARE
Chrome plated or similar approved.
Fasteners - SANS 1700
Material to match hardware
Hinges - steel - number per door >30kg - 2, between 2040 and 2340mm high - 3, and between 2340mm and 3000mm high - 4
GLAZING
Type, size, thickness according to SANS 204 calculations - see schedules
Marking - SANS 10400 N
Installation of glazing - SANS 2001 - Construction Works Part CG1, or a method described in SANS 10137: The installation of glazing materials in buildings
Glazing side hung doors to prevent sagging - SANS 2001-CG1, fig 1f
DRAINAGE AND WATER SUPPLY
SANS 2001-DP1 Earthworks for buried pipelines.
SANS 2001-DP2 Below ground medium pressure pipelines.
SANS 2001-DP4 Sewers (>160 mm)
SANS 2001-DP5 Stormwater drainage
SANS 2001-DP6 below-ground water installations for buildings
Above-ground water supply and drainage for buildings: SANS 10252.
Gas physiers to comply with SANS regulations
Capacity: To manufacturer
GAS INSTALLATION
SANS 10087-The handling, storage, distribution and maintenance of liquefied petroleum gas in domestic, commercial, and industrial installations.
ELECTRICAL WORKS
SANS 10142- The wiring of premises

GENERAL NOTES

All building work to comply with SABS 8400
No dimensions to be scaled or scanned from drawing
All dimensions to be checked on site before any work at hand.
Where applicable the contractor is to check on site the size of components to be manufactured prior to installation
Contractor is responsible for correct setting out of the buildings, all external and internal walls with particular reference to boundaries, building lines, etc.
Contractor to verify all levels, heights and dimensions on site and to check the same against the drawings before putting any work in hand.
Contractor is to locate and identify existing services on the site and protect these from damage throughout the duration of the works.
Any errors, discrepancies/omissions to be reported immediately.
Contractor is to build in approved 4 ply D.P.C. whether or not these are shown on drawings, to all walls at each floor, beam or parapet level and to all windows, doors, grilles or other openings in external walls.
Any queries arising from all the above must be reported and clarified before any works is put in hand.
This drawing to be read in conjunction engineers drawings when applicable.

DRAINAGE NOTES

All plumbing and drainage work and installation of sanitary fittings to comply with the relevant Local Authority by-laws, regulations and requirements.
Provide I.E. 's to all bends and junctions with suitable markers at ground level and to be fully accessible at all times.
Minimum 1:50 fall to all drain pipes.
Provide approved reseat traps to all waste fittings
Provide A.E. 's to foot of all soil stacks.
All soil pipes passing under buildings or footings to be protected against loads.

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The elements shown on this drawing are prototypical design only. They implemented in part, or in whole, in any structure without notification and written approval being issued by A4 architecture.

SIGNATURE OF OWNER/ CLIENT: DATE

SIGNATURE OF ARCHITECT: VINCENT MOOS SACAP NO. T0474 DATE

REVISIONS

SACAP NO: T0674

DRAWING STATUS
STAGE 4.1 MUN. SUBMISSION DRAWINGS

PROJECT TITLE
NEW PROPOSED HOUSING DEVELOPMENT ON ERF 8477, HEATHER STREET PACALTSDORP

DEVELOPMENT
HOUSING DEVELOPMENT

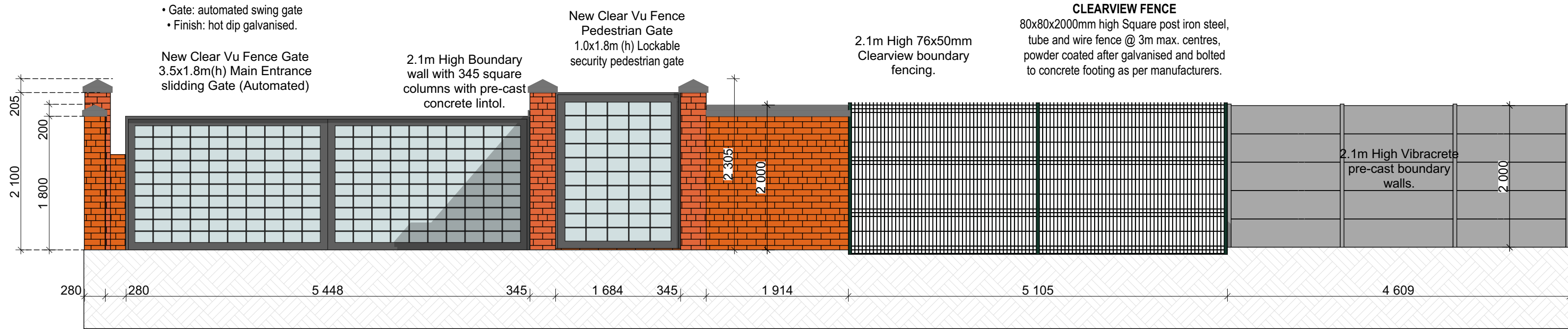
DRAWING DESCRIPTION
DRAINAGE X WATER X ELECTRICAL PLANS

SCALE	AS SHOWN
DATE	
ISSUED	2026/09/09
DRAWN BY	ZJ/F
CHECKED BY	cvcn
ARCHITECT	cvcn & ZJ/F

A4Architecture
info@44arc.co.za
tel: 015-407-4170
112 York Street
Honey Mann Square
Office 6A
George

PROJECT NO:	DRAWING NO:	REVISION
2024-08-015	M 004	00

Auto Gate hot dip galvanised automated swing gate in two leaves each leaf with 50 x 50mm square tube frame and 32mm diameter x 2mm thick round tube verticals hung to two 100 x 100 x 3mm thick square posts using double lug adjustable hinges overall size 6000 x 1800 high operated with heavy duty operator (Code: ZIA109) with mounting post cast in 30mpa concrete foundation.



NOTE:

2m HIGH BOUNDARY WALL (MIN. 60% PERMEABLE)

VIBRACRETE PRE- CAST = 4 610m (23,05%)

CLEARVIEW FENCE = 5 105m (25,53%)

MASONRY WALL = 19,15m (9,5%)

TOTAL LENGTH= 20m

STREET BOUNDARY WALL

Scale 1: 50

Window schedule						
Element ID	W01	W02	W03	W04	W05	W06
Note: Dimensions of Openings to be Checked on site Before Manufacturing of all Glazing & Door						
QUANTITY	As seen on plan	As seen on plan	As seen on plan	As seen on plan	As seen on plan	As seen on plan
TYPE	Charcoal Anodised Aluminium shopfront top hung double with sidelight corner section	Charcoal Anodised Aluminium shopfront top hung double section	Aluminium shopfront top hung double with sidelight corner section	Aluminium shopfront side hung with sidelight & top hung section	Aluminium shopfront fixed window with top hung transom section	Aluminium shopfront top hung double horizontal corner section
DESCRIPTION	Double Top-Hung vertical corner Window	Double Top-Hung vertical corner Window	Double Top-Hung vertical corner Window	Top-Hung Window	Top-Hung Window	Double Top-Hung horizontal Window
FRAME	6063T6 Aluminium Alloy, 2mm minimum thickness at structural portions.	6063T6 Aluminium Alloy, 2mm minimum thickness at structural portions.	6063T6 Aluminium Alloy, 2mm minimum thickness at structural portions.	6063T6 Aluminium Alloy, 2mm minimum thickness at structural portions.	6063T6 Aluminium Alloy, 2mm minimum thickness at structural portions.	6063T6 Aluminium Alloy, 2mm minimum thickness at structural portions.
FINISH	Powder Coat Finish charcoal or equally approved by architect.	Powder Coat Finish charcoal or equally approved by architect.	Powder Coat Finish charcoal or equally approved by architect.	Powder Coat Finish charcoal or equally approved by architect.	Powder Coat Finish charcoal or equally approved by architect.	Powder Coat Finish charcoal or equally approved by architect.
GLAZING	U-VALUE OF 5.73 AND SHGC VALUE OF 0.66. SINGLE LOW E	U-VALUE OF 5.73 AND SHGC VALUE OF 0.66. SINGLE LOW E	U-VALUE OF 5.73 AND SHGC VALUE OF 0.66. SINGLE LOW E	U-VALUE OF 5.73 AND SHGC VALUE OF 0.66. SINGLE LOW E	U-VALUE OF 5.73 AND SHGC VALUE OF 0.66. SINGLE LOW E	U-VALUE OF 5.73 AND SHGC VALUE OF 0.66. SINGLE LOW E
IRONMONGRY	As per manufacturer specification.	As per manufacturer specification.	As per manufacturer specification.	As per manufacturer specification.	As per manufacturer specification.	As per manufacturer specification.
COMPLIANCE NOTES	Dimensions of openings to be checked.Glazing, window frames and installations to comply with AAAMSA & SABS standards	Dimensions of openings to be checked.Glazing, window frames and installations to comply with AAAMSA & SABS standards	Dimensions of openings to be checked.Glazing, window frames and installations to comply with AAAMSA & SABS standards	Dimensions of openings to be checked.Glazing, window frames and installations to comply with AAAMSA & SABS standards	Dimensions of openings to be checked.Glazing, window frames and installations to comply with AAAMSA & SABS standards	Dimensions of openings to be checked.Glazing, window frames and installations to comply with AAAMSA & SABS standards

WINDOW SCHEDULE

Scale 1: 50

Door schedule				
Element ID	D1	D2	D3	D4
Note: Dimensions of Openings to be Checked on site Before Manufacturing of all Glazing & Door F				
QUANTITY	As seen on plan	As seen on plan	As seen on plan	As seen on plan
TYPE	Solid Hardwood type (Exterior)	Hollow Core type (Interior)	Aluminium shopfront sliding POCKET door	ALUMINIUM SECTIONAL OVERHEAD with max 120mm and min 100mm sections.
DESCRIPTION	Solid Hardwood side hinged type (Exterior)	Deep Moulded,MDF, Masonite side hinged door, Interior Class 3	Charcoal Anodised Aluminium shopfront sliding POCKET door	Automated ALUMINIUM SECTIONAL OVERHEAD GARAGE door supplied with motor / battery backup / remotes complete as per specialist installation.
FRAME	Solid hardwood frame	Solid hardwood frame	Approved shopfront frame minimum section size 40mm	As per manufacturer.
FINISH	Painted White	Painted White	Charcoal Anodised aluminium	CHARCOAL anodised Aluminium.
GLAZING	None	None	U-value of 0.3 and SHGC Value of 2.6 single low E	None
IRONMONGERY	As per manufacturer spec.	As per manufacturer spec.	As per manufacturer spec.	As per manufacturer spec.
COMPLIANCE NOTES	Dimensions of openings to be checked.Glazing, window frames and installations to comply with AAAMSA & SABS standards	Dimensions of openings to be checked.Glazing, window frames and installations to comply with AAAMSA & SABS standards	Dimensions of openings to be checked.Glazing, window frames and installations to comply with AAAMSA & SABS standards	Dimensions of openings to be checked.Glazing, window frames and installations to comply with AAAMSA & SABS standards

DOOR SCHEDULE

Scale 1: 50

GENERAL NOTES

SITE
Class of Occupancy SANS 10400-A: H4
Climatic Zone SANS 204: 4 - Temperate Coastal
Site Atmospheric corrosivity category ISO 9223: C5

DESIGN

The design of this project complies with the requirements of SANS 10400 - application of the National Building Regulations.
STANDARDS
The contractor (including sub-contractors) shall be familiar with the contents of SANS 10400 and related SANS 2001 standards.

SITE CLEARANCE

SANS 2001 - D51 Site Clearance: Removal and disposal of vegetation or stacking of re-usable materials.

EARTHWORKS

SANS 2001 - BE1 Earthworks (General):
Topsoil: select and stockpile

Surplus and unsuitable material to be dumped at the closest approved dumping site.

CONCRETE WORKS

SANS 2001 - CC1 (structural works) - see structural Engineer's drawings.

SANS 2001 - CC2 (minor works):

Paving on ground (SANS 10109) - concrete grade 20 for lightly loaded floor / paving (no trucking) and one course domestic floors on the ground that will serve as the final wearing surface.

Finishing - by delayed troweling technique (surface water to have evaporated) to surface finish - see drawings.

FOUNDATIONS

SANS 2001 - CM2 strip footings, pad footings and slab on the ground foundations for masonry walling (includes the construction to lightly loaded concrete surface beds)
Site class designation, foundations, protection against termites and fabric reinforcement all to engineer's specifications.

MASONRY

SANS 2001 - CM1

Type of masonry unit: Clay - class as per SANS 227 - NFP for testbed walls.

Work size of clay unit - 222x103x76mm

Solid unit to be used, not hollow

Single leaf bond-stretcher bond

Multi leaf bond - stretcher and brickwork / English garden wall bond (header course at 450mm max centres / collar-jointed (narrow cavity (<25mm) between the leaves (the collar joint) filled solid with mortar or grout s the work progresses, leaves tied with wall ties.

STRUCTURAL TIMBERWORK (FLOORING)

Mezzanine as per Engineer

STRUCTURAL TIMBERWORK (ROOFING)

As per Engineer Design or Specialist. Rational Design.

SANS 2001 - CS1 - See Structural Engineer's drawings

Exposed structural steel work coating - hot dipped galvanizing

SANS 121 ISO 1461 and pre-painting (duplex system). Corrosion protection of structural steel of not less than 3mm thickness by paint - SANS 12944

INSULATION

See sections for insulation thicknesses.

Reflective material under roof sheeting - SANS 1361-4 Class B

Polystyrene board under surface beds & on slabs - see drawings to comply with SANS 53163 / 53164

Masonry cavity walls - partial fill cavity insulation

Pipe insulation - see notes on drawings - SANS 1445-3.

ROOF COVERING, CLADDING

Roof terrain category 1 - Coastal

Roof design wind speed: as recommended by roof Manufacturer

Flashings by roof Manufacturer

Roof fasteners - SANS 1273 of corrosion resistance not less than that of the roofing material

Roof covering steel sheeting - refer Roofplan

WATERPROOFING

Substrate surfaces: clean and dry, free of traffic and protrusion, minimum fall including valleys: 1:80

Screeds: min. 35mm thick when laid directly onto concrete, min 50mm thick when laid on insulation boards, 20mm min thick as top layer on low-density concrete or foamed cement screeds

On exposed concrete roofs, box gutters and balconies <10m² area-4mm reinforced bitumen membrane (RBM) heat fused on primed surfaces

On balconies >10m², terraces, walkways - 2 or 3mm base sheet plus 4mm RBM

On parking decks - 5mm RBM

On planters - 4mm anti root RBM

On exposed parapet walls, freestanding walls - reinforced liquid membrane (RLM)

On below ground surfaces, vertical or horizontal, above or between water table - 2 or 3mm base sheet plus 4mm RBM

Finish / protection:

Non-trafficable finish - paint or crushed stone

Pedestrian areas - topping / tiles on screed / tiles on waterproofing / paving slabs on insulation panels - see drawings for different areas.

Vehicular areas - brick paving laid on 25-30mm sand bed to engineer

CEILING

Type: banded / suspended - see drawings

Material - Lambda board - see drawings for minimal sheeted roof areas

WINDOWS & DOORS

See schedules

Energy efficiency of external units - SANS 204. Installation of glazing: SANS 2001-C01 21 22 23

Safety glass, inc. each pane of SIGU's shall be permanently marked

Wooden doors - Exterior panel doors, exposure class 2 exterior and 4 interior. Performance class HD Hardwood framed and braced for exterior use and HD Solid core flush panel for dry interior doors-sizes as per schedule

PLASTER, SCREEDS, TOPPINGS

SANS 2001-EM1 cement plaster - smooth / textured / skimmed - see drawings

Screeds and toppings

Aggregate for screeds: concrete sand

Aggregate for toppings: aggregate from natural sources SANS 1083 - Nominal aggregate size, 0.7mm min 20mm topping

Nominal aggregate size, 13mm min 40mm topping

Nominal aggregate size, max 19mm min <40mm topping

Cement: SANS 50197-1

Colouring pigment: BS 1014 or BS EN 12878 of approved colour

Screed mix: 1 part cement to 3½ parts sand, or 50 kg (one bag) cement to 130 L sand (two wheelbarrows)

Topping mix: 1 part cement to 1½ parts sand to 1½ parts stone to produce a concrete strength of 25 - 30 MPa

Finish: smooth / non-slip.

TILING

Ceramic tiles: SANS 1449

Group: A1 & B1

Porcelain tiles: SANS13006

Concrete tiles: SANS 541

FLOORING

Wood flooring type: solid / laminate - to client's choice

Traffic class: 21 / 22 / 23

Pile construction: SANS 1375

Underlay - 1419

Fire index class - 1 / 2

Location grade - U2 / U3

PAINTING

Painting of buildings - SANS 10305

FURNITURE, EQUIPMENT, STAIRS, METAL WORKS

Joinery: solid wood: hardwood

MDF fibreboard: SANS 540

plywood, composite boards: SANS 929

decorative melamine-faced board: SANS 1763

polymer laminates and solid surfaces: highpressure decorative laminates: SANS 4586

Metalwork:

Steel tubes: SANS 657-4

Stainless steel: austenitic, grade 316, Finish: etched

Stairs:

going 280 riser 170 - sum of the going and twice the riser is not less than 570mm and not more than 650mm

Structure: reinforced concrete to engineer

Balustrade: 1000mm high stainless steel

HARDWARE

Chrome plated or similar approved.

Fasteners - SANS 1700

Material to match hardware

Hinges - steel - number per door >30kg - 2, between 2040 and 2340mm high - 3, and between 2340mm and 3000mm high - 4

GLAZING

Type, size, thickness according to SANS 204 calculations - see schedules

Marking - SANS 10400 N

Installation of glazing - SANS 2001 - Construction Works Part CG1, or a method described in SANS 10137: The installation of glazing materials in buildings

Glazing side hung doors to prevent sagging - SANS 2001-CG1, fig 1f

DRAINAGE AND WATER SUPPLY

SANS 2001-DP1 Earthworks for buried pipelines.

SANS 2001-DP2 Below ground medium pressure pipelines

SANS 2001-DP4 Sewers (>160 mm)

SANS 2001-DP5 Stormwater drainage

SANS 2001-DP6 below-ground water installations for buildings

Above-ground water supply and drainage for buildings: SANS 10252.

Gas pressure to comply with SANS regulations

Capacity: To manufacturer

GAS INSTALLATION

SANS 10087-The handling, storage, distribution and maintenance of liquefied petroleum gas in domestic, commercial, and industrial installations.

ELECTRICAL WORKS

SANS 10142- The wiring of premises

GENERAL NOTES

All building work to comply with SABS 8400

No dimensions to be scaled or scanned from drawing

All dimensions to be checked on site before any work at hand.

Where applicable the contractor is to check on site the size of components to be manufactured prior to installation

Contractor is responsible for correct setting out of the buildings, all external and internal walls with particular reference to boundaries, building lines, etc.

Contractor to verify all levels, heights and dimensions on site and to check the same against the drawings before putting any work in hand.

Contractor is to locate and identify existing services on the site and protect these from damage throughout the duration of the works.

Any errors, discrepancies/omissions to be reported immediately.

Contractor is to build in approved 4 ply D.P.C.

Whether or not these are shown on drawings, to all walls at each floor, beam or parapet level and to all windows, doors, grilles or other openings in external walls.

Any queries arising from all the above must be reported and clarified before any works is put in hand.

This drawing to be read in conjunction engineers drawings when applicable.

DRAINAGE NOTES

All plumbing and drainage work and installation of sanitary fittings to comply with the relevant Local Authority by-laws, regulations and requirements.

Provide I.E. 's to all bends and junctions with suitable markers at ground level and to be fully accessible at all times.

Minimum 1:80 fall to all drain pipes.

Provide approved reseau traps to all waste fittings

Provide A.E. 's to foot of all soil stacks.

All soil pipes passing under buildings or footings to be protected against loads.

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The client accepts the responsibility of materials, content and statement.

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SIGNATURE OF OWNER/ CLIENT: DATE

SIGNATURE OF ARCHITECT: DATE

VINCENT MOOS
SACAP NO. T0474

REVISIONS

SACAP NO: T0674

DRAWING STATUS

STAGE 4.1 MUN. SUBMISSION

DRAWINGS

PROJECT TITLE

NEW PROPOSED HOUSING

DEVELOPMENT ON

ERF 8477, HEATHER STREET

PACALTSDORP

DEVELOPMENT

HOUSING DEVELOPMENT

DRAWING DESCRIPTION

FRONT BOUNDARY WALL x

W&D SCHEDULE

SCALE AS SHOWN

DATE

ISSUED 2026/09/09

DRAWN BY ZJ.F

CHECKED BY cvcm

ARCHITECT cvcm & ZJ.F

A4Architecture

info@A4arc.co.za

tel: 015 467 4170

112 York Street

Harry Mann Square

Office 6A

George

PROJECT NO: DRAWING NO: REVISION

2024-08-015 00

ANNEXURE "D": SIGNED PRE-APPLICATION

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: **4351683**

Purpose of consultation: **To consider a proposal for a rezoning and subdivision of Erf 8477 Pacaltsdorp**

Brief proposal: **Rezoning of the Erf 8477 Pacaltsdorp from Single Residential Zone I to General Residential Zone II (3 group houses) and the subdivision of the erf into 3 group housing erven.**

Property(ies) description: **Erf 8477 Pacaltsdorp**

Date: **17 June 2026**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Muni.	044 801 9477	ihuyser@george.gov.za
Official	Fakazile Vava	George Muni.	044 801 9477	fvava@george.gov.za
Pre-applicant	Jan Vrolijk	JV Town Planner	044 873 3011	janvrolijk@jvtownplanner.co.za

Documentation provided for discussion:

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

Proposed site plan and building plans for the three group houses

Locality plan

S G Diagram

Title Deed

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)

Development proposal

It is the intention of the owner to rezone the erf from Single Residential Zone I to General Residential Zone II and to simultaneously subdivide the erf into three group housing erven to allow for a gated development as indicated on the attached site plan and building plans.

Access to the three group housing erven will be via a six metre right of way servitude along the western boundary of the erf. The development will make provision for a six metre stacking distance at the entrance, a refuse area and private services yard at each unit. Each group house will be provided with two parking bays.

Proposed applications

- An application will have to be lodged with the George Municipality in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 for the rezoning of Erf 8477 Pacaltsdorp from Single Residential Zone I to General Residential Zone II (3 group houses).
- An application will have to be lodged with the George Municipality in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 for Erf 8477 Pacaltsdorp into 3 General Residential Zone II erven.
- An application will have to be lodged with the George Municipality in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 for the registration of a 6-metre-wide private right of way servitude along the western boundaries of the three subdivided erven to allow for access to the three subdivided erven.

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

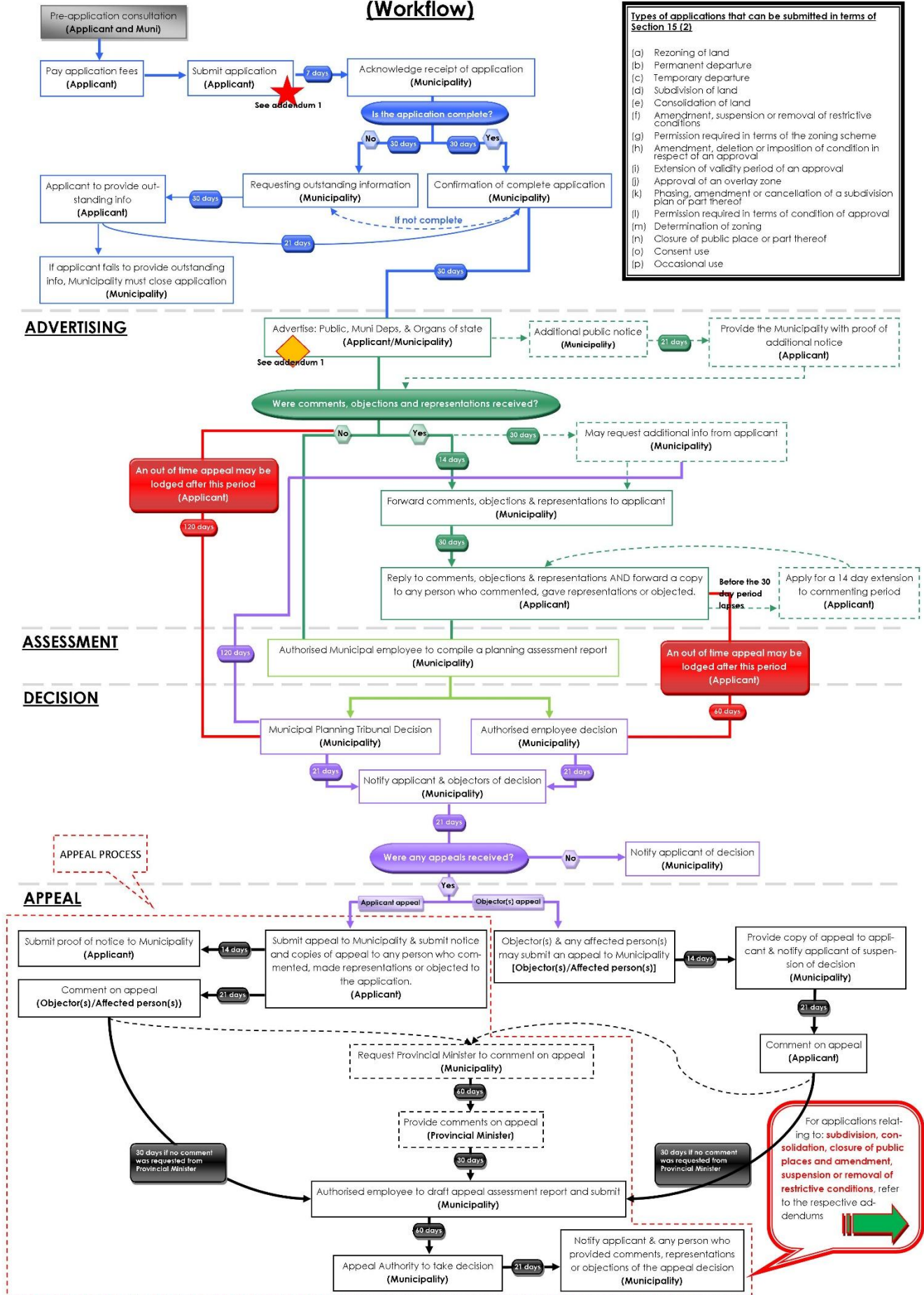
ADVERTISING

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;	To be determined
	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;	To be determined
	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g)	a permission required in terms of the zoning scheme;	R
	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a homeowner's association;	R
	2(r)	to rectify a failure by a homeowner'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):			To be determined

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		George Spatial Development Framework, 2023 and Pacaltsdorp / Hansmoeskraal Local Spatial Development Framework, 2015	To be determined
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		
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? General Residential Zone II Does the proposal fall within the provisions/parameters of the zoning scheme? Yes Are additional applications required to deviate from the zoning scheme? (if yes, specify) No				

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

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
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)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DEFF?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (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 wastewater:	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.			N/a	

Development charges:

X

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

COMPULSORY INFORMATION REQUIRED:

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

MINIMUM AND ADDITIONAL REQUIREMENTS:

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

PART E: DISCUSSION

Pre-application as discussed on 17 June 2026 for the proposed rezoning and subdivision of Erf 8477, Pacaltsdorp to allow for the development of 3 group housing units. The following site layout plan was provided for discussion.



Town Planning comments:

- Applicant to take note that the registration of the servitude may be submitted as an exemption (Section 24).
- Stacking distance, access, building lines, parking, manoeuvring space, refuse yard, open spaces and all other areas and dimensions to be indicated on the site layout plan.
- Development to be sensitive to the surrounding residential area and height to be reconcilable with the surrounding area.
- Applicant to motivate compatibility of the development with the character of the areas.
- The proposed density is calculated at 36.72 du/ha (thus 37du/ha). Applicant to provide motivation and justification for this deviation. A Departure application in this regard will be required.
- Need to address compliance with MSDF 2023, LSDF, SPLUMA, Zoning Scheme etc.
- Need to address the temp row servitude registered over the property giving access to Erf 262 Pacaltsdorp.

CES comments

- Access restricted to Hether Road
- Access width is restricted in terms of the applicable in accordance with the GIZS 2023.
- All parking must be provided in accordance with the GIZS 2023.
- No parking is allowed within the road reserve, and the owner/developer shall be responsible, at their own cost, for implementing and maintaining all necessary measures to prevent any unapproved parking within the road reserve.
- PT1 parking ration may be supported. Need to apply.
- Water & sewer services are available, subject to capacity confirmation
- Development charge will be applicable.
- The developer must adhere to Nasional Building Regulation R1 and applicable Municipal stormwater by law and policies.
- The developer is also requested to implement SUDS principals when addressing stormwater. The use of stormwater pipes should be limited.

PART F: SUMMARY / WAY FORWARD

- Refer to comments above.
- Furthermore, these pre-application comments are not exhaustive and should not be relied upon as a definitive assessment or preliminary approval of the proposal. It remains the applicant's responsibility to ensure the accuracy and completeness of the application and to ensure that it is prepared and submitted in accordance with all relevant requirements and legislation.

OFFICIAL:  _____

Fakazile Vava (Town Planner)

PRE-APPLICANT: **Johannes George Vrolijk**

(FULL NAME)

SIGNED:  _____

Ilané Huyser (Senior Town Planner)

SIGNED:



DATE: 2026.07.20

DATE: **11 June 2026**

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

ANNEXURE "E": LOCALITY PLAN

Erf 8477 Pacaltsdorp - Locality plan



0 0.05 0.1 0.2 km

Date: 6/5/2026 6:51 AM

Scale: 1:1,974



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.

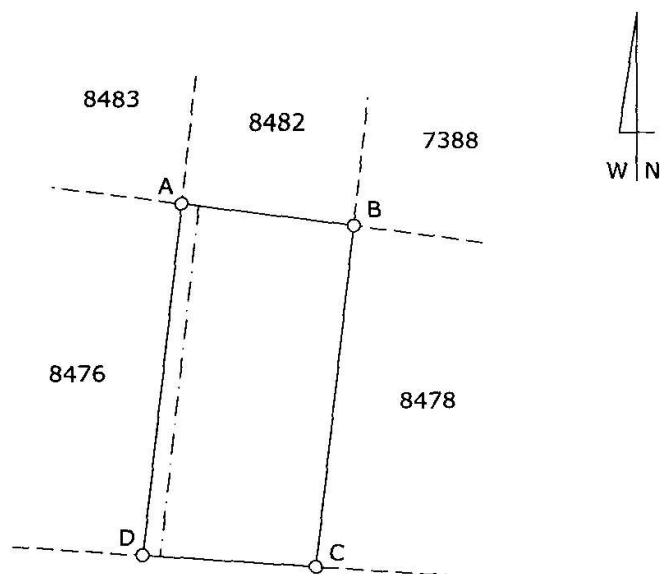
George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.

ANNEXURE "F": SURVEYOR GENERAL DIAGRAM

SYE Meter		RIGTINGS- HOEKE	KÖÖRDINATE Y Stelsel WG 23° X			L.G. No.
AB	20,00	277.23.30	A	0,00	+3 700 000,00	2972/2010
BC	40,24	6.16.00	B	+50 490,96	+66 313,07	Goedgekeur
CD	20,01	93.47.40	C	+50 471,12	+66 315,64	<i>ABledy</i>
DA	41,50	186.15.20	D	+50 475,52	+66 355,64	nms
				+50 495,48	+66 354,32	Landmeter-Generaal
163		Oud 7	Δ	+56 651,97	+52 235,65	23-2-2010
29		GTP	Δ	+49 697,77	+54 026,70	

Bakenbeskrywing:
A,B,C,D 12mm ysterpen

Serwituutnota:
Die lyn A D stel voor die westelike
grens van 'n tydelike serwituut van
Reg van Weg 2m wyd soos aangetoon
Vide Diagram L.G. No.2979/2010
Geheg aan transport



HEATHERSTRAAT

Skaal 1: 750

Die figuur A B C D
stel voor 817 vierkante meter grond, synde
Erf 8477 ('n gedeelte van Erf 262) Pacaltsdorp

geleë in die Munisipaliteit en
Administratiewe Distrik George
Provinsie Wes-Kaap
Opgemeet in November 2009 deur my

J.H. Bailey (PLS0019) Professionele Landmeter

Hierdie kaart is geheg aan
T 9021/2014
No.
gedateer
t.g.v.

Registrateur van Aktes

Die oorspronklike kaart
is
No.B2377/1876
geheg aan Transport
No. Geo.F.17-66 gedateer
8/08/1879

Lêer No.S/110/12 V.2
M.S. No. 1276/2010
KOMP. ALNC-1273(4471)^M

LPI C0270007
Erf 8477 Pacaltsdorp

VRYGESTEL VAN DIE BEPALINGS
VAN WET 70 VAN 1970

ARTIKEL 1(a)

GOEDGEKEUR KRAGTENS ART. 26
VAN ORD. 15/1985

VERWYSING „Erf 262, Pacaltsdorp“

DATUM 15-10-2009

S

ANNEXURE "G": TITLE DEED

RAUBENHEIMERS INC
60 CATHEDRAL STREET
GEORGE
6529

TEL: 044-873 2043

Prepared by me

Docg-
CONVEYANCER
ANN MARJORY COETZEE
LPC Membership No: 83392

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 2 200 000,00	R. 1691,00
Reason for exemption	Category Exemption.....	Exemption i to. Sec/Reg..... Act/Proc.....

DATA / CAPTURE
02-02-2021
ELIZABETH VAN TONDER

T 000002881 / 2021

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

MICHELLE VAN WYK
LPCM No. 80385

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

ARIANA VAN HEERDEN
IDENTITY NUMBER 560119 0059 08 9
UNMARRIED

DATA / VERIFY
02-02-2021
ATHILDANCOYI

which said Power of Attorney was signed at PRETORIA on 30 NOVEMBER 2020

And the appearer declared that his/her said principal had, on 6 November 2020, 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:

DEON CHRISTO SMIT
IDENTITY NUMBER 660111 5065 08 7
MARRIED OUT OF COMMUNITY OF PROPERTY

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

ERF 2023 WILDERNESS
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT 1707 (ONE THOUSAND SEVEN HUNDRED AND SEVEN)
SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T64455/1998
WITH GENERAL PLAN SG NUMBER 8139/1995 RELATING THERETO
AND HELD BY DEED OF TRANSFER NUMBER T1622/2019

- A. SUBJECT to the conditions referred to in Deed of Transfer Number T2059/1923 ✓
- B. SUBJECT FURTHER to the terms of the servitude referred to in an endorsement on Deed of Transfer Number T4632/1905 to the effect that certain water and other rights have been ceded in favour of the land transferred by Deed of Transfer Numbers T2955/1907 and T2956/1907.
- C. SUBJECT FURTHER to the following conditions contained in Deed of Transfer Number T2059/1923, namely: -

"Special Conditions

Wilderness Estate

George Freeholds Vo. 12 No. 7 –13 March 1852

General Plan W71

Remaining extent (259,8037 hectares). Without prejudice to existing vested rights (if any) of the public or of any persons whomsoever the Liquidator of the Wilderness Estate Company Limited, in so far as the said Company may be entitled so to do imposes the following special conditions.

ROADS All public roads and all roads shown on the original diagram and/or General Plan W71 shall unless and until closed or altered by competent authority remain free and open as heretofore.

The owner of the remaining extent shall not be under obligation to maintain such roads.

@

RECOGNISED ROAD In this term is included:-

A certain private road, not shown on either the original diagram or the General Plan W71, constructed by the Wilderness Estate Company Limited and called "Whites Road" branching off the public road to The Wilderness at the spot called "Standers House" on the "Lot B of the Wilderness" transferred to the Kerkeraad of the Dutch Reformed Church by transfer No 14200 dated 6th October 1920 and crossing part of that land and eventually crossing part of the remaining extent and again joining the public road aforesaid on the remaining extent, shall remain free and open for the use of owners as hereinafter defined. So long as this road be not taken over by a local or provincial authority and be not proclaimed a public road and as such be maintained by a local or provincial authority, the said road shall remain open for the use of owners as hereinafter defined, but the owner of the remaining extent shall have the right to control the said road and to limit the use of such road to such classes of vehicles or traffic as it may think fit. The owners of Lots "d" and "dd" shall contribute one-half of the cost of maintenance and repair thereof, but in such maintenance and repair shall not be included relaying or re-grading or deviation of any portion thereof.

RECOGNISED PATHS In this term are included:

- (1) A path leading from Lots "d" and "dd" across the remaining extent to the Kaaimans River and to the top of the Hill on the remaining extent, overlooking the Kaaimans River, and what is known as the "Map Of Africa."
- (2) A path leading from Lots "d" and "dd" across the remaining extent direct to the Beach.

The recognised Paths shall (subject to the provisions hereinafter contained) remain free and open for the use of owners as hereinafter defined, provided always that the use of these Recognised Paths shall not constitute a servitude for camping or picnicking and further that the owner of the Remaining extent shall be at liberty at any time to deviate the whole or any part of these paths or to close the same upon providing other roads or paths giving facilities of access of substantially equal degree.

In respect of the portion of the Road shown on the General Plan W71 and included in the Diagram of Transfer No. 9087,22 September 1921, the owner of:-

- (1) Lots "a", "b", "d", "dd", Block E Lots 1,2 and 3.
- (2) The Park
- (3) The Remaining Extent
- (4) Any portions hereafter transferred therefrom

2

shall make no claim in respect of above portion of the road included in the Diagram of Transfer No 98087 – 22 September 1921 and no objection shall be raised by such owners to the closing and cancellation of the said portion of such road should the owner of the land described in the said Transfer hereafter take any steps to have the same closed or cancelled according to law.

Nothing hereinbefore contained shall be taken as preventing the owner of the Remaining Extent from passing transfer of further portions of the Wilderness Estate subject to similar conditions with or without modification in regard to such further transfers.

BUILDINGS it shall be a condition in respect of all portions which may be hereafter laid out as lots and transferred from the present Remaining Extent that all dwelling houses erected on any such portions shall be built of brick, stone or concrete provided that this shall not apply to what are known as "Sand Plots" being the Lots comprised in Blocks "A", "B", "C", "D" as shown on the General Plan W71, nor to such further plots as the owner of the Remaining Extent may lay out on land similar to Blocks "A", "B", "C", "D".

WATER The owner of the Remaining Extent shall allow the owner of Lots "d" and "dd" access to the Kaaimans River and other sources of water for the purposes of a reasonable supply of water therefrom, whether by pipes or otherwise, provided that this shall not interfere with the present and future rights, if any, or other parties entitled."

- D. ENTITLED to benefits under the terms of the servitude referred to in the endorsement dated 24th February 1928 on Deed of Transfer No T2059/1923 namely:

"By deed of transfer no 1613 dd 24 February 1928 The Wilderness (1921) Limited as owners of the remaining extent of the property set out under Para.2 hereof reserves to itself the right to construct and maintain a road over Lots 28 and 29 Bloc E of the Wilderness Estate and shown on the diagrams annexed to deed of transfer 14199 dd 6th October 1920, as will more fully appear on reference to the said Deed of Transfer."

- E. ENTITLED FURTHER to benefits under terms of servitude referred to in the endorsement dated 23rd April 1928 on the Deed of Transfer Number T2059/192, namely:

"By notarial deed dated 10th March 1928 the owner of the remainder of Wilderness Estate held under para 2 of this deed and its successors is granted the right to construct, maintain and use in perpetuity a road not exceeding 16 feet in width over the property (Lot 27 Block E) held under transfer No. 638 dd 30th January 1928 and shown on the diagrams thereof, as will more appear on reference to the copy annexed hereto."

@

- F. ENTITLED FURTHER to benefits under the terms of the servitude referred to in the endorsement dated 11th July 1929 on Deed of Transfer Number T2059/1923, namely:-

"By Notarial Deed dd 22 May 1929 the conditions in favour of the land contained in transfer 9209, September 1925 relating to paths buildings and water, etc. have been cancelled and certain other conditions imposed as will more fully appear on reference to the copy annexed thereto."

- G. ENTITLED FURTHER to benefits under the terms of the servitude referred to in the endorsement dated 7th April 1932 on Deed of Transfer Number T2059/1923 namely:

"By Deed of Transfer No. 1999 dd 7.4.1932 certain road, more fully described in the diagram No. 498/1932 attached thereto, has been reserved to the owners of the remaining extent of the freehold land now called the Wilderness Estate held under para. 2 hereof, subject to conditions as will more fully appear on reference to the deed of Transfer."

- H. ENTITLED FURTHER to the benefits under the terms of the servitude referred to in the endorsement dated 9th June 1932 on Deed of Transfer Number T2059/1923, namely:-

"By Deed of Transfer No. 3497 dd 9.6.1932 the owner of the remainder of the property held by para. 2 hereof is entitled to construct, use and maintain a road across that portion of the property thereby conveyed marked "pathway reserve" on the diagram thereto annexed, as will more fully appear on reference to the said deed of transfer. "

- I. ENTITLED FURTHER to benefits under the terms of the servitude referred to in the endorsement dated 21st June 1940 on Deed of Transfer Number T2059/123, namely:-

"By Notarial Deed No. 152/1940 dated 10.6.1940 the properties conveyed by Transfer 6029/1940 have been made subject to conditions relating to persons who may own, lease or occupy the properties, prohibition of trades or business, nature of buildings, walls, fences, etc. provisions for sanitation, water, electric lights, etc. clearing or destroying bush or shrub, for the benefit of Wilderness (1921) Limited as owners of the property conveyed by Para. 2 hereof and the owners of properties which are subject to similar conditions as will more fully appear on reference to the said Notarial Deed registered this day in the Servitude Register under No. 152/1940."

J. ENTITLED FURTHER to benefits under the terms of the servitude referred to in the following endorsement dated 12th August 1947 on Deed of Transfer Number T2059/1923, namely:

"By Deed of Trf. 15345 dated 12.8.1947 the ppty thereby transferred is subject to the following conditions :- that no hotel or boarding house shall be established thereon, but such expression shall include the construction and letting of service flats with necessary outbuildings and appurtenances in favour of portion of the ppty held hereunder."

K. SUBJECT FURTHER to the terms of the servitude referred to in the endorsement dated 25th February 1952 Deed of Transfer Number. T2059/1923, namely:-

"By Not. Deed No. 61/52 dated 15.5.51 the owner of the remainder held under para. 2 hereof has granted to the owners of the properties held by Trfs. 4691/47, 15345/47, 20653/49 and 19389/50 the unimpeded access of light, air and view of the servitude area on the said remainder as indicated in red on extract from General Plan W71 annexed to said Not. Deed (more fully described therein) subject to conditions as will more fully appear on reference to the said Not. Deed, a copy of which is annexed hereto."

L. ENTITLED FURTHER to benefits under the terms of the servitude referred to in the following endorsement dated 23rd December 1949 on Deed of Transfer Number T2059/1923, namely:-

"By Deed of Trf. No. 20653 dated 23 Dec. 1949 the ppty thereby conveyed is subject to the following conditions : that no hotel or boarding house shall be established thereon, but such expression shall not include the construction and letting of service flats with necessary outbuildings and appurtenances in favour of portion of ppty held hereunder. As will more fully appear on reference to said trfr."

M. ENTITLED FURTHER to benefits under the terms of the servitude referred to in endorsement dated 18th November 1958 on Deed of Transfer Number T2059/1923, namely:-

"By Notarial Deed No. 705/1958 dated 21st May 1958.

- (1) A condition prohibiting the establishment of hotels and boarding houses on Lots 15 and 16, Bloc F, Wilderness held by T20653/1949, Lot 15, Block G, and Lot 5, Block F, Wilderness held by T15345/1947 the remainder of Wilderness Extension Township IG and Lots 88 and 85, Wilderness Extension Township site IG held by T4691/1947 has been cancelled. (The said condition being referred to in endorsements dated 12/8/1947 and 23/12/1949 on this Deed).

- (2) Conditions b to f hereinafter set out are imposed against Lots 15 and 16, Block F, Wilderness held by Transfer 20653 dated 23/12/1949 and the remaining extent of Wilderness Extension Township IG (excluding the figure abcde marked on diagram A4501/1931 annexed to Certificate of Consolidated Title No. 4126/32) held by T4691/1947:-
- (b) No trade or business of any description may be carried out on the lot without the written permission of the Company first had and obtained.
 - (c) All buildings erected on the Lot shall be built of brick, stone or concrete, and the ground plan showing the relation of the position of such buildings to the boundaries of the Lot, as well as the elevation plans of such buildings shall be submitted to the Company for its approval in writing before any buildings are commenced.
 - (d) All walls, fences or hedges or like structures abutting upon the road or pathway shall be of a type approved of by the Company. The Company shall not be liable to contribute to the cost of any party for dividing fence or wall, nor to the costs of repair thereof, but it may call upon the said Grant to enclose the said Lot. The said Grant agrees to observe uniformity in respect of fencing line for all fences that may abut on to any road, pathway, open space or property of the company and to maintain all boundary fences of the said Lot in good repair and order. No corrugated iron fence or screen shall be erected on the lot without the leave of the company.
 - (e) The said Grant shall be obliged to plan and maintain at a suitable height such life hedge and/or such trees or shrubs as shall be prescribed by the Company suitably to screen any premises situate on the Lot.
 - (f) The said Grant agrees to be bound not to clear or destroy the trees and bush on the Lot without first consulting the Company, whose consent to such clearing or destroying shall be necessary but shall not unreasonably interfere with the said Grant's full use and enjoyment of the Lot."
- (3) The following condition is imposed against Lot 15, Block G of Lot H, held by Deed of Transfer 15345 dated 12th August 1947;
- "No trade or business of any description may be carried out on the Lot without the written permission of the Company first had and obtained."

(4) That the area marked xCDy on diagram A.4026/1924 annexed to Trf. 7863/1926 of Lot 5 Block F Wilderness held by T15345/1947 is subject to the conditions that the owner shall not without the permission of Wildernes(1921) (Ltd) make or suffer to stand any building, structure or thing whatsoever, including fencing.

(5) That Hugh Owner Bruce Grant as owner of the following properties:-

1. Certain piece of freehold land situate in the Division of George, being Lot 15, Block F, Wilderness;
Held under T20653 dated 23.12.1949.
2. Certain piece of freehold land, situate as above, being Lot 16, Block F, Wilderness;
Held under T 20653 dated 23.12.1949
3. Certain piece of freehold land, situate as above, being Lot 5, Block F, Wilderness.
Held under T15345 dated 12.8.1947
4. Certain piece of freehold land, situate as above, being the remaining extent of Wilderness Extension Township No. IG.
5. Certain piece of freehold land, situate as above, being Lot No. 88 a portion of Wilderness Extension Township Site No. IG.
6. Certain piece of freehold land, situate as above, being Lot No. 85 a portion of Wilderness Extension Site No. IG.
Held under T 4691 dated 20.3.1947.

shall not sell or dispose of any of them save as provided in Clause 5 of the said Notarial Deed."

N. **SUBJECT FURTHER** by virtue of Deed of Transfer No. T10573/1978 to the following conditions imposed by the Administrator of the Province of the Cape of Good Hope in terms of Section 9 of ordinance 33/1934 when approving of the subdivision of Remainder Farm 158 George, namely:-

- (a) The owner of this erf shall without compensation, be obliged to allow electricity, telephone and television cables and/or wires and main and/or other water-pipes and the sewage and drainage, including storm-water of any other erf or erven to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing altering, removing or inspecting any works connected with the above.
- (b) The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority."

(a)

- O. SUBJECT FURTHER to the terms of the endorsement dated 5 March 1987 on Deed of Transfer Number T6167/1973, which endorsement reads as follows:

"Restant Para2

Kragtens Akte van Transport N. T9457/87 hede gedateer, is die restant van die plaas Nr. 158 groot 175,9896 Ha gehou hieronder, onderhewig aan die volgende voorwarades opgelê deur die Administrateur i.t.v Art 9 van Ord.33/34 tydens die goedkeuring van onderverdeling:

- (a) The owner of this erf shall without compensation be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage including stormwater of any other erf or erven to be conveyed across this erf, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above."

- P. SUBJECT FURTHER to the terms of the endorsement dated 14 June 1995 on Deed of Transfer No. T6167/1973, which endorsement reads as follows:-

"Para 2 Restant

Kragtens Notariele Akte Nr K532/95S gedateer 5 April 1995 is binnegemelde eiendom onderhewig aan 'n serwituut van reg van weg t.g.v. Erf 531 Wilderness groot 931 vierkante meter, gehou kragtens T89502/95, soos aangedui deur die lyn AB, BC, CD en geboe lyn Da op Kaart SG No. 11670/94. Soos meer volledig sal blyk uit die notariele akte"

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

ARIANA VAN HEERDEN, Unmarried

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

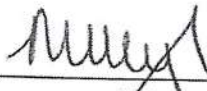
DEON CHRISTO SMIT, Married as aforesaid

his Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R2 200 000,00 (TWO MILLION TWO 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

26 January 2021


g.g.

In my presence



REGISTRAR OF DEEDS



ANNEXURE "H": POWER OF ATTORNEY

POWER OF ATTORNEY

We, the undersigned

**Jacques Adrienne Juries (ID 7304225116085); and
Olivia Lizelle Juries (ID 7302100093080)**

the registered owners of

Erf 8477 Pacaltsdorp

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

- An application in terms of Section 15(2)(a) of the Land Use Planning By-law for the George Municipality, 2023 for the rezoning of Erf 8477 Pacaltsdorp from Single Residential Zone I to General Residential Zone II (group housing).
- An application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of Erf 8477 Pacaltsdorp into a Portion A ($\pm 268.48\text{m}^2$), Portion B ($\pm 268.63\text{m}^2$) and a Portion C ($\pm 281.57\text{m}^2$).
- An application in terms of Section 15(2)(b) of the Land Use Planning By-law for the George Municipality, 2023 for the departure of the density on Erf 8477 Pacaltsdorp from 35 dwelling units per hectare to 37 dwelling units per hectare.
- An application in terms of Section 15(2)(b) of the Land Use Planning By-law for the George Municipality, 2023 for a permanent departure for the relaxation of the eastern side boundary building line on Portions A, B and C from 1.5 metres to 0 metres to accommodate the garages of the dwelling houses to be developed on the portions.
- An application in terms of Section 24(1)(f)(v) of the By-law on Land Use Planning for George Municipality, 2023 for the registration of a private right-of-way servitude with a width of 6 metres over the proposed Portions A, B and C.

Signed at George on 11 September 2026



Jacques Adrienne Juries

Olivia Lizelle Juries

ANNEXURE "I": CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

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

ERF 8477 PACALTSDORP

APPLICATION DETAILS

- An application in terms of Section 15(2)(a) of the Land Use Planning By-law for the George Municipality, 2023 for the rezoning of Erf 8477 Pacaltsdorp from Single Residential Zone I to General Residential Zone II (group housing).
- An application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of Erf 8477 Pacaltsdorp into a Portion A ($\pm 268\text{m}^2$), Portion B ($\pm 268\text{m}^2$) and a Portion C ($\pm 281\text{m}^2$).
- An application in terms of Section 15(2)(b) of the Land Use Planning By-law for the George Municipality, 2023 for the departure of the density on Erf 8477 Pacaltsdorp from 35 dwelling units per hectare to 37 dwelling units per hectare.
- An application in terms of Section 15(2)(b) of the Land Use Planning By-law for the George Municipality, 2023 for a permanent departure for the relaxation of the eastern side boundary building line on Portions A, B and C from 1.5 metres to 0 metres to accommodate the garages of the group houses to be developed on the portions.
- An application in terms of Section 24(1)(f)(v) of the By-law on Land Use Planning for George Municipality, 2023 for the registration of a private right-of-way servitude with a width of 7 metres over the proposed Portions A, B and C in favour of Portions A, B and C.

APPLICATION DATE

August 2026

I, the undersigned

ANDALEEN CHIMES a duly qualified and admitted Conveyancer, practicing at A Chimes & Van Wyk Attorneys, Cathedral Street, George do hereby certify as follows:

1. I have perused the following title Deed/s and conducted a search behind the pivot of the said title deed/s at the Deeds Office, Cape Town:

T82291/2025 (current Title Deed)

in respect of:

**ERF 8477 PACALTSDORP
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 817 (EIGHT ONE SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T82291/2025

REGISTERED in the name of

JACQUES ADRIANNE JURIES AND OLIVIA LIZELLE JURIES

2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The above-mentioned Title Deed contains the following condition which must be incorporated in the development proposal:

“SUBJECT to a temporary servitude of right of way 2 (two) meters wide, as contained in Deed of Partition Transfer T9027/2019, the western boundary of which is depicted by the lines AD on Diagram SG No. 2972/2010, in favour of Remainder Erf 262 Pacaltsdorp, in the Municipality and Division of George, Western Cape Province, in extent 5497 (five thousand four hundred and ninety seven) square metres, held by Deed of Partition Transfer Number T9025/2019.”

4. There is no bond registered over the property.

SIGNED at GEORGE on 17 August 2026



CONVEYANCER