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PROJECT: Proposed subdivision for George Municipality

PROJEK:

DESCRIPTION: Erf 3810, Pacaltsdorp, George

BESKRYWING:

TITLE: Subdivision plan

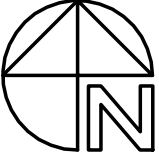
TITEL:

NOTES: Subdivision of Erf 3810 (±99,361.00m²), Pacaltsdorp, into two portions:

Portion A (±84,667.29m²); and

Remainder of Erf 3810 (±14,693.71m²).

NOTAS:

A3 Scale:  1:2500

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URBAN & REGIONAL PLANNERS

DESIGNED: HP & DV

DRAWN: MV

PLAN NO: 1121/DEC/SUB1

DELPLAN FILE: 1121/GEO/20/Tek/SKF/SUB1

DATE: DECEMBER 2020

DATUM:

PLAN NO: ANNEXURE 6

PLAN NR:

**PROPOSED SUBDIVISION OF
ERF 3810, PACALTSDORP, GEORGE MUNICIPALITY AND DIVISION**



FOR: GEORGE MUNICIPALITY



URBAN & REGIONAL PLANNERS

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

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PROPOSED SUBDIVISION AND REZONING OF ERF 3810, BEACH ROAD, DELVILLE PARK, PACALTSDORP, GEORGE MUNICIPALITY AND DIVISION

1. INTRODUCTION

DELplan Consulting was appointed by George Municipality, the registered owner of Erf 3810, Pacaltsdorp, referred hereafter as the “**subject property**”, to prepare and submit the required land use application for the subdivision and rezoning of the property.

The cadastral land unit subject to this application is as follows:

- The Erf 3810, Delville Park, Pacaltsdorp, George District and Municipality. Located at 34°00'26.3"S 22°26'50.9"E.

The human settlement development of Eden Park (Erf 325 East) for George Municipality was originally launched in 2016 and the approval was granted in 2018. The ROD (EA) that was approved stipulates that certain listed activities are associated with the proposed development. Among the listed activities is that the proposed development will be developed on areas of which the biodiversity is sensitive.

The Department of Environmental Affairs and Development Planning proposed that a biodiversity offset area must be identified and be rezoned to “Open Space Zone IV: Nature Reserve”. The remainder of Erf 3810, Pacaltsdorp was identified to be subdivided and rezoned.

1.1 Title deed

The Title Deed T6094/1990 refers to Erf 3810, Pacaltsdorp registered in the name of **George Municipality**. The last-mentioned deed describes that the property is 14, 4321ha in extent. The SG Diagram and the title deed is attached hereafter as **Annexure 1**.

The Title Deed has been scrutinized and it contains no restrictions that will prohibit the proposed development. The conveyancer’s certificate is attached as **Annexure 2** to this report. Furthermore, the property is not registered with a bondholder.

Since the subdivided property will be rezoned to a nature reserve, it is recommended that a new restrictive title deed condition must be added to the newly created title deed. This restrictive condition must stipulate that the subdivided property may not deviate from the zoning, namely “Open Space IV: Nature Reserve” and that no further development must be allowed on it. This must be laid down as a condition of approval.

1.2 Land Use Application

- **Subdivision** in terms of Section 15(2) (d) of the George Municipality: Land Use Planning By-Law (2015) of Erf 3810, Pacaltsdorp (± 9.9361 ha), into Portion A (± 8.4667 ha) and the remainder of Erf 3810, Pacaltsdorp (± 1.4693 ha).
- **Rezoning** in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law (2015) of Portion A (± 8.4667 ha) from “*Undetermined Use Zone*” to “*Open Space Zone IV: Nature Reserve*”.

2. CONTEXTUAL INFORMATION

2.2 The locality of the subject property

The property earmarked for the proposed subdivision and rezoning is situated in the urban centre known as Pacaltsdorp. The property is located within the urban edge and located in the 500-meter intensification zone alongside the principle public transport corridor of Beach Road. Figure 1 below indicates the subject property, in relation to Pacaltsdorp. Figure 2 gives a closer look at the subject property and surrounding area.

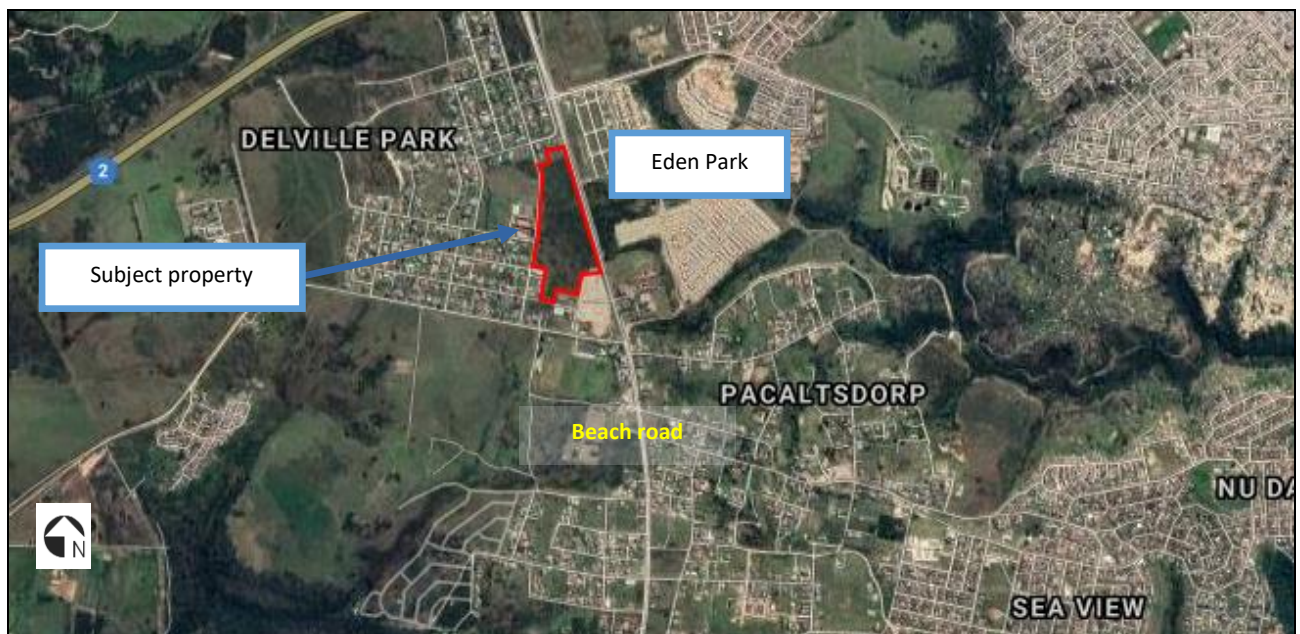


Figure 1: The location of the subject property in relation to Pacaltsdorp and major roads (Source: Cape Farm Mapper, 2019).



Figure 2: An extract of satellite imagery (Source: Cape Farm Mapper, 2018) of the subject property (indicated in red) together with the immediately surrounding land uses.

No significant historic buildings, ruins, gravesites or any other heritage-related activities and objects are evident within the landscape. A locality plan is attached hereto as **Annexure 4**.

2.3 Existing Land Uses and Character of the Area

The subject property is currently vacant. The immediate area surrounding the subject property is characterised by mostly residential developments and schools. A new shopping centre is being constructed directly south of the site.

The change of land use will not affect the visual impact and will not change the sense of place as the site will be rezoned from “*Undetermined Use Zone*” to “*Open Space Zone IV: Nature Reserve*” to protect the biodiversity of the property. Thus, the proposed development will not disrupt the character of the area.

2.4 Zoning

The zoning of the subject property according to the George Integrated Zoning Scheme By-Law is “*Undetermined Use Zone*”.

The land is lying fallow for decades and due the wetlands and sensitive vegetation was never previously developed. This make sense that the property being given a new suitable zoning.

2.5 Site Characteristics

2.5.1 Vegetation

The National Vegetation Map, 2009, indicate that the vegetation on the site comprises *Garden Route Granite Fynbos*. As already mentioned, the property is vacant and that the property's vegetation has not been disturbed and cleared.

According to Cape Farm Mapper, the subject property is mapped as a Critical Biodiversity Area (Category 1: CBA 2: Terrestrial).

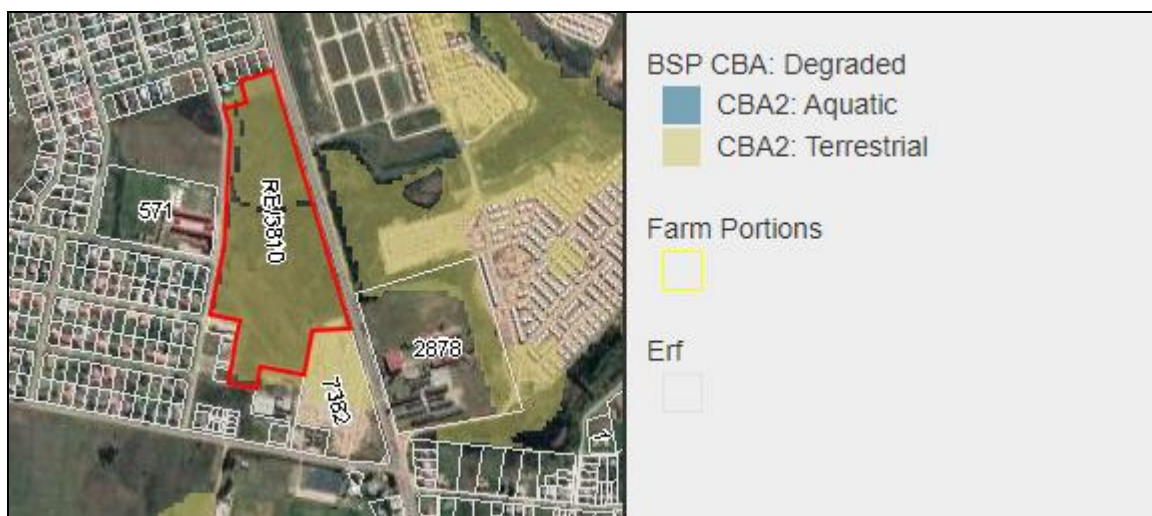


Figure 3: The subject property classified as a CBA2: Terrestrial area

The definition of Category 1: CBA 2: Terrestrial is “*areas in a degraded or secondary condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure*”. The objective of this area is to “*maintain in a natural or near-natural state, with no further loss of habitat. Degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land-uses are appropriate.*” Thus, the subject property is ideal to be rezoned to protect the natural beauty of the fauna and flora.

In light of the above, it is argued that the site is in line with the conditions of the Environmental Authorization that is considered environmentally sensitive or has conservation significance. Thus, the property can be subdivided and rezoning to a nature reserve.

3. DEVELOPMENT PROPOSAL

3.1 Proposed Development

This section of the report motivates the subdivision and rezoning of the subject property to allow for the subdivided property to be rezoned to “Open Space Zone IV: Nature Reserve” to comply with the EA off-set requirements.

George Municipality has identified Erf 3810, Pacaltsdorp to be subdivided into Portion A (± 8.4667 ha) and the Remainder of Erf 3810, Pacaltsdorp (± 1.4693) and rezone the subdivided portion from “*Undetermined Use Zone*” to “*Open Space Zone IV: Nature Reserve*”. The proposed subdivision plan is attached as **Annexure 4**.

4. RELEVANT SPATIAL PLANNING POLICIES

4.1 Exiting Policy Frameworks

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

4.1.1 George Integrated Development Plan (IDP) (2017/2022)

The IDP is a broad municipal-wide plan. This plan seeks to integrate and balance the economic, ecological and social pillars of sustainability without compromising effective service delivery. The subject property forms part of Ward 23. Various development needs were identified for this ward, however, none of the needs applies to this application.

The IDP was reviewed and it was found that no specific reference is made to the subject property. The proposal is, therefore, not considered to be in conflict with the IDP.

4.1.2 George Municipal Spatial Development Framework (2019)

The newly approved SDF has developed spatial strategies and supporting policies to support the spatial planning approach to direct and to protect the natural environment in the Greater George Area and the George city area.

The SDF explains that “*the natural and rural environment which must be protected and managed to ensure it is able to function optimally as a basis for supporting and nourishing prosperous and resilient settlement and economic activity in George.*”

The MSDF explains that it seeks to respect these two unique but connected regions and their distinctive landscape elements that offer a critical natural and economic resource base for the regional and local economies.

The MSDF furthermore explains that *“At the scale of the George city area, its surrounding natural and rural environment provides a distinctive frame for the city which gives the city identity by providing clear green edges and gateways supporting its attraction as a place to live and work. At the same time, there are “green fingers” or corridors linking the sea and the mountain, which pass through the urban area providing ecosystem services, amenity and opportunities for positive connections between different communities of George. The MSDF seeks to balance urban growth needs with the importance of protecting and rehabilitating the integrity of natural and rural systems that are the basis for sustainable, resilient and high-quality settlement and economy in George and the marketing of George as a “city for all reasons”.*

The above-mentioned document indicates that George-area has a lot of natural environment beauty that must be protected. Furthermore, the MSDF stipulates that George has a lot of properties that must be developed to its fullest potential. This means that the George city area can grow without impinging on the natural and rural environment land and that there are enough under-utilised land/properties within the urban edge that can cater for urban growth, to optimising the use of existing infrastructure and containing operational costs.

The subject property is currently vacant and has biodiversity sensitive vegetation.

Lastly, GMSDF (2019) created policies that will promote these objectives. The policies that apply to this proposed development is:

Policy D: *“Manage the use of land in the Municipal area in a manner which protects natural ecosystem functioning and values ecosystem services, respecting that these are assets that underpin the economy and settlement and their resilience.”* This policy has subcategories that are applicable as well, namely:

Policy D1 states that *“Support and maintain the functionality of biodiversity areas.”*

The subject property is currently vacant and has biodiversity sensitive vegetation. Thus, the subdivision and the rezoning of the property to nature reserve will adhere to his policy and contribute to protecting the critical biodiversity areas. Furthermore, this land-use application supports Cape Nature’s stewardship program to secure conservation status for critical biodiversity areas. It is also important to notice that the zoning is restricted in such a way that critical biodiversity will not be lost and the rehabilitation will be promoted.

It is evident that the subject property can be identified as an environmentally sensitive area that is currently vacant. The proposed development justifies this properties potential to be preserved for a nature reserve.

This policy above is evidence that the proposed development is in line with the GMSDF as it promotes the protection of CBA areas and promotes preserve the natural beauty of George-area.

4.1.3 Pre-Application in terms of George Municipality's

A pre-application was done by the client with a Municipal Town Planner. The Town Planner stipulated that the application may be submitted for consideration. The following comments came out of the pre-application:

- *"The proposal is in line with the EA.*
- *The property may only be utilised for Nature Conservation purposes and therefore a restrictive condition in the title deed will be a requirement to remove all development rights that are allowed under Open Space Zone III.*
- *Attached the EA and ECO report for the proposed nature conservation area."*

The comments from the Town Planning Department were considered in this report and all the relevant documents are attached.

The signed pre-application is attached to the report as **Annexure 5**.

5. STATUTORY FRAMEWORKS

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

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

Section 7 of SPLUMA lists the five development principles that apply to spatial planning, land use development and land use management namely (each of which to be elaborated on);

1. *Spatial justice* refers to the need for improved access and use of land in order to readdress past spatial and development imbalances as well as the need for SDF's and

relevant planning policies, spatial planning mechanisms, land use management systems and land development procedures to address these imbalances.

- *The development principle does not apply to this application.*
2. *Spatial sustainability* refers to the need for spatial planning and land use management systems to promote land development that is viable and feasible within a South African context, to ensure the protection of agricultural land and maintain environmental management mechanisms. It furthermore relates to the need to promote effective/equitable land markets, whilst considering the cost implications of future development on infrastructure and social services as well as the need to limit urban sprawl and ensure viable communities.
- *This development complies with the Western Cape Provincial Spatial Development Framework (2013) as a spatial tool to guide future development on a provincial level.*
 - *This development complies with the George Municipal Local Municipality's Spatial Development Framework (2019) as a tool to protect CBA areas.*
 - *The natural habitat is protected through this application and will protect the high biodiversity area.*
3. *Efficiency* relates to the need for optimal use of existing resources and infrastructure, decision- making that minimizes negative financial, social, economic or environmental impacts and development application procedures that are efficient and streamlined.
- *The development principle does not apply to this application.*
4. *Spatial resilience* refers to the extent to which spatial plans, policies and land use management systems are flexible and accommodating to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.
- *The proposed development complies with the following spatial development frameworks:*
 - *Western Cape Provincial Spatial Development Framework; and*
 - *George Municipal Spatial Development Framework (2019).*
5. *Good administration* refers to the obligation on all spheres of government to ensure implementation of the above efficiently, responsibly and transparently.

- *This principle has no direct bearing on the application. George Municipality should consider the application within the prescribed timeframes. Public participation must be transparent with policies and legislation. Procedures should be clear to inform and empower members of the public.*

5.3 Land Use Planning Act (LUPA)

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

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

The land-use planning principles of LUPA (Section 59) is, in essence, the expansion of the five development principles of SPLUMA listed above.

5.3.1 Compliance/consistency with spatial policy directives

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

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

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

As addressed under Section 5, it is clear that the application is compliant with the spatial policies, specifically the George Municipality’s Spatial Development Framework (2019).

5.3.2 Need

The need for a development primarily refers to the timing of the development and whether the development is needed at this time. Consistency with approved planning and land use policy is an important consideration of the need.

The proposed development is in line with the George Spatial Development Framework. The GMSDF (2019) indicates that there is a need to protect the natural biodiversity of George-area to ensure that the sense of place is kept.

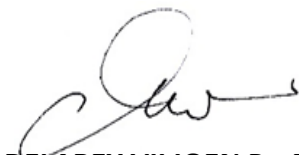
5.3.3 Desirability

The concept “*desirability*” in the land use planning context may be defined as the degree of acceptability of a proposed development on land units concerned or the proposed rezoning of a property. This section expresses the desirability of the proposed subdivision and rezoning of the subject property, taken in conjunction with the development principles and criteria set out through the statutory planning framework listed above, as well as the degree to which this proposal may be considered within the context of broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

The proposed subdivision is in line with the GMSDF, as the development will contribute to the rehabilitation and protection of vital natural biodiversity. Given the above, the proposed development is considered desirable according to the GMSDF (2019) and the George Municipality’s Integrated Zoning Scheme (2017).

6. CONCLUSION

We believe that the above-mentioned principles, considerations and guidelines for this land use application for Erf 3810, Pacaltsdorp satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



DELAREY VILJOEN Pr. Pln

DECEMBER 2020

GEORGE MUNICIPALITY



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: **1121/GEO/20**

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

Brief proposal: **Proposed subdivision and rezoning**

Property(ies) description: **Remainder of Erf 3810, Pacaltsdorp, George**

Date: **23 November 2020**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Jeanne Fourie	George Municipality	0448019138	jfourie@george.gov.za
Pre-applicant	Delarey Viljoen	DELplan Consulting	044 873 4566	planning@delplan.co.za

The documentation provided for discussion:

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

1. **Draft subdivision plan;**
2. **Title Deed (await copy)**
3. **Locality plan;**
4. **SG diagram;**

Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)? (If so, please provide a copy of the minutes).

YES	NO
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A comprehensive overview of the proposal:

The housing development of Eden Park (Erf 325 East) for George Municipality was originally launched in 2016 and the approval was granted in 2018. The ROD (EA) that was approved stipulates that certain listed activities are associated with the proposed development. Among the listed activities is that the proposed development will be developed on areas of which the biodiversity is sensitive.

The Department of Environmental Affairs and Development Planning proposed that a biodiversity offset area must be identified and be rezoned to "Open Space Zone III: Nature conservation area". The remainder of Erf 3810, Pacaltsdorp was identified to be subdivided and rezoned.

Since the subdivided property will be rezoned to a nature conservation area, it is recommended that a new restrictive title deed condition must be added to the newly created title deed. This restrictive condition must stipulate that the subdivided property may not deviate from the zoning, namely "Open Space III: Nature conservation area".

We would like to apply for the following:

- **Subdivision** of the Remainder of Erf 3810, Pacaltsdorp in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law (2015) into Portion A (±8.5 ha) and the remainder of Erf 3810, Pacaltsdorp (±1.7 ha).
- **Rezone** of Portion A (± 8.5 ha) Pacaltsdorp in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law (2015) from "Undetermined Use Zone" to "Open Space Zone III: Nature conservation area".

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
√	2(a)	rezoning of land;	R1860.00
	2(b)	A rezoning to subdivisinal area;	R
	2(c)	a temporary departure to use the land for a purpose not provided for in the zoning scheme granted on a temporary basis;	R
	2(d)	a permanent departure from the development parameters of the zoning scheme;	R
√	2(e)	a subdivision of land that is not exempted in terms of section 25, including the registration of a servitude or lease agreement;	R1430.00
	2(f)	an amendment, suspension or removal of restrictive conditions in respect of a land unit;	R
	2(g)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(h)	an extension of the validity period of an approval;	R
	2(i)	a consent use in terms of the relevant zoning scheme regulations;	R
	2(j)	Amendment/cancellation of a general plan;	R
	2(k)	a phasing, amendment or cancellation of a plan of subdivision or a part thereof;	R
	2(l)	a contravention levy;	R
	2(m)	A determination of a zoning;	R
	2(n)	Closure of a public place or part thereof;	R
	2(o)	occasional use of land;	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*:			R3290.00

PLEASE NOTE: * Application fees are estimated on the information discussed and are subject to change with submission of the formal application. **Application fees to be obtained prior to submission of application**

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			The GSDF (2019)
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	Conveyancer's Certificate will confirm this
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 Municipality's Integrated Zoning Scheme By-Law What is the current zoning of the property? "Undetermined Use Zone" What is the proposed zoning of the property? "Open Space Zone III: Nature conservation area" Does the proposal fall within the provisions/parameters of the zoning scheme? Yes Are additional applications required to deviate from the zoning scheme? (if yes, specify) 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			
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		X		

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

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT/ COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture, Forestry and Fisheries (DAFF)
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) (striketrough 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
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant)		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

SECTION D:

SERVICE REQUIREMENTS

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

Development charges:		X		

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

COMPULSORY INFORMATION REQUIRED:

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

MINIMUM AND ADDITIONAL REQUIREMENTS:

Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	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	Home Owners' 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) (strikethrough irrelevant)	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)	Y	N	Required number of documentation copies 2 copies


PART E: DISCUSSION

- The proposal is in line with the EA.
- The property may only be utilised for Nature Conservation purposes and therefore a restrictive condition in the title deed will be a requirement to remove all development rights that is allowed under Open Space Zone III.
- Attached the EA and ECO report for the proposed nature conservation area.

**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.*

OFFICIAL: **Jeanne Fourie**
(FULL NAME)

PRE-APPLICANT: **Delarey Viljoen**
(FULL NAME)

SIGNED: 

SIGNED: 

DATE: **2 December 2020**

DATE: **23/11/2020**

SILBERBAUERS

DS/89/781

VIR ENDOSSEMENTE KYK BLADSY
OR ENDORSEMENTS SEE PAGE

6

ET SEQ

ARK 3811 groot 6037VKM.

GETRANSPORTEER TRANSFERRED	HEUR To	Aan W.L. ENR. BARRY
No. T 6095,90	Restant Remainder	13,8284 HA.
1990-02-02		Registratour/ Registrar

COPY

Bemander

Proc. 501/2000

ARTIKEL 16 VAN WET 47 VAN 1937 GETRANSPORTEER AAN DIE REPUBLIEK VAN SUID-AFRIKA	SECTION 16 OF ACT 47 OF 1937 TRANSFERRED TO THE REPUBLIC OF SOUTH AFRICA
George Municipality	
T 000009048/2005	
07 FEB 2005	REGISTRATEUR/REGISTRAR

T 6094,90

Opgestel deur my

H. H. H. H. H.
Transportbesorger

MOUTON H J

SERTIFIKAAT VAN VERENIGDE TITEL

(Uitgereik kragtens die bepalings van Artikel 40
van die Registrasie van Aktes Wet, 1937 (Nr 47 van 1937))

NADEMAAL

DIE MUNISIPALITEIT VAN PACALTSDORP

aansoek gedoen het om die uitreiking aan gemelde Munisipaliteit
van Pacaltsdorp van 'n Sertifikaat van Verenigde Titel kragtens
die bepalings van Artikel 40 van die Registrasie van Aktes Wet
1937; en

NADEMAAL gesegde MUNISIPALITEIT VAN PACALTSDORP die geregis-

6

Erf 5625 = 2000 m²

GETRANSPORTEER AAN		TRANSFERRED TO
Parousia Entrepreneurial and Community Development Organisations		
RESTANT/REMAINDER	13,6284 HA	011-227 NPO
T 000009049 / 2005		
07 FEB 2005	REGISTRATEUR/REGISTRAR	

2

Erf 5614 = 2012 m²

GETRANSPORTEER AAN		TRANSFERRED TO
End Time Faith Tabernacle		
RESTANT/REMAINDER	13,4272 ha	
T 000058129 / 2005		
22/7/05	REGISTRATEUR/REGISTRAR	

Erf 4551 meas 5910 m²

GETRANSPORTEER AAN		TRANSFERRED TO
Eagles Nest Ministries International		
RESTANT/REMAINDER	12,8362 HA	
T 000097095 / 2006		
05 DEC 2006	REGISTRATEUR/REGISTRAR	

For further end see pg 7

treerde eienaar is van:

1. ERF 726 PACALTSDORP in die Munisipaliteit van Pacaltsdorp, Afdeling George;

GEHOU kragtens Sertifikaat van Geregistreeerde Titel nr T3488/1974.

2. ERF 728 PACALTSDORP in die Munisipaliteit van Pacaltsdorp, Afdeling George;

GEHOU kragtens Sertifikaat van Geregistreeerde Titel nr T

6093, 90

wat verenig is tot die grond hieronder beskryf;

SO IS DIT dat ingevolge die bepalings van genoemde Wet, ek, die Regsitratureur van Aktes te KAAPSTAD, hierby sertifiseer dat voornoemde

DIE MUNISIPALITEIT VAN PACALTSDORP

of hul Gemagtigdes, die geregistreeerde eienaar is van:

13 4073
5910
28352
ERF 3810 PACALTSDORP in die Munisipaliteit van Pacaltsdorp, Afdeling GEORGE;

GROOT: Veertien komma vier drie twee een (14,4321) Hektaar.

SOOS AANGEDUI op aangehegte kaart nr 2860/89.


- I. WAT BETREF die figuur y x C D E Z soos aangedui op aangehegte kaart nr 2860/89:

A. ONDERHEWIG aan die volgende voorwaardes vervat in Akte van Toekenning nr 48 gedateer 16 November 1964:

- (b) Dat die Administrasie, soos omskryf in Artikel 1 van Wet nr 70 van 1957, te eniger tyd sonder betaling van vergoeding, enige grond hierin toeken, wat ten tye van hierdie oordrag in besit of deur die Administrasie gebruik was vir sy doeleindes en ondernemings, mag onteien.



Erf 7381 = 2.4852 Ha

GETRANSPORTEER AAN		TRANSFERRED TO
1997/019317/07		
Africa Renaissance Investments (Edms) Bpk		
RESTANT/REMAINDER = 10.3510 Ha.		
T 000026788 / 2008		
18 APR 2008	REGISTRATEUR/REGISTRAR	

For further end. see pg

- (c) Alle regte op minerale op of onder die grond word aan die Staat voorbehou.

B. ONDERHEWIG VERDER aan die volgende voorwaardes vervat in Sertifikaat van Geregistreerde Titel nr T3488/1974, opgelê deur die Administrateur kragtens Ordonnansie nr 33 van 1934 by goedkeuring van die dorp PACALTSDORP UITBREIDING NR 3, naamlik:-

1. 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.
2. 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.
3. 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 gevoer 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 inspekteer.
4. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal 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.
5. 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.

II. WAT BETREFF die figuur A B x y Z E F G H J K L M N O P Q
soos aangedui op aangehegte kaart nr 2860/89:

ONDERHEWIG aan die volgende voorwaardes vervat in Akte
van Toekenning nr 48 gedateer 16 November 1964:

- (a) Die Staatspresident het te alle tye die reg om sodanige gedeelte of gedeeltes van die hiermee toegekende grond as wat nog nie deur die Dorpsbestuur Pacaltsdorp vervreem is nie, weer in besit te neem vir Staats- en/of openbare doeleindes. Ingeval van sodanige terugnemings sal die Staat vir geen vergoeding aanspreeklik wees nie, behalwe ten aansien van permanente verbeterings van 'n duursame aard op die grond aangebring deur die genoemde Dorpsbestuur of deur enige ander liggaam of persoon uitdruklik daartoe gelas deur die genoemde Dorpsbestuur.
- (c) Alle regte op minerale op of onder die grond word aan die Staat voorbehou.

- 5 -

EN dat kragtens hierdie Sertifikaat, genoemde

DIE MUNISIPALITEIT VAN PACALTSDORP

of hul gemagtigdes, nou en voortaan daartoe geregtig is ooreenkomstig plaaslike gebruik, maar behoudens die regte van die Staat.

TEN BEWYSE WAARVAN ek, voornoemde Registrateur, hierdie Akte onderteken en met die ampseël bekragtig het.

ALDUS GEDOEN en GETEKEN op die kantoor van die Registrateur van Aktes te KAAPSTAD, op hierdie 2^{de} dag van die maand FEBRUARIE in die jaar van Ons Heer Eenduisend Negehoonderd nege en ~~negentig (1989)~~ negentig (1990)

.....
REGISTRATEUR VAN AKTES

Geregistreer in die

Register van

Boek

Folio

.....
KLERK IN BEVEL

2860-00

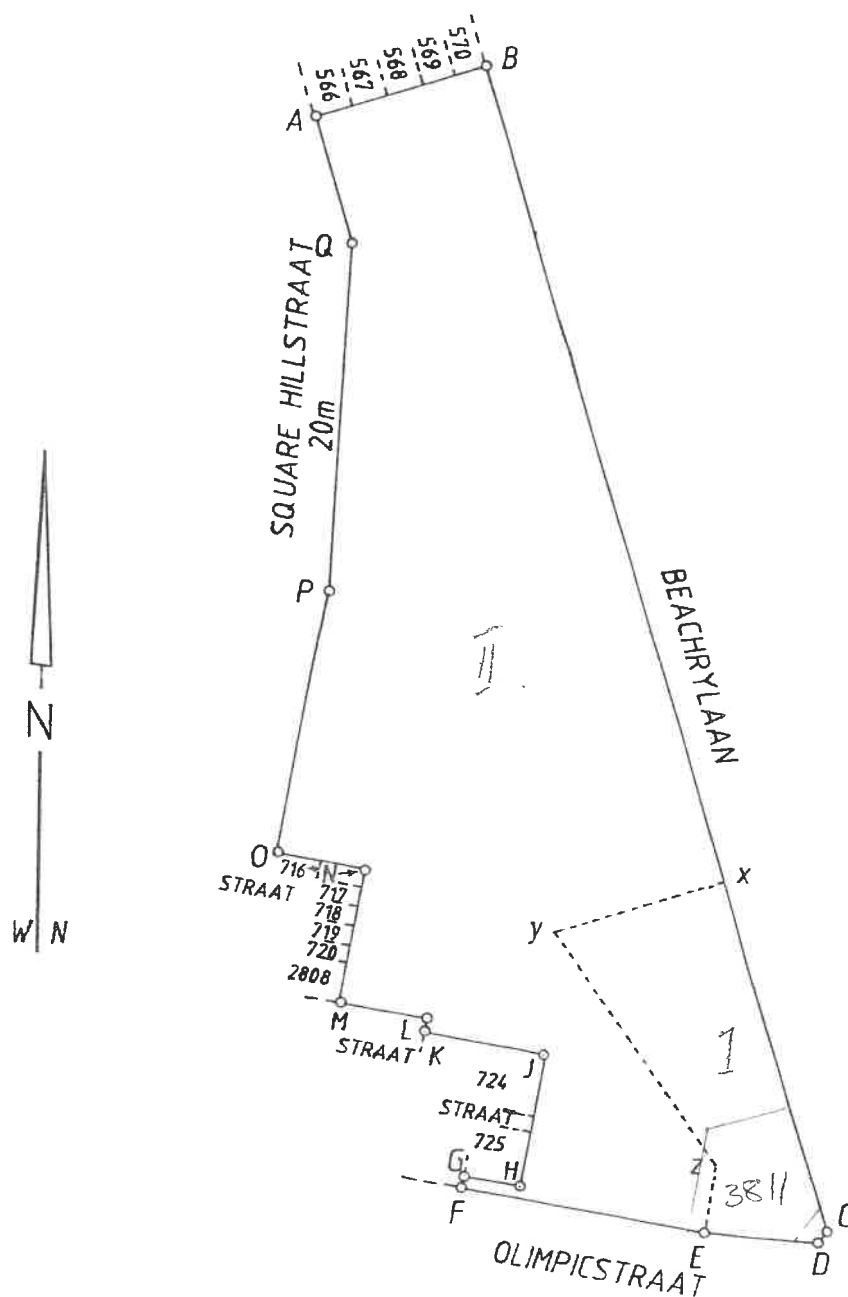
Goedgekeur.

Wieg
 nms
 Landmeter-generaal

1989-06-23

Bakenbeskrywing

Alle bakens is 19 mm ysterpen



Skaal: 1:5000

SYE Meter		RIGTINGS -HOEKE	KOORDINATE, Stelsel	
AB	115,00	252 54 30		
BC	801,43	342 54 30		
CD	9,05	38 26 30		
DE	76,62	93 58 40		
EF	164,00	100 29 30		
FG	8,00	190 29 30		
GH	36,00	280 29 30		
HJ	88,00	190 29 30		
JK	80,00	100 29 30		
KL	10,00	190 29 30		
LM	56,00	100 29 30		
MN	91,00	190 29 30		
NO	59,00	100 29 30		
OP	173,31	190 29 30		
PQ	229,63	182 58 20		
QA	85,53	162 54 30		

1. Die figuur y x C D E z stel voor
Erf 726, Pacaltsdorp
Algemene Plan TP 8409
2. Die figuur A B x y z E F G H J K L M N O P Q stel voor
Erf 728, Pacaltsdorp
Algemene Plan TP 8409

Die figuur A B C D E F G H J K L M N O P Q

stel voor 14,4321 hektaar grond, synde
Erf 3810, Pacaltsdorp bevattende 1. en 2. hierbo
geleë in Pacaltsdorp Dorp Uitbreiding No. 3
geleë in die Munisipaliteit Pacaltsdorp Administratiewe Distrik
George Provinsie Kaap die Goeie Hoop

Saamgestel

Opgemeet in April 1989
deur my,

A Louw

A Louw Landmeter

Hierdie kaart is geheg aan
Sert. Verenigde Titel

Nr. T 6094 190
gedateer

t.g.v. DIE MUNISIPALITEIT
VAN PACALTSDORP 1990-02-02
Registrateur van Aktes

Die oorspronklike kaart is
soos hierbo aangehaal

Nr. _____ geheg aan

Transport/Grondbrief

Lêer Nr. S/110/23

M.S. Nr. Saamgestel

Komp. AL-1BB/V3(6483)
AL-1BB/V4 (647)

Algemene Plan TP 8409

SYE Meter		RIGTINGS -HOEKE	Y		KOÖRDINATE Stelsel
AB	115,00	252 54 30			
BC	801,43	342 54 30			
CD	9,05	38 26 30			
DE	76,62	93 58 40			
EF	164,00	100 29 30			
FG	8,00	190 29 30			
GH	36,00	280 29 30			
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KL	10,00	190 29 30			
LM	56,00	100 29 30			
MN	91,00	190 29 30			
NO	59,00	100 29 30			
OP	173,31	190 29 30			
PQ	229,63	182 58 20			
QA	85,53	162 54 30			

1. Die figuur y x C D E z stel voor
Erf 726, Pacaltsdorp
Algemene Plan TP 8409
2. Die figuur A B x y z E F G H J K L M N O P Q stel voor
Erf 728, Pacaltsdorp
Algemene Plan TP 8409

Die figuur A B C D E F G H J K L M N O P Q

stel voor 14,4321 hektaar
Erf 3810, Pacaltsdorp bevattende 1. en 2. hierbo
geleë in Pacaltsdorp Dorp Uitbreiding No. 3

geleë in die Munisipaliteit Pacaltsdorp
George Administratiewe Distrik

Provinsie Kaap die Goeie Hoop

Saamgestel
Opgemeet in April 1989
deur my,

A Louw

A Louw Landmeter

Hierdie kaart is geheg aan
SVT
Nr. T 6074/90
gedateer
t.g.v.

Registrateur van Aktes

Die oorspronklike kaarte is
soos hierbo aangehaal
Nr. _____ geheg aan
Transport/Grondbrief
Nr.

Lêer Nr. S/110/23
M.S. Nr. Saamgestel
Komp. AL-1BB/V3(6483)
AL-1BB/V4 (647)
Algemene Plan TP 8409

L.G.Nr.

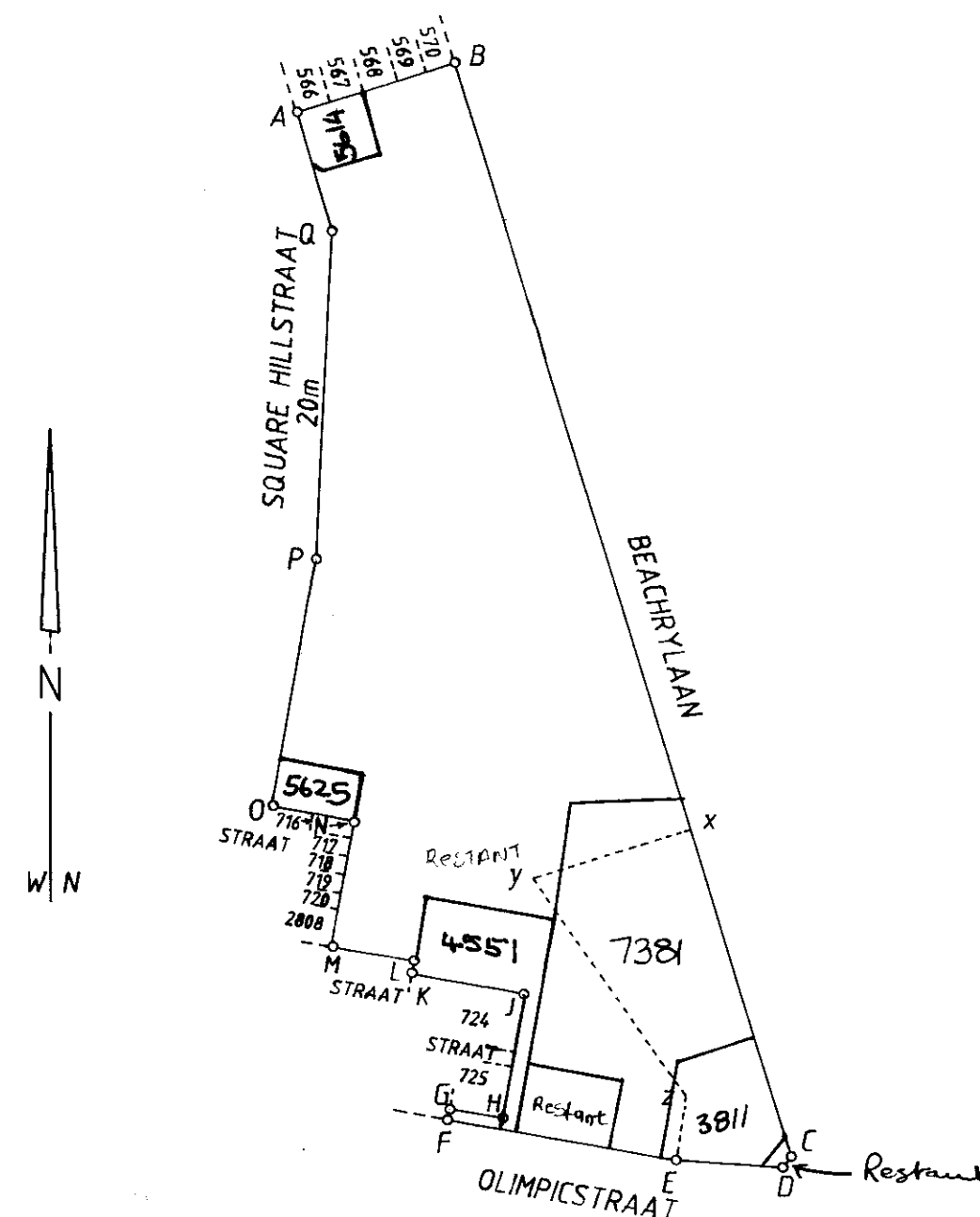
2860-89

Goedgekeur

Wies
nms
Landmeter-generaal
1989-06-23

Bakenbeskrywing

Alle bakens is 19 mm ysterpen


*Bdy MLK
S/110/23 v1 p166*

Skaal: 1:5000

MEET- STUKKE	KANTOR	OPDRACHT- NUMMER	OPDRACHT- DAG	OPDRACHT- JAAR	OPDRACHT- TID	OPDRACHT- PLAATS
E984/89	2861/89	Erf 3811	6037	6095/90	TR.	13,8224
E2379/98	5539/1998	Erf 5614	2012	58129/05	nm	13,6212
E833/04	1882/2004	Erf 5625	2000m ²	9049/2005	7A	13,4212
E604/06	1323/06	Erf 4551	5910m ²	97095/06	ND	
E2143/2006	5626/2006	Erf 7381	2,4852 ha			

14,4321

PREPARED BY ME



ELROY BRONNWIN VAN ROOYEN
CONVEYANCER
LPCM86827

CONVEYANCING CERTIFICATE

I the undersigned ,

ELROY BRONNWIN VAN ROOYEN

Conveyancer of VAN ROOYEN PROKUREURS INC. , practicing at 8 Third Street George, herewith certifies that Erf 3810 Pacaltsdorp, In the Municipality and Division of George, Western Cape Province, is

1.

Registered in the name of the GEORGE MUNICIPALITY
BY DEED OF TRANSFER NUMBER 6094/1990

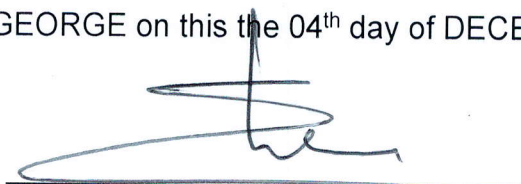
2.

The Title Deed contains no restrictive conditions prohibiting the subdivision of land in terms of section 15(2)(a) of the George Municipality: Land Use Planning Bylaw of 2015

3.

The Title Deed contains no restrictive conditions prohibiting the rezoning of land in terms of section 15(2)(d) of the George Municipality: Land Use Planning Bylaw of 2015.

DATED at GEORGE on this the 04th day of DECEMBER 2020



CONVEYANCER
ELROY BRONNWIN VAN ROOYEN



LANDSCAPE EAST – CONSERVATION INTELLIGENCE MANAGEMENT UNIT

postal Private Bag X6546, George, 6530
physical 4th Floor, York Park Building, York Street, George 6530
website www.capenature.co.za
enquiries Megan Simons
telephone +27 87 087 3060 fax +27 44 802 5313
email msimons@capenature.co.za
reference LE14/2/6/1/6/2/Erf 3810_subdiv&rezone_Pascaltsdorp
date 14 April 2021

George Municipality
 71 York Street
 George,
 6530

Attention: Ms Primrose Nako
 By email: pnako@george.gov.za

Dear Ms Primrose Nako

PROPOSED APPLICATION FOR SUBDIVISION AND REZONING ON ERF 3810, BEACH ROAD, PASCALTSDORP, GEORGE LOCAL MUNICIPALITY, WESTERN CAPE.

CapeNature would like to thank you for the opportunity to review the application for subdivision and rezoning on Erf 3810 in terms of Section 15 of the George Municipality: Land Use Planning By-Law, 2015. Please note that our comments only pertain to the biodiversity related impacts and not to the overall desirability of the application. CapeNature wishes to make the following comments:

According to the Western Cape Biodiversity Spatial Plan (WCBSP 2017)¹ the entire erf is mapped as degraded Critical Biodiversity Areas (CBA 2: Terrestrial, Aquatic) and Ecological Support Areas (ESA 2: Restore). The natural vegetation on the erf is **Endangered** Garden Route Granite Fynbos as listed in the 2011 NEM:BA threatened ecosystems gazette². Garden Route Granite Fynbos will be listed as **Critically Endangered** in the updated NBA (NBA, 2018). This is one of seven high risk critically endangered vegetation types in South Africa³. For this reason, the sensitive habitat should be rehabilitated and avoid disturbing sensitive habitats.

Critical Biodiversity Areas are areas of high biodiversity and ecological value and need to be kept in a natural or near-natural state, with no further loss of habitat or species. The degraded CBA and ESA should be rehabilitated to natural or near-natural condition. Only low-impact, biodiversity-sensitive land uses are appropriate in line with the Western Cape Land Use Guideline Handbook 2017.

¹ Pool-Stanvliet, R., Duffell-Canham, A., Pence, G. & Smart, R. 2017. The Western Cape Biodiversity Spatial Plan Handbook. Stellenbosch: CapeNature.

² National Environmental Management: Biodiversity Act (10/2004): National list of ecosystems that are threatened and in need of protection. 2011.

³ Skowno, A. L., Poole, C. J., Raimondo, D. C., Sink, K. J., Van Deventer, H., Van Niekerk, L., Harris, L. R., Smith-Adao, L. B., Tolley, K. A., Zengeya, T. A., Foden, W. B., Midgley, G. F. and Driver, A. 2019. National Biodiversity Assessment 2018: The status of South Africa's ecosystems and biodiversity. Synthesis Report. Pretoria, South Africa. 214 pp.

CapeNature does not object to the application for subdivision and rezoning on Erf 3810 and reserves the right to revise initial comments and request further information based on any additional information that may be received.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Megan Simons', with a stylized flourish extending to the right.

Megan Simons
For: Manager (Landscape Conservation Intelligence)

Copy to:

- 1. Bredie Fick, DELplan Consulting**



**MENSLIKE NEDERSETTINGS, GRONDSAKE EN BEPLANNING
 HUMAN SETTLEMENTS, LAND AFFAIRS AND PLANNING**

EMAIL/EPOS: edwin@george.org.za

REF/VERW:

ENQUIRIES/NAVRAE: Edwin Herandien

TEL: 044 – 801 9192

FAX: 086 645 7653

DATUM/DATE: 18 September 2017

Breede-Gouritz Catchment Management Agency
 101 York Street
GEORGE
 6530

Attention: Acting CEO Jan van Staden

**AGREEMENT TO IMPLEMENTATION OF ON-SITE AND OFF-SITE OFFSET
 MANAGEMENT AND MITIGATION MEASURES FORMULATED AS PART OF ERF
 325 EAST HOUSING DEVELOPMENT WATER USE LICENSE APPLICATION**

Dear Mr Jan van Staden

George Municipality plans to develop a high density urban settlement on Remainder Erf 325 East, Pacaltsdorp. The development has been approved in terms of the National Environmental Management Act (NEMA) (Act 107 of 1998) but still requires authorisation in terms of the National Water Act (NWA) (Act 36 of 1998). This is because the development would include various water “uses” as defined in Section 21c and i of the NWA , specifically:

- (c) impeding or diverting the flow of water in a watercourse; and*
- (i) altering the bed, banks, course or characteristics of a watercourse.*

The applicant (George Municipality) is in the process of applying for a Water Use License Application (WULA) in terms of Section 21 of the National Water Act (Act 36 of 1998). The development will result in the unavoidable loss of 6.3 ha of wetland areas and as part of the WULA the applicant will need to provide reasonable onsite and offsite offsets.

A freshwater specialist was appointed to formulate an offset management plan to address the offset requirements for the project area attached as an appendix to this letter.

George Municipality hereby agrees to the implementation of the following on-site and offsite offset mitigation measures:

Onsite offset management and mitigation measures

Rehabilitation and management measures for valley bottom wetland A (on-site)

The following measures have been recommended in Day (2018) and comprise:

- i. Clearing of all NEMBA listed invasive alien vegetation from the river corridor should take place as a matter of urgency, using manual labour and methods approved for use in watercourses – note that this activity is a requirement in terms of NEMBA and cannot be regarded as offset mitigation, but rather an essential precursor to such a measure;
- ii. Installation of a number of gabion weir energy dissipation structures across the lowflow channel of watercourse A, in order to halt existing channel incision and allow the establishment of valley bottom vegetation in areas currently prone to incision and related bank collapse– the number, height and design of such structures must be determined by an engineer as part of detailed design;
- iii. Regrading and (basic) planting of eroded banks must take place where feasible, to allow for their effective stabilisation with locally indigenous plants – where incision is such that the bank is too high to allow for this, partial shaping / shelving of the bottom and top parts of the slope only should take place, to allow for stabilisation through planting of these key areas;
- iv. No channel lining or further channelization of any valley bottom wetlands may take place unless explicitly included in a rehabilitation or other approved management plan;
- v. The objective of the above measures must be to establish this section of valley bottom wetland at an ecological category of at least a (lower) Category C with regard to riparian and wetland vegetation, channel, bank, bed and wetland condition within a maximum of five years from date of authorisation.

In addition:

- vi. Ongoing maintenance measures must ensure that:
 - a. Stormwater channels leading into valley bottom wetland A are maintained free of litter and organic or other solid waste;
 - b. Clearing (and disposal to a legal waste disposal site) of existing waste to at least 100m on either side of the watercourse and removal of alien vegetation to at least 30 m from the edge of watercourse must take place on an ongoing basis.

Rehabilitation and management measures for Hillslope seep z

- i. Formal recognition (zoning or title deeds) of the wetland as a conservation zone;
- ii. Erection of signage on the WWTW site highlighting conservation status of wetland;
- iii. Alien clearing as outlined above;

- iv. Selective grading of banks and placement of energy control structures where needed, to address erosion and allow for the (assisted) establishment of locally indigenous vegetation along the channel banks;
- v. Inclusion of the seep in the fenced-off area of the adjacent WWTW, by extension / realignment of the existing fenceline or similar, so that the watercourse runs through the WWTW site.

Off-site Offsets

Remainder of Erf 3810 an area upslope of the current development site, just west of Beach Road, was identified as an appropriate area to act as wetland offset (Figure 1). George Municipality is currently the legal owner of the property and the site is currently zoned "indeterminate". A portion of the Erf to the south can still be used for development and is excluded from the offset area.

The off-site offset site will be presented to Cape Nature Stewardship Review Committee (as custodian of biodiversity in the Western Cape) to determine the best mechanism to secure the biodiversity on the property, whether through a title deed restriction or another instrument.

George Municipality will also enter into a Biodiversity Agreement with Western Cape Nature Conservation Board, in terms of which the mentioned properties (Remainder of Erf 325 East and Remainder of Erf 3810) will be managed on such terms and conditions as contained in the Offset Management Plan presented and approved by the Western Cape Nature Conservation Board.

The municipality will appoint an external party to audit the implementation of the offset management plan annually.



Figure 1: Remainder of Erf 3810

Rehabilitation and management measures for the off-site wetland offset (west of Beach Road)

These wetlands are currently in a good condition, and require future protection and maintenance rather than major rehabilitation interventions. The following measures will be implemented:

- Formal recognition (zoning or title deeds) of the wetland as a conservation zone;
- Erection of signage on the WWTW site highlighting conservation status of wetland;
- Management of development / wetland interfaces through a combination of fencing (erected at least 20m from the wetland edge) and ongoing removal of dumped waste between the development edge and the fence line (as well, of course, of any waste that is dumped into the conservation area itself);
- Removal of the few alien plants in the conservation area – these comprise mostly a few *Acacia mearnsii* (black wattle) and localised patches of pampas grass;
- Ongoing regular (at least twice yearly) inspection of the site for litter, other dumped waste and alien vegetation, and the immediate removal thereof;
- Installation of a low gabion weir just upstream of the southern culvert under Beach Road, with the objective of allowing backing up of flows and so preventing head-cut erosion – the weir should not be designed so as to create a deep ponded area that

will act as a dam and encourage *Typha capensis* invasion, and a wetland ecologist should have input into its design;

- Management of paths / desire lines across the area so that they do not become conduits for litter, dumping and alien plant invasion.

Yours faithfully


T BOTHA
MUNICIPAL MANAGER

4/7/2018

S:\SEKRETARISSE\DE PLANNING & BEHUISING\LETTERS\2017\AGREEMENT TO IMPLEMENTATION OF ON-SITE AND OFF-SITE OFFSET MANAGEMENT AND MITIGATION MEASURES FORMULATED AS PART OF ERF 325 EAST.docx