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**Menslike Nedersettings, Beplanning en Ontwikkeling
Human Settlements, Planning and Development**

Collab No: 2451096
Reference / Verwysing: Erf 1038, Wilderness
Date / Datum: 10 March 2023
Enquiries / Navrae: Primrose Nako

E-mail: planserv@icon.co.za

GERHARD ERASMUS
8 GLAUDIA CRESENT
PAROW
7500

APPLICATION FOR EXTENSION OF THE VALIDITY PERIOD OF APPROVAL: ERF 1038, WILDERNESS

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, 4.1.17.1.17 of 30 June 2022 decided that the application for the extension of the validity period of the current approval (dated 4 March 2022) applicable to Erf 1038, Wilderness, in terms of Section 15(2)(i) of the Land Use Planning By-law for George Municipality (2015), for a further year until 29 January 2024.

BE APPROVED in terms of Section 66 of said By-law for the following reasons:

REASONS FOR DECISION

- a) The application complies with the requirements of Section 67 of the Land Use Planning By-law for George Municipality (2015);
- b) There have been no material changes to the circumstances prevailing at the time of the original approval;
- c) The developer is in process of implementing the development / conditions of approval;

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

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director Planning and Development, P O Box 19, George or Directorate: Planning, 5th floor, Civic Centre, York Street, George on or before **on or before 31 March 2023** and simultaneously submit a copy of the appeal on any person who commented, made representation or objection to the application in the above regard. Please also note that the appeal must be e-mailed to the administrative officed mentioned above.

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

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

Yours faithfully



C. PETERSEN

SENIOR MANAGER: PLANNING

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Keith Meyer
Senior Land Use Regulator
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Beplanning en Ontwikkeling Planning and Development

Collaborator No.: 1835126
Reference / Verwysing: Erf 1038 Wilderness
Date / Datum: 4 March 2022
Enquiries / Navrae: Keith Meyer

planserv@icon.co.za

Planning Services

SUBDIVISION AND DEPARTURE : PORTION 1 OF ERF 1038, c/o CONSTANTIA DRIVE AND WATERSIDE ROAD, WILDERNESS

Your application in the above refers.

The Eden Joint Municipal Planning Tribunal – George Municipality, meeting held on 22 February 2022 resolved:

That, notwithstanding the objections and comment received, the following applications applicable to Erf 1038, Wilderness:

- a) Subdivision of Portion 1 of Erf 1038 Wilderness (zoned General Residential II – Group Housing) in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2015, into 4 group housing erven to accommodate three (3) additional group housing units and the remainder for an existing group housing unit;
- b) Permanent Departure in terms of Section 15(b) of the Land Use Planning By-Law for George Municipality, 2015, for a relaxation of the western side building line applicable to the 3 additional group housing unit erven from 3m to 0m;
- c) Amendment of the approved Site Development Plan in terms of Section 15(2)(l) of the Land Use Planning By-Law for George Municipality, for the proposed 15 group housing units (12 already approved and 3 new units) on Erf 1038 Wilderness;
- d) Deletion and imposing of new conditions in terms of Section 15(2)(h) of the Land Use Planning Bylaw for George Municipality, 2015 of the conditions imposed by the Civil Engineering Services and Electrotechnical Services Directorates as per the approval letter dated 30 January 2018 applicable to Erf 1038, Wilderness with the conditions as set out in the decision below;

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



- (i). The proposal constitutes only a slight extension of a previously approved development;
- (ii). The proposal will not have a negative impact on the streetscape, surrounding residential character or neighbouring properties;
- (iii). The proposed subdivision is in line with the spatial planning objectives for the area;
- (iv). The proposal constitutes a compatible form of densification for the surrounding area and conforms to the development principles, guidelines and proposals as outlined in the George Municipal Spatial Development Framework, 2019 and the Wilderness – Lakes -Hoekwil Local Spatial Development Framework;
- (v). The proposed development will not result in the overshadowing or intrusion of surrounding neighbours' rights and amenities;
- (vi). The application will not have a negative impact on the surrounding environment and the environmental concerns raised by the objectors have been adequately addressed through the Environmental Authorisation process;
- (vii). The replacement of (deletion of and imposing of new) Civil Engineering Services and Electrotechnical Services conditions was necessary to align the original development approvals with the latest municipal engineering requirements.

Subject to the following conditions imposed in terms of Section 66 of the said Planning By-Law:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT:

1. That in terms of Section 22(1) and 18(2) of the Land Use Planning By-law for George Municipality, 2015, the subdivision and departure approvals shall simultaneously lapse if the Group housing development is not implemented by 29 January 2023 (i.e. 5 years from the date of the original approval);
2. The subdivision and departure approvals shall be taken to cover only as applied for and indicated on the amended site development plan and amended subdivision plan attached as "Annexures A and B" respectively, which bears Council's stamp and shall not be construed as to comply with any other Council requirements or legal provision;
3. The development shall be implemented in accordance with the amended site development plan attached as "Annexure A" which bears Council's stamp and shall not be construed as to comply with any other Council requirements or legal provision;
4. All other relevant Planning and Development Conditions of approval dated 30 January 2018 will be applicable to this subdivision and departure application;

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES:

5. The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
6. The amounts of the development contributions are reflected on the attached calculation sheet (Annexure H) dated 03/11/2021 and are as follows:

Roads: R 78 016,39 Excluding VAT (Refer to attached DC calculation sheet)
Sewer: R169 141,29 Excluding VAT (Refer to attached DC calculation sheet)
Water: R 127 122,93 Excluding VAT (Refer to attached DC calculation sheet)
Total: R 374 280,61 Excluding VAT

7. The total amount of the development charges of R374 280,61 (Excluding VAT) shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
8. Any amendments or additions to the approved development parameters which might lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
9. As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R374 280,61 (Excluding VAT) shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of Condition 7 above.
10. Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
11. All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered electrical contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
12. Any, and all, costs directly related to the development remain the developers' responsibility.
13. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 11 applies.
14. Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (Condition 11 applicable)
15. Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the



accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (Condition 11 applicable)

16. Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (Condition 11 applicable)
17. The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
18. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
19. The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
20. Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
21. The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
22. A home owners' association/body corporate (as applicable) is/are to be established incorporating all erven within any security development / private and /or access-controlled developments. The private roads and the related stormwater and light poles infrastructure, and private open spaces within the development will be transferred by the developer to this / these home owners' association/s who will assume responsibility for the maintenance thereof.
23. The association shall see to it that the officials and contractors of the Municipality shall at all times have access to any portion of the development that may otherwise not be generally accessible to the general public due to security measures, including guarded entrances, electronic gates or booms. For the avoidance of doubt, it is agreed that this requirement relates to the Municipality's emergency services, entry for normal maintenance and replacement, meter reading and inspection and refuse removal. If access to the development is denied to the Municipality or a contractor appointed by the Municipality, the developer and the association will jointly and severally be liable for the full cost of the municipal infrastructure repairs and any damages the Municipality may suffer as a result thereof and will be billed for any water losses or loss in electrical sales from the system.
24. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
25. The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.

26. No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
27. Municipal water is provided for potable use only. No irrigation water will be provided.
28. A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to complying with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumption by this department at a rate as per the applicable annual Tariff List. In this regard, transfers, building plan approval and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full. The water meter is to be removed on completion of construction if so required by the Dir: CES.
29. The developer / erf owner is to apply to the George Municipality for the installation of an individual erf water meter prior to any building work commencing on an erf.
30. The development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity
31. Public and private roads are to be clearly indicated on all layout plans submitted. The road reserves must be clearly indicated on all plans submitted for approval. The cadastral layout can only be approved if the road reserves have been included on plans and approved by CES.
32. The private roads and the associated stormwater and private open spaces are to be registered as private and transferred to the HOA/BC, or other relevant governing or controlling body. Public roads must be transferred to the George Municipality.
33. If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dir. CES together with any other approving authority, and who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the Dir. CES and/or relevant authority are to be implemented by the developer. All costs involved will be for the developer.
34. Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
35. The discharge of surface stormwater is to be addressed by the developer. Condition 11 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done on line with the available stormwater master plans.

36. All proposed Public Open Spaces are to be landscaped and finished to the satisfaction of the Dir: Environmental Services and the Dir:CES where this falls within a road reserve.
37. Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
38. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
39. No private parking will be allowed in the road reserve.
40. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 11 applies.
41. As only a general layout has been provided, with no dimensions indicated, the developer is to take note that all road reserve widths are to be in accordance the Red Book: The Neighbourhood Planning and Design Guide (Red Book): Creating Sustainable Human Settlements, 2019 standards. The width of road reserves is to be approved by the Dir: CES before the final layout can be approved. Minimum width of Municipal road reserve is 10 m and for panhandle erven access is 4 m.
42. The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
43. The developer may be required to construct certain roads in lieu of a financial contribution towards the George Master Plan roads. All roads required for access to the development will have to be fully completed prior to the approval of any transfers/rates clearances. The developer's financial contribution towards the roads in the George Master Plan will be determined in accordance with the applicable financial cost sharing model.
44. Should it be required, the developer is to cede any portion of property required for public road reserve, free of charge, to the relevant authority.
45. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

46. The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
47. The amounts of the development contributions are reflected on the attached calculation sheet (Annexure H) dated 08/11/2021 and are as follows:

Electricity: R170 052,89 Excluding VAT



48. The total amount of the development charges of R170 053, Excluding VAT shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
49. Any amendments or additions to the approved development parameters which might lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
50. As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R170 053, Excluding VAT shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of Condition 48 above.
51. Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
52. All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered electrical contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
53. Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the Consent use approval with regards to Guest houses, School or Hotels are subject to the submission and approval of building plans, which shall include a detailed Site Development Plan (SDP), indicating proposed land use changes to the erf/erven. The SDP should, but not limited to, address all internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic.
54. Any, and all, costs directly related to the development remain the developers' responsibility.
55. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 52 applies.



56. Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 52 applicable)
57. Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 52 applicable)
58. Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 52 applicable)
59. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
60. The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
61. Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
62. The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
63. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
64. The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
65. No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
66. The developer will be responsible to submit an Electrical Services Report for the development for the approval by the ETS. All the required electrical upgrades required on the Municipal electrical distribution network must be listed within the Electrical Services Report and will be for the cost of the developer. The developer will have to adhere to the Electrical Services Report. However, the preliminary designs, followed by the detailed designs, will only be finalised once the site development plan is approved. Condition 52 applies.
67. Each new portion created must have separate electrical connection and it may not cross any other portion. Each consumer will have to enter into a separate supply agreement with the Municipality. For new consolidated erven it will be the responsibility of the owner/developer to make the necessary arrangements with the Electrotechnical Services Department to remove all the unused electrical services. All costs will be for the owner/developer.
68. The Electrotechnical Services will not be responsible for the installation, maintenance, energy consumption or any other costs related to streetlights, or other lighting, within the development or along any other private road.



69. All streetlights along municipal public roads are to be designed by a registered consulting engineer in accordance with Council specifications. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered electrical contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer.
70. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
71. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
72. A dimensioned layout plan indicating the proposed accesses to the municipal substations and other electrical infrastructure must be submitted to and approved by the Dir. ETS and Dir. CES to allow the municipality access with their LUVs and/or Crane Truck to their infrastructure for the purposes of maintenance and/or upgrading. The access should allow for internal link roads in the development to enable the ETS unhindered access to their internal infrastructure.
73. The developer the association, and/or an owner of an erf shall see to it that no Small Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
74. Neither the Developer or the HOA or a property owner are allowed to distribute electricity across property boundaries.
75. All electrical infrastructure downstream of the electrical supply point, the LV breaker in the low-voltage kiosk, will remain the responsibility of the various owners/developer. The electrical network above the LV breaker will be deemed part of the George Municipality distribution network and will be transferred to the municipality at no cost, who will assume responsibility for the maintenance thereof.
76. All the MV/LV work must be installed and be funded by the developer as no DCs are levied for this network.
77. Where DCs have been applied for a particular section of the network, but the developer is requested to install and fund a part of the section of network, such work will be credited against DCs calculated.

You have the right to appeal to the Appeal Authority against the decision/conditions of approval of the Eden Joint Municipal Planning Tribunal – George Municipality, in terms of Section 79(2) of the George Municipality's By-law on Municipal Land Use Planning.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Municipal Manager, P O Box 19, George, 6530 or Directorate: Planning, 5th floor, Civic Centre, York Street, George **on or before 25 March 2022** and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. *Please also note that the appeal must be e-mailed to the administrative officer mentioned above.*



The notice must be served in accordance with section 115 of the Municipal Systems Act and in accordance with the additional requirements as may be determined by the Municipality. The notice must allow persons 21 days from date of notification of the appeal to comment on the appeal. Proof of the notification must be submitted to the Municipality, within 14 days of the date of notification.

An appeal that is not lodged within the timeframe or that does not comply with Section 80 of the George Municipality's By-law on Municipal Land Use Planning will be deemed invalid.

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

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

Yours faithfully



C PETERSEN

SENIOR MANAGER: TOWNPLANNING

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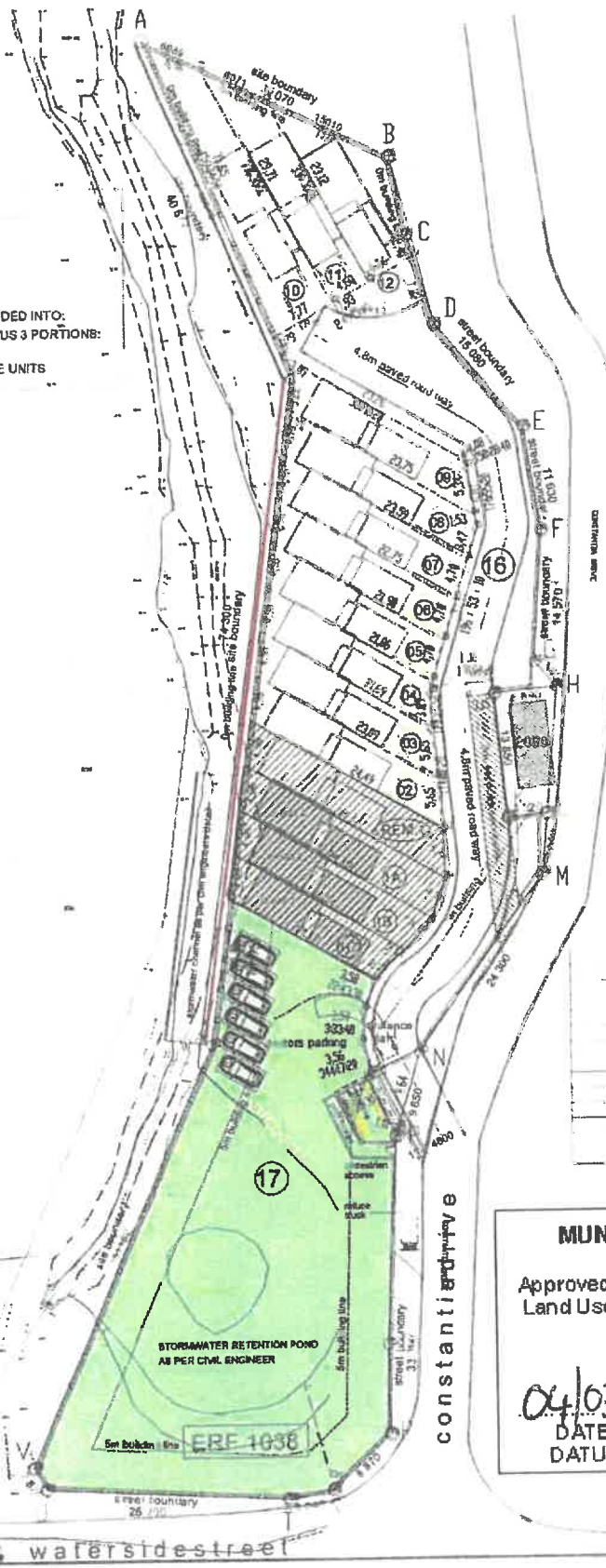
ANNOTATION NOTES:

EXISTING / APPROVED ZONING

- GROUP HOUSING
- OPEN SPACE

AMENDMENT

- PORTION 1 - TO BE SUBDIVIDED INTO: REMAINDER PORTION 1, PLUS 3 PORTIONS: 1A, 1B & 1C
- ADDITIONAL GROUP HOUSE UNITS



UNITS			
TYPE 1 (2 bedroom, shared bathroom)			
ground	first	total	
55	58	113	
TYPE 2 (2 bedroom, separate bathroom)			
55	60	115	
TYPE 3			
55	60	33	148

Number	Classification	Area
REMAINDER 1 GROUP HOUSING		113
1A GROUP HOUSING		113
1B GROUP HOUSING		106
1C GROUP HOUSING		82
2 GROUP HOUSING		105
3 GROUP HOUSING		102
4 GROUP HOUSING		97
5 GROUP HOUSING		98
6 GROUP HOUSING		102
7 GROUP HOUSING		108
8 GROUP HOUSING		109
9 GROUP HOUSING		110
10 GROUP HOUSING		108
11 GROUP HOUSING		121
12 GROUP HOUSING		121
13 INTERNAL ROAD		7.15
14 OPEN SPACE		1405
15 ACCESS SERVITUDE		76

PRIVATE OPEN SPACE CALCULATIONS

OPEN SPACE 01 (between driveways)	153
OPEN SPACE 02 (open braai ovens)	177
OPEN SPACE 03 (next to private road reserve)	60
OPEN SPACE 04 (below flood level, at retention pond)	1405
TOTAL OPEN SPACE	1895

TOTAL UNITS	148
AREA PER UNIT	120
REQUIRED	50
AREA REQUIRED	750
BALANCE	1065

ERF 1038, WILDERNESS SCHEDULE OF AREAS

	m ²
1. SITE AREA	4727
2. NUMBER OF UNITS	15
3. UNIT FOOTPRINT AREA	70
4. COVERAGE AREA	1050
5. COVERAGE	22%
6. GROUND BUILDING AREA	2220
7. BULK FACTOR	0.52
8. PARKING PROVIDED	2 per unit
9. VISITOR'S BAYS	0.25 per unit
10. UNITS NUMBER OF	15
11. VISITOR'S BAYS NUMBER	3.75
12. TOTAL PARKING BAYS REQUIRED	19 bays

MUNICIPALITEIT GEORGE MUNICIPALITY

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

04/03/2022 **DEPUTY DIRECTOR: PLANNING**
DATUM **ADJUNK DIREKTEUR: BEPLANNING**

SITE DEVELOPMENT PLAN
SCALE 1:500



AMENDED SITE DEVELOPMENT PLAN FOR ERF 1038, CONSTANTIA DRIVE WILDERNESS

SITE DEVELOPMENT PLAN TO ACCOMMODATE UNITS 13 - 15

<input type="checkbox"/> 394	<input type="checkbox"/> 001 20	<input type="checkbox"/> 001 20
<input type="checkbox"/> 1:500	<input type="checkbox"/> 15%	<input type="checkbox"/> 15%
	<input type="checkbox"/> AUG 2019	<input type="checkbox"/> MO



Keith Meyer
Senior Land Use Regulator
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Bepanning en Ontwikkeling Planning and Development

Collaborator No.: 1835126
Reference / Verwysing: Erf 1038 Wilderness
Date / Datum: 28 March 2022
Enquiries / Navrae: Keith Meyer

planserv@icon.co.za

Planning Services

SUBDIVISION AND DEPARTURE: PORTION 1 OF ERF 1038, c/o CONSTANTIA DRIVE AND WATERSIDE ROAD, WILDERNESS

Abovementioned application as well as the municipality's decision letter dated 4 March 2022 (copy attached) in this regard refers.

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

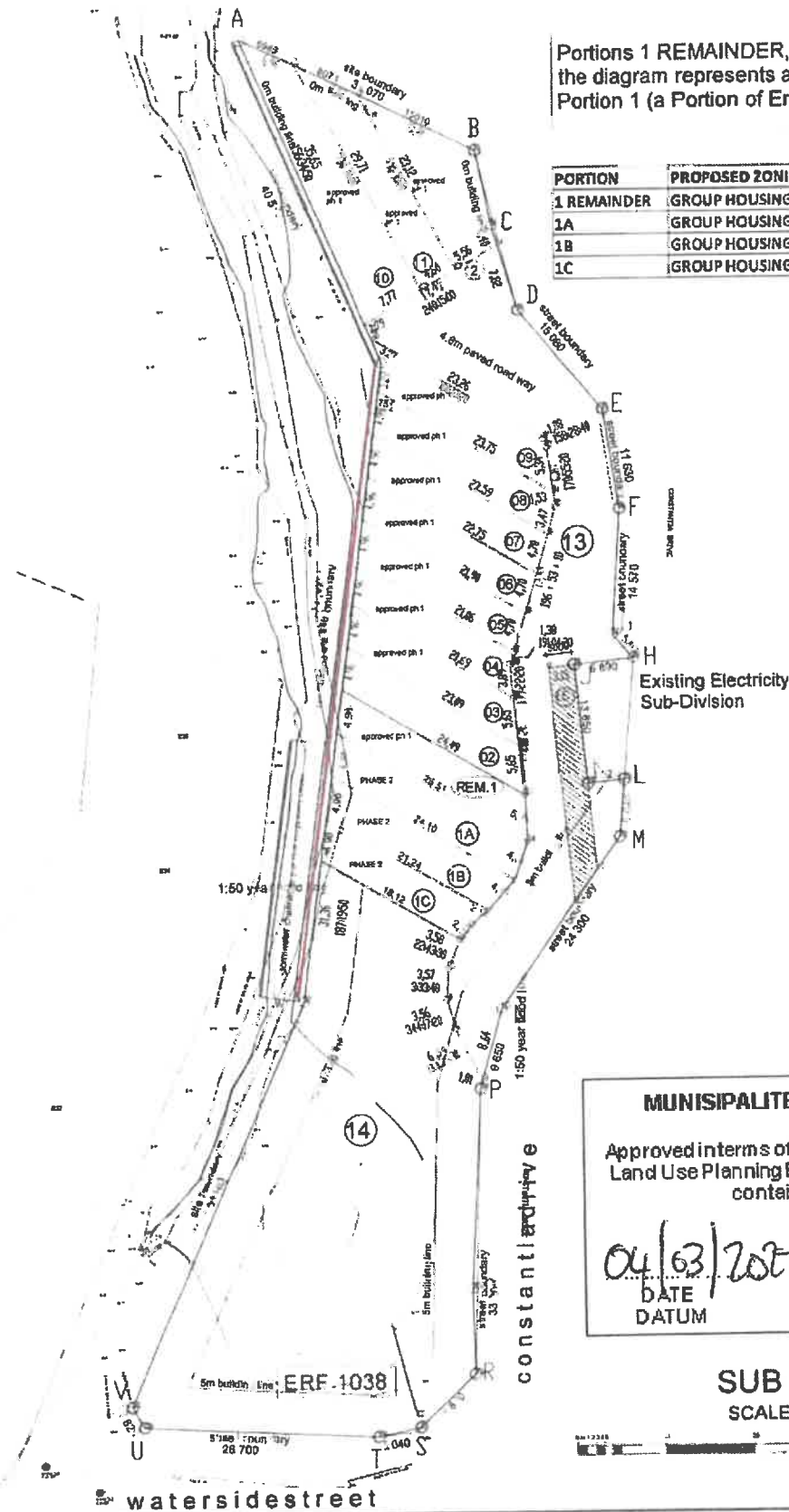
Yours faithfully

C PETERSEN
SENIOR MANAGER: TOWN PLANNING

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Portions 1 REMAINDER, 1A, 1B and 1C depicted in the diagram represents a proposed subdivision of Portion 1 (a Portion of Erf 1038, Wilderness)

PORTION	PROPOSED ZONING	AREA (m ²)
1 REMAINDER	GROUP HOUSING	115
1A	GROUP HOUSING	115
1B	GROUP HOUSING	106
1C	GROUP HOUSING	92



MUNISIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 60, of the George Municipality Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.
 04/03/2021
 DATE / DATUM: 04/03/2021
 DEPUTY DIRECTOR: PLANNING / ADJUNK DIREKTEUR: BEPLANNING

SUB DIVISION PLAN
 SCALE 1:500