



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 530 Pacaltsdorp

25 September 2026

Sir

**APPLICATION FOR SUBDIVISION AND PERMANENT DEPARTURE: ERF 530
PACALTSDORP**

Attached hereto, please find 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 530 Pacaltsdorp into a Portion A ($\pm 608\text{m}^2$) and a Remainder ($\pm 520\text{m}^2$).
- 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 new southern side boundary building line on the proposed Remainder of Erf 530 Pacaltsdorp from 2.0 metres to a distance varying from 1.6 metres to 1.9 metres to accommodate the existing dwelling house.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

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SACPLAN REG No. A/1386/2010

MOTIVATION REPORT
APPLICATION FOR SUBDIVISION AND PERMANENT DEPARTURE (RELAXATION
OF BUILDING LINE)
ERF 530 PACALTSDORP

25 September 2026



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MOTIVATION REPORT
APPLICATION FOR SUBDIVISION AND PERMANENT DEPARTURE
(RELAXATION OF BUILDING LINE)
ERF 530 PACALTSDORP

1. APPLICATION

- 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 530 Pacaltsdorp into a Portion A ($\pm 608\text{m}^2$) and a Remainder ($\pm 520\text{m}^2$).
- 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 new southern side boundary building line on the proposed Remainder of Erf 530 Pacaltsdorp from 2.0 metres to a distance varying from 1.6 metres to 1.9 metres to accommodate the existing dwelling house.

The proposed subdivision is indicated on the subdivision plan attached hereto as **Annexure "A"**. The completed application form for the subdivision and permanent departure application is attached hereto as **Annexure "B"**.

2. PRE-APPLICATION CONSULTATION

A pre-application consultation was not requested as the proposal entails a subdivision of the application erf into less than 20 erven, and the proposed subdivision does not form part of another application (i.e. rezoning). This is in line with the e-mailed directive in this regard to various consultants by the Municipal Town Planners, which was issued by e-mail dated 10 May 2022.

3. DEVELOPMENT PROPOSAL

The owner intends to subdivide the application erf into two separate Single Residential Zone I erven. The existing dwelling house will be situated on the proposed Remainder. The following

photo was taken from south to north across the application erf, approximately along the proposed subdivision line.



Access to the proposed Portion A, which is currently vacant, will be provided via a 4 metres wide panhandle portion along the southern side boundary of the application erf. The following photo, which was taken from opposite the southern side boundary of the application erf, along the proposed panhandle access portion of the proposed Portion A, shows the position of the proposed panhandle access.



The following plan indicates the proposed subdivision, as well as the position of the existing dwelling house on the proposed Remainder.



The existing dwelling house is currently located at a distance varying from 5.6 metres to 5.9 metres from the southern boundary of the application erf. Due to the 4 metres wide panhandle access portion of the proposed Portion A being situated along the southern boundary of the application erf, the dwelling house will be situated at a distance varying from 1.6 metres to 1.9 metres from the newly created southern side boundary. An application for a permanent departure to relax the southern side boundary building line in respect of the proposed Remainder of the erf is, therefore, also required.

A copy of the proposed subdivision plan is attached hereto as **Annexure “A”**.

The purpose of this application is to obtain approval for the subdivision and permanent departure as proposed, to enable the transfer of the proposed Portion A of Erf 530 Pacaltsdorp as a separate erf.

4. GENERAL INFORMATION REGARDING ERF 530 PACALTSDORP

4.1 Locality

Erf 530 Pacaltsdorp is situated at 20 Fawn Street, Delville Park, Pacaltsdorp. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure “C”**.

4.2 Existing land use

Erf 530 Pacaltsdorp is currently used for single residential purposes and has been developed with a dwelling house, which is situated in the western portion of the erf and a garden consisting of lawn, a few trees and shrubs. The development is rounded off with a hedge consisting of pruned shrubs along a portion of the street boundary.

4.3 Extent

Erf 530 Pacaltsdorp is 1 128m² in extent.

4.4 Present zoning

In terms of the George Integrated Zoning Scheme By-law, 2023 the zoning of Erf 530 Pacaltsdorp is Single Residential Zone I.

4.5 Surveyor General Diagram

Erf 530 Pacaltsdorp forms part of General Plan No. 8409, the General Plan of Pacaltsdorp Extension No.3, approved by the Surveyor General on 25 May 1972. A copy of the General Plan is attached hereto as **Annexure “D”**.

4.6 Title Deed

Erf 530 Pacaltsdorp is registered in the name of Rosemary Wildeman, I.D. Number 640716 0162 08 8. The Title Deed of the application erf is attached hereto as **Annexure “E”**.

4.7 Power of Attorney

A Power of attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Rosemary Wildeman, the registered owner of Erf 530 Pacaltsdorp, to prepare the application referred to in point 2 of this motivation report and to sign all relevant documents is attached hereto as **Annexure "F"**.

4.8 Bondholder's Consent

Erf 530 Pacaltsdorp is not encumbered by a bond.

4.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 530 Pacaltsdorp is attached hereto as **Annexure "G"**. The Conveyancer Certificate confirms that there are no conditions in the Title Deed of the application erf which restrict the development of the erf as proposed in this application.

5. DESIRABILITY OF THE APPLICATION FOR THE SUBDIVISION OF ERF 530 PACALTSDORP

5.1 Introduction

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 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 erf

5.2.1 Topography

The application erf has a slight slope from east to northwest. The topography is of such a nature that it will not have a negative impact on the proposed subdivision as applied for in this application.

5.2.2 Surface conditions

Little information concerning the soil conditions in the area is available. The soil condition of the application erf is stable. The existing structure on the application erf and other buildings in the vicinity do not appear to have construction anomalies relating to unstable 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 following photo, which was taken from east to west along the southern boundary across the application erf, with the existing dwelling house in the background, shows that the application erf is covered with lawn, with a few trees 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, fountains or other unique ecological habitats.

5.2.5 Conclusion

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

5.3 Proposed land use

The application erf has been developed with a dwelling house. The owner intends to subdivide the application erf into 2 Single Residential Zone I erven, to enable the development of the proposed Portion A in line with the relevant stipulations of the George Integrated Zoning Scheme By-law, 2023.

5.4 Density of the proposed development

The total area of the application erf is 1 128m². It is proposed to subdivide the erf into 2 portions of ±608m² and ±520m² respectively.

The proposed Remainder will be smaller than 600m², which is the minimum erf size to accommodate a dwelling house and a second dwelling unit, as per the Pacaltsdorp / Hansmoeskraal Local Spatial Development Framework, 2015. The proposed subdivision could, therefore, possibly result in only 3 dwelling units being developed on the application erf. This relates to a gross density of 26.6 dwelling units per hectare, which is in line with the norm of 25 dwelling units per hectare, aimed at by the Department of Environmental Affairs and Development Planning.

This aspect is discussed further in this report under point 5.5.6: "Pacaltsdorp / Hansmoeskraal Local Spatial Development Framework, 2015".

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”; and
- “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 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 being developed to fuller potential. The proposed development targets the lower-middle income group and will result in affordable housing being made available. It will also lead to more efficient use of land.
Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.	Complies with.	George Municipality approved a Spatial Development Plan for George, 2023, as well as a Local Spatial Development Framework for Pacaltsdorp / Hansmoeskraal, 2015. Both these Spatial Development Frameworks contain development proposals which are aimed at improving the quality of life of all the inhabitants of George, thus creating the opportunity for approval of this application which will result in affordable housing being made available.
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses

		and building lines. These parameters enable the development of smaller erven, as proposed in this application, aimed at the need for affordable dwelling units.
Land use management systems must include all areas of a municipality and especially include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of smaller erven, as proposed in this application, aimed at the need for affordable dwelling units.
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 erf 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 erf. 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 George Municipality. The George Municipality's income base will in fact be broadened through this

		development proposal. The application erf is situated within the Urban Edge of George and is earmarked for development in both the George Spatial Development Framework, 2023, and the Pacaltsdorp / Hansmoeskraal Local Spatial Development Framework, 2015.
Ensure that special consideration is given to the protection of prime and unique agricultural land.	Not applicable.	Erf 530 Pacaltsdorp is zoned as indicated in point 4.4 of this Motivation Report. The provisions of the Act on the Subdivision of Agricultural Land, 1970 (Act 70 of 1970) therefore do not apply to the application. The application erf is situated within the Urban Edge of George.
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 Fawn Street in Delville Park, in an area currently characterized by medium sized dwelling houses on medium sized residential erven. In the Pacaltsdorp / Hansmoeskraal Local Spatial Development Framework Plan, 2015, this area is indicated for "Single Residential" development. The land use and density proposed in this application are therefore in line with the development proposals in the relevant Local Spatial Development Framework. It will also result in the development of an underdeveloped erf. The proposed development will thus not have a negative impact on surrounding erf values and will contribute to the upgrading of the area, which could result in increasing erf values in the vicinity.
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	Complies with.	All infrastructure required for the development will be provided by the developer at his cost in accordance with municipal requirements.

Promote land development in locations that are sustainable and limit urban sprawl.	Complies with.	The erf is in terms of the George Spatial Development Framework. 2023 and the Pacaltsdorp / Hansmoeskraal 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. The proposed development will, therefore, not result in urban sprawl.
Result in communities that are viable.	Complies with.	Due to the high maintenance cost (labour, water and plants), as well as security risk associated with large properties, the development of large residential erven is increasingly considered not viable. This could lead to neglect, which could result in reducing erf values in an area. The development of smaller erven, as is proposed in this application, can result in a vibrant and viable neighbourhood, which will have a positive effect on erf values and the economy of George. This will result in additional income for the Municipality, which could be used for the improvement of quality of services to all the citizens of George.

Spatial efficiency		
Criteria	Compliance	Planning Implication
Land development optimises the use of existing resources and infrastructure.	Complies with.	The application erf is situated within an existing serviced area. The required infrastructure for the proposed development will be provided by the developer at his costs. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden

		on municipal budget for the provision services infrastructure.
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 By-law, 2023 which prescribes procedures and time frames developers must comply with when submitting land use applications, and which officials must consider when considering applications. This application has been prepared in accordance with the stipulations of the George Municipality: Land Use Planning By-law, 2023 and the application will therefore be handled and considered in accordance with the time frames as prescribed.

Spatial resilience		
Criteria	Compliance	Planning Implication
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.	Complies with.	The application erf is situated within the urban Edge of George, in an area indicated for further development in both the George Spatial Development Framework, 2023, and the Pacaltsdorp / Hansmoeskraal Local Spatial Development Framework, 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 management systems as embodied in this Act.	This is general principle that municipalities need to comply with.	Input was received from all spheres of government when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As the development proposal can be deemed to comply with the contents of both the George Spatial Development Framework, 2023 and the Pacaltsdorp / Hansmoeskraal Local Spatial Development Framework, 2015, it can be stated that the proposal complies with this specific criterion.
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 / Hansmoeskraal Local Spatial Development Framework, 2015, it can be stated that the proposal complies with this specific criterion.

The requirements of any law relating to land development and land use are met timeously.	This is general principle that municipalities need to comply with.	The George Municipality has adopted the George Municipality: By-law on Land Use Planning, 2023 which prescribes procedures and timeframes which developers must adhere to when submitting land use applications and which officials needs to take into consideration when considering applications. This application has been prepared in keeping with the requirements as per the George Municipality: By-law on Land Use Planning, 2023 and the application will from date of submission be dealt with and be considered within the timeframes prescribed in the By-law.
The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.	This is general principle that municipalities need to comply with.	This application will be advertised in accordance with the stipulations as contained in the George Municipality: By-law on Land Use Planning, 2023. All parties will be given the opportunity to participate in the public participation process and will be afforded the opportunity to provide input on the application.
Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.	This is general principle that municipalities need to comply with.	The George Municipality: By-law on Land Use Planning, 2023 contains clear procedures set to inform and empower members of the public. This application will be subjected to these procedures.

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

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

In terms of the above Act, it is expected of a municipality to consider the compatibility of any development proposal with existing provincial and municipal spatial development frameworks and as well as more detail 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) is one of the most important planning guidelines in the province. The framework not only provides for a new spatial development pattern for the province but also clearly indicates where development may take place and where it may not take place. The provisions of the development framework must therefore be considered with any development proposal.

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

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 530 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 530 Pacaltsdorp falls within the identified urban edge. As such, the proposed development will not result in "urban sprawl". The proposal therefore meets the requirement of this guideline set out in the WC-PSDF.

5.5.4.4 Densification

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

In the framework, it is highlighted that this density was decided upon as a result of studies which indicated that *“this is the minimum density at which urban settlements begin to significantly improve their urban performance”*.

It is indicated that the mentioned density has the following benefits:

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

In this regard it is also indicated that *“the figure of an average gross density of 25 du/ha should be seen as a hurdle below which urban settlements will not perform adequately, and above which a number of positive opportunities begin to be achievable.”*

Various means to attain densification are mentioned, such as **subdivision**, additional dwelling units and sectional title developments, redeveloping properties, high density residential areas, blocks of flats and infill development in existing areas. Subdivision of an existing Single Residential Zone I erf, which is currently developed with a dwelling house, is proposed in this application. The subdivision could result in a density of 26.9 dwelling units per hectare being attained on the application erf, which is in line with the norm set in the Western Cape Provincial Spatial Development Framework. The proposal, therefore, meets the broader requirement for densification as set out in this guideline in the WC PSDF.

The framework does not go to the detail level of individual erven and therefore does not contain further information, other than the abovementioned compliance with the urban edge and densification, which could be used to determine whether this application falls within the stipulations of the framework.

5.5.4.5 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 530 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, in an area west of Beach Road, indicated for “Densification” on Map 37: “Composite Spatial Development Framework for the George City Area” in the George Spatial Development Framework, 2023 (GSDF). No further specific future development proposals for this area are made in GSDF, 2023.

Densification is encouraged in the GSDF in an endeavour to provide a cost effective and functional public transportation system, services and public facilities to households. Densification by means of creating new residential erven, as proposed in this application, can be considered a meaningful method to increase densities in George, without having a negative influence on the character of the area concerned.

Except for the indication that the application erf falls within the Urban Edge of George and that it complies with the broader principle of densification, the George Spatial Development Framework, 2023, contains no specific future development proposals for this area which could be used to evaluate the compatibility of a land use application with the Spatial Development Framework.

5.5.6 “Pacaltsdorp / Hansmoeskraal Local Spatial Development Framework 2015”

The application erf is situated in Fawn Street, Delville Park, in an area which is indicated for “Single Residential” development on the “Pacaltsdorp / Hansmoeskraal Local Spatial Development Framework, 2015” map.

The locality of the application erf in relation to the surrounding development is indicated on the following aerial photo.



Referring to “densification in the existing built-up area” of Pacaltsdorp, the following is inter alia, stated in the Local Spatial Development Framework:

“Densification may also be achieved in the proposed CBD area and the remaining residential areas of Pacaltsdorp by virtue of single residential subdivisions with a minimum erf size of 400m². Second dwelling units will be allowed on erven with a size of 600m² and larger. This will contribute to higher densities also achieved in the residential areas surrounding the Pacaltsdorp CBD”.

From the contents of this point, it is clear that the proposed subdivision of the application erf into two portions of ±608m² and ±520m² can be regarded as being in keeping and compatible with Pacaltsdorp / Hansmoeskraal Local Spatial Development Framework, 2015. Due to the size of the proposed Remainder being smaller than 600m², only one dwelling unit could be developed on the said erf, and 2 dwelling units (dwelling house and a second dwelling) could possibly be developed on the proposed Portion A.

5.5.7 George Integrated Zoning Scheme By-law, 2023

Erf 530 Pacaltsdorp is zoned 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 of not larger than 175m². The By-law does not contain any stipulations with regards to the subdivision of residential properties.

In terms of Schedule 2 of the By-law mentioned, the following development parameters will be applicable in respect of the proposed subdivided portions (area greater than 500m², but not exceeding 1 000m²):

Coverage:	325m ² or 50%, whichever is greater;
Building lines:	Street: 4 metres, side and rear: 2 metres;
Parking:	2 parking bays, plus 1 additional parking bay for the second dwelling unit;
Height:	6.5 metres to the wall plate, 8.5 metres to the ridge of the roof (pitched roof).

Except for the southern side boundary building line, the existing dwelling house on the proposed Remainder of the erf will still conform with the mentioned development parameters after subdivision. The dimensions of the buildable area of the proposed Portion A are such that a comfortable north-facing dwelling house, that fits in with the character of the surrounding area, could be accommodated.

5.5.8 Title Deed

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

The title deed of Erf 530 Pacaltsdorp was scrutinised and it was found that it contains no conditions prohibiting the subdivision as proposed. The following building lines are applicable in terms of the Title Deed:

- Street boundary: 4.72 metres;
- Side boundary: 1.57 metres; and

- Rear boundary: 3.15 metres.

The proposed subdivision will not have any effect on the position of the existing dwelling house in relation the abovementioned street boundary building line as it complies with the 4.72 metre street building line.

The proposed subdivision line (the proposed southern side boundary) will be situated at a distance varying from 1.6 metres to 1.9 meters from the southern side of the existing dwelling house on the proposed Remainder, which is beyond the 1.57 metres minimum distance required in the Title Deed.

5.5.9 Conclusion

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

5.6 Compatibility of the proposal with the character of the area

The application erf is situated in Delville Park, in an area characterized by single residential erven, developed with low residential densities. It is proposed to subdivide the application erf into 2 Single Residential erven of $\pm 608\text{m}^2$ and $\pm 520\text{m}^2$ each, creating 2 properties which could be alienated separately.

The proposed erf sizes fit in with the sizes of other subdivided Single Residential erven in Fawn Street, such as Erf 541 Pacaltsdorp and Erf 5617 Pacaltsdorp, as well as Erf 523 Pacaltsdorp and Erf 8451 Pacaltsdorp, to the south of the application erf.

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

5.7 Compatibility of the proposal with the natural environment of the erf

The application erf is situated within the Urban Edge of George. The photo in point 5.2.3 of this report indicates that the application erf is covered with lawn, with a few trees and flower beds. There are no trees on the sidewalk. There are no conservation worthy natural environmental elements situated on the application erf. The proposed subdivision 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 erf

Erf 530 Pacaltsdorp is zoned 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 a dwelling house and a second dwelling unit of not larger than 175m². The minimum erf size required for the development of a dwelling house and a second dwelling unit in Pacaltsdorp is 600m². The proposed subdivision will result in the application erf being subdivided into 2 separate title single residential erven, of which only the proposed Portion A will be larger than 600m². The proposal, therefore, has the potential of 3 dwelling units being developed, which is only slightly more than the present number of dwelling units (2), which could presently be developed on the application erf.

The proposed subdivision will therefore not result in substantially increasing the future development potential of the application erf. The only change will be in ownership, as both subdivided portions could be alienated separately.

5.9 Access to the erf

The application erf is situated east of Fawn Street, Delville Park, Pacaltsdorp. The erf is easily accessible from both the Pacaltsdorp and the George CBD. The accessibility of the erf is enhanced by the fact that it is situated within walking distance from bus stops on the “Go George” public transport route in Beach Road.

As indicated on the proposed subdivision plan, attached hereto as **Annexure “A”**, the proposed Portion A will gain access directly from Fawn Street, via a 4 metres wide panhandle access portion, which will be located along the southern side boundary of the erf. Access to the proposed

Remainder will be provided along the northern side boundary of the erf. There is good visibility in both directions into Fawn Street from the proposed access points.

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, 2020/23. Two parking bays must be provided on each Single Residential Zone I erf.

It is clear from the proposed subdivision plan and aerial photo of the erf that the proposed subdivided erven will be large enough to accommodate the required on-site parking.

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 proposed 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 APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERF 530 PACALTSDORP

6.1 Introduction

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 for building line relaxations.

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 erf values, privacy, view, sunlight, et cetera.*
- *Provision of essential services.*

6.2 Existing planning in the area

The application erf is situated in Fawn Street, Delville Park, in an area which is indicated for “Single Residential” development on the “Pacaltsdorp / Hansmoeskraal Local Spatial Development Framework, 2015” map.

The area surrounding the application erf is characterized by single residential erven, developed with low residential densities. It is proposed to subdivide the application erf into 2 Single Residential erven of $\pm 608\text{m}^2$ and $\pm 520\text{m}^2$ each, creating 2 properties which could be alienated separately.

The proposed erf sizes fit in with the sizes of other subdivided Single Residential erven to the south of the application erf in Fawn Street.

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

The aerial photo in point 5.5.6 of this motivation report shows the locality of Erf 530 Pacaltsdorp, as well as the buildings situated on the erf, in relation to the surrounding area. The subdivision

of the application erf as proposed in this application will result in creating a new panhandle access portion, which will form part of the proposed Portion A, along the southern side boundary of the erf. Although the northern boundary of the panhandle access will be closer to the existing dwelling house on the application erf than the current southern side boundary, it will not have an impact on the distance between the existing dwelling houses on the application erf and Erf 529 Pacaltsdorp.

The relaxation of the building line, as proposed in this application, will therefore not establish an undesirable precedent and can be accommodated within the existing planning of the area concerned.

6.3 Impact on schools, open spaces and other community facilities

The proposed relaxation of the building line will not result in an increase in the number of inhabitants of the erf beyond that which is accommodated in the zoning of the erf. As such, the proposed relaxation of the building line as applied for will not have an impact on schools, open spaces and other community facilities in the area.

This aspect is, therefore, not relevant to this application.

6.4 Impact on sunlight, view and privacy

The following aerial photo shows the substantial distance between the existing dwelling houses on the application erf and Erf 529 Pacaltsdorp, to the south thereof. Although the proposed building line relaxation will occur on the southern side of the existing dwelling house on the application erf, the distance between the 2 houses will not be affected.



It is clear from the aerial photo that the proposed relaxation of the building line on the application erf can have no negative impact on sunlight, view or privacy in respect of Erf 529 Pacaltsdorp or any other adjacent erf.

6.5 Impact on streetscape

The following photo, which was taken from opposite the northern side boundary of the application erf, shows the street elevation of the erf.



It is clear from the photo that the relaxation of the southern side boundary building line, as proposed in this application will not have a negative impact on the streetscape, as no addition to the existing dwelling house is envisaged.

6.6 Impact on erf values

As indicated in the previous paragraphs, the building line relaxation proposed in this application will not have a negative impact on any of the surrounding properties, as no extension to the existing dwelling house is envisaged. Due to the high maintenance cost (labour, water and plants), as well as security risk associated with large properties, the development of large residential erven is increasingly considered not viable. This could lead to neglect, which could result in reducing erf values in an area. The development of smaller erven, as is proposed in this application, can result in a vibrant and viable neighbourhood, which will have a positive effect on erf values in the vicinity of the application erf.

The value of surrounding properties can, therefore, not be negatively impacted upon by the relaxation of the building line as proposed in this application.

6.7 Impact on the 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. Two parking bays must be provided on each of the proposed subdivided erven, as each erf is larger than 350m².

The proposed Portion A is large enough to accommodate a dwelling house which will fit in with the surrounding area, as well as the required parking bays and a sufficient outdoor living area. The locality of the parking area will be determined during the building plan approval stage.

There is sufficient space on the northern and eastern sides of the existing dwelling house on the proposed Remainder to accommodate the parking of 2 vehicles.

The provision of on-site parking on both the subdivided erven cannot, therefore, be negatively impacted upon by the relaxation of the building line as proposed in this application.

6.8 Impact on traffic circulation

The building line relaxation as proposed in this application will not have a negative impact on traffic circulation in Fawn Street, as there is sufficient space available on the northern side of the existing dwelling house on the proposed Remainder to accommodate vehicular access to that proposed erf.

Vehicular access to the proposed Portion A will be provided via a new 4 metres wide panhandle access along the southern boundary of the application erf.

There is sufficient sight distance at both access points into Fawn Street.

6.9 Provision of services

The existing development on the application erf has been connected to the municipal services in the area and the building line relaxation as proposed in this application will, therefore, not have any negative impact on the existing services or the provision of services. 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.

6.10 Firefighting

The firefighting 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)(d) of the Land Use Planning By-law for the George Municipality, 2023 for the subdivision of Erf 530 Pacaltsdorp into two portions.

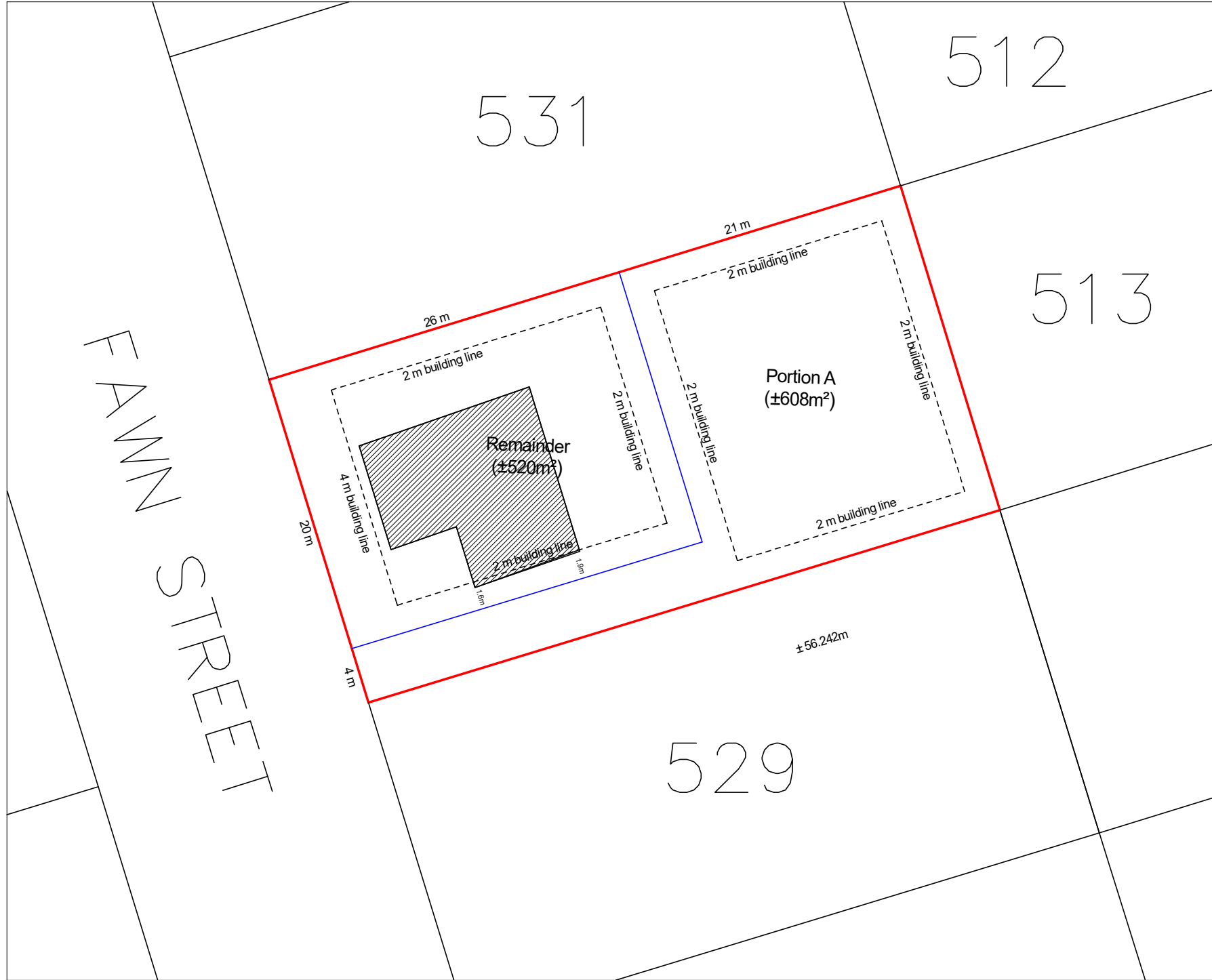
Application is also made in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for a permanent departure for the relaxation of the new southern side boundary building line on the proposed Remainder of Erf 530 Pacaltsdorp to accommodate the existing dwelling house.

As indicated in this report, the proposed application for subdivision and permanent departure in respect of the application erf is compatible with all existing planning documents, spatial plans, legislation and policy documents applicable to the application.

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

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

ANNEXURE "A"- PROPOSED SUBDIVISION PLAN



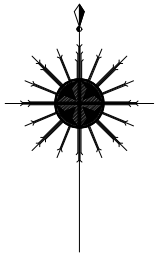
APPLICATION FOR SUBDIVISION OF ERF 530 PACALTSDORP

1. Application

Application is made in terms of Section 15(2)(D) of the George Municipality: By-Law on Municipal Land Use Planning, 2003 for the subdivision of Erf 530 Pacaltsdorp into a Portion A (±608m²) and a Remainder (±520m²).

2. Zoning

Portion A: Single Residential Zone I
Remainder: Single Residential Zone I



REVISION	DATE	DESCRIPTION	BY
1	2026-09-01	Initial plan	JV

DESCRIPTION	REVISION
Subdivision	1

TITLE	TITLE
Erf 530 Pacaltsdorp	



SCALE	NTS	SKAAL

PLANNED ONTWAAK	PLAN NO. PLAN NO.	530/1
DRAWN GETEKEN	REV NO. WYSG. NO.	Erf 530 Pacaltsdorp
DATE DATUM	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	Posbus 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	Rosemary Wildeman		
Address	20 Fawn Street		
	Pacaltsdorp	Postal code	6529
E-mail	P/a hahndiane87@gmail.com		
Tel	N/a	Fax	N/a
		Cell	P/a 0813602228

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

Property Description [Erf / Erven / Portion(s) and	Erf 530 Pacaltsdorp
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Farm number(s), allotment area.]										
Physical Address	20 Fawn Street, Delville Park, Pacaltsdorp									
GPS Coordinates					Town/City		George			
Current Zoning	Single Residential Zone I		Extent	1 128m²		Are there existing buildings?		Y	N	
Current Land Use	Residential									
Title Deed number & date	T22273/2008									
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).							
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).							
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?							
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?							
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use?		Y	N				
Are there any pending court case / order relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?		Y	N				
PART D: PRE-APPLICATION CONSULTATION										
Has there been any pre-application consultation?	Y	N	If Yes, please complete the information below and attach the minutes.							
Official's name	N/a		Reference number	N/a		Date of consultation		N/a		

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 ____, George/Wilderness/Hoekwil...

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

- 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 530 Pacaltsdorp into a Portion A ($\pm 608\text{m}^2$) and a Remainder ($\pm 520\text{m}^2$).**
- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for a permanent departure for the relaxation of the new southern side boundary building line on the proposed Remainder of Erf 530 Pacaltsdorp from 2.0 metres to a distance varying from 1.6 metres to 1.9 metres to accommodate the existing dwelling house.**

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. N/A				

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:

25 September 2026

Full name:

Johannes George Vrolijk

Professional capacity:

Professional Town Planner

SACPLAN Reg. Nr:

A/1386/2010

ANNEXURE "C"- LOCALITY PLAN

Erf 530 Pacaltsdorp - Locality plan



0 0.04 0.07 0.15 km

Date: 7/28/2026 2:50 PM

Scale: 1:1,325



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 "D" - GENERAL PLAN

 26-2-1973
3711

AF 3711/390
AF 3711/390-0

PN 162/73 16-2-1973
3711 16-2-1973

[illegible]

ANNEXURE "E" - TITLE DEED

293

MILLERS ING
BEACONHUIS
MEADESTRAAT 123
GEORGE
6530

Opgestel deur my

M Goldie
TRANSPORTBESORGER
Goldie M

FEE

R 95,00

T

000022273 / 2008

AKTE VAN TRANSPORT

HIERMEE WORD BEKEND GEMAAK:

DAT

ROBERT PAUL RUDOLF KRAUTKRÄMER

voor my, REGISTRATEUR VAN AKTES te Kaapstad, verskyn het, waartoe hy, die genoemde komparant, behoorlik gemagtig is kragtens 'n Volmag aan hom verleen deur:

MAARMAN WILDEMAN
Identiteitsnommer 430325 5077 08 7
Ongetroud

DATA / CAPTURE

07 APR 2008

WILLIS I

Gedateer te GEORGE op 21 OKTOBER 2005 welke Volmag hede aan my getoon is.

DATA / VERIEF

08 APR 2008

GEWIER

DATA / CAPTURE

07 APR 2008

EN die genoemde Komparant het verklaar dat sy Prinsipaal waarlik en wettiglik, die hiernavermelde eiendom op 21 Oktober 2005, geskenk het as 'n *donatio inter vivos*, en dat hy die genoemde Komparant, in sy voormelde hoedanigheid, by hierdie Akte seeder en transporteer aan en ten gunste van:

ROSEMARY WILDEMAN
Identiteitsnommer 640716 0162 08 8
Ongetroud

haar Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, in volkome en vrye eiendom

ERF 530 PACALTSDORP
IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE
PROVINSIE WES-KAAP;

GROOT 1128 (EEN DUISEND EEN HONDERD AGT EN TWINTIG) Vierkante Meter

AANVANKLIK oorgedra en steeds gehou kragtens Transportakte Nr. T27452/1978 met Algemene Plan Nr T.P. 8409 wat daarop betrekking het en gehou kragtens Transportakte Nr. T6922/1979.

A. **ONDERHEWIG** aan die volgende voorwaardes opgelê deur die Administrateur kragtens Ordonnansie Nr. 33 van 1934 by goedkeuring van die dorp PACALTSDORP UITBREIDING NR 3, en vervat in Transportakte T27452/1978 gedateer 31 Oktober 1978,

- (a) Alle woorde en uitdrukkings wat in die volgende voorwaardes gebesig word, het dieselfde betekenis as wat daaraan geheg word by die regulasies afgekondig by Provinsiale Kennisgewing Nr. 383 van 13 Junie, 1958.
- (b) Ingeval 'n dorpsaanlegskema of enige gedeelte daarvan op hierdie erf van toepassing is of daarop van toepassing gemaak word, sal enige bepalinge daarvan wat meer beperkend is as enige voorwaardes van eiendomsreg wat op hierdie erf van toepassing is voorkeur geniet. Enige bepaling van hierdie voorwaardes moet nie opgevat word as sou dit die bepalinge van Artikel 146 van Ordonnansie Nr. 15 van 1952, soos gewysig, vervang nie.
- (c) Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat elektrisiteitskabels of -drade en hoof- en/of ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, binne of buite hierdie dorp, oor hierdie erf gevore word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteur.

- (d) • Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die material te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeg van en binne 'n tydperk wat die plaaslike owerheid bepaal.
- (e) Geen gebou op hierdie erf mag gebruik word of van gebruik verander word vir 'n ander doel as wat volgens hierdie voorwaardes toegelaat word nie.
- (f) Hierdie erf mag alleenlik gebruik word vir die oprigting daarop van een woning of ander geboue vir die doeleindes wat die Administrateur van tyd tot tyd, na oorleg met die Dorpekommissie en die plaaslike owerheid, goedkeur, met dien verstande dat, indien die erf in die gebied van 'n dorpsaanlegskema ingesluit is, die plaaslike owerheid enige ander geboue wat deur die skema toegelaat word, kan toelaat onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.
- (g) Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag behalwe die toestemming van die Administrateur nader as 4,72 meters van die straatlyn wat 'n grens van hierdie erf uitmaak, asook nie binne 3,15 meters van die agtergrens of 1,57 meters van die sygrens gemeen aan enige aangrensende erf opgerig word nie, met dien verstande dat met die toestemming van die plaaslike owerheid -
 - (i) 'n buitegebou wat insluitend vir die stalling van motorvoertuie gebruik word en hoogstens 3,05 meters hoog is, gemeet van die vloer van die buitegebou tot by die muurplaat daarvan, binne sodanige sy- en agterruimtes opgerig mag word, en enige ander buitegebou van dieselfde hoogte binne die agterruimte en syruimte opgerig mag word vir 'n afstand van 11,02 meters gemeet van die agtergrens van die erf, met dien verstande dat ingeval van 'n hoekerf die afstand van 11,02 meters gemeet moet word van die punt wat die verste is van die strate wat die erf begrens;
 - (ii) 'n buitegebou ingevolge subparagraaf (i) slegs nader aan 'n sygrens of agtergrens van 'n perseel as die afstand hierbo voorgeskryf, opgerig mag word indien geen vensters of deure in enige muur, wat op sodanige grens front, aangebring word nie.
- (h) By die konsolidasie van hierdie erf of enige gedeelte daarvan met enige aangrensende erf wat onderworpe is aan dieselfde voorwaardes as dié wat hierin uiteengesit word, is hierdie voorwaardes op die gekonsolideerde eiendom van toepassing asof dit een erf is.
- (i) Ingeval hierdie erf onderverdeel word, is elke onderverdeelde gedeelte, uitgesonderd 'n gedeelte afgesny vir pad- of dergelike doeleindes, onderworpe aan die voorwaardes hierin uiteengesit asof dit die oorspronklike erf is.

ALG

B. ONDERHEWIG VERDER aan die volgende voorwaardes opgelê deur die Munisipaliteit van Pacaltsdorp as eienaar van die restant van PACALTS DORP UITBREIDING NR. 3 en hulle opvolgers in title as eienaars van sodanige restant, gehou deur Sertifikaat van Geregistreerde Titel Nr 17871 gedateer 28 Julie 1972 en vervat in Transportakte T27452/1978 gedateer 31 Oktober 1978,

- (a) Geen persoon mag te eniger tyd deur homself of tesame met sy vrou of enige minderjarige kind of kinders meer as twee (2) onbeboude erwe in die Dorpsgebied (Uitbreiding Nr. 3) bekom of die geregistreerde eienaar daarvan word nie.
- (b) Geen dier soos bepaal in die Suktordonnansie van 1938, of enige wysiging daarvan, mag op enige erf/erwe aangehou word nie.

C. ONDERHEWIG VERDER aan reg tot habitatio tot dood of hertroue ten gunste van

ROSIE ELIZABETH WILDEMAN
Identiteitsnommer 440306 0086 01 6
Ongetroud

Soos volledig sal blyk vanuit Notariele Akte Sertiwituut van Reg van Habitatio Nr. K83/95S.

MG

WESHALWE die Komparant afstand doen van al die reg en titel wat

MAARMAN WILDEMAN, Ongetroud

voorheen op genoemde eiendom gehad het en gevolglik ook erken dat haar gemelde Prinsipaal geheel en al uit die besit daarvan onthef is en nie meer daartoe geregtig is nie, en dat, kragtens hierdie akte, die gesegde –

ROSEMARY WILDEMAN, Ongetroud

haar Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die Regte van die Staat, en ten slotte erken sy dat die billike waarde van die eiendom **R99,000.00 (NEGE EN NEGENTIG DUISEND RAND)** beloop en op welke bedrag hereregte betaal is.

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

ALDUS GEDOEN EN GETEKEN op die kantoor van die REGISTRATEUR VAN AKTES te Kaapstad op 1 APRIL 2008



q.q.

In my teenwoordigheid



REGISTRATEUR VAN AKTES



ANNEXURE "F" - POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

Rosemary Wildeman

the registered owner of

Erf 530 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)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of Erf 530 Pacaltsdorp into a Portion A ($\pm 608\text{m}^2$) and a Remainder ($\pm 520\text{m}^2$).
- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for a permanent departure for the relaxation of the new southern side boundary building line on the proposed Remainder of Erf 530 Pacaltsdorp from 2.0 metres to a distance varying from 1.6 metres to 1.9 metres to accommodate the existing dwelling house.

Signed at George on 25 September 2026

R. Wildeman

Rosemary Wildeman

ANNEXURE "G" - CONVEYANCER CERTIFICATE

CONVEYANCERS CERTIFICATE

I, the undersigned,

ADÉLE NINABER (92403)

practising Attorney and Conveyancer of Mossel Bay, hereby certify that:-

I have conducted a search in the Deeds Registry in respect of the following property, including the current title deed and such prior title deeds as may be relevant:

ERF 530 PACALTSDORP
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT 1128 (ONE THOUSAND ONE HUNDRED AND TWENTY EIGHT) square metres

Held under Title Deed Number T22273/2008

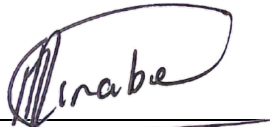
I further certify that I have examined the title conditions applicable to the above property for purposes of the proposed subdivision application.

I confirm that:

There are no restrictive title deed conditions prohibiting the subdivision of the property.

The title deed contains a right of habitation in favour of Rosie Elizabeth Wildeman. The relevant condition will be removed since Rosie Elizabeth Wildeman passed away on 3 February 2015.

Signed at Mossel Bay on this 29th day of June 2026.

A handwritten signature in dark ink, appearing to read 'Ninaber', is written over a horizontal line.

**CONVEYANCER
ADÉLE NINABER (92403)**