



Municipal Manager  
P O Box 19  
George  
6530

Ref: Re/52/195

30 January 2023

Sir

**APPLICATION FOR REZONING AND SUBDIVISION: REMAINDER OF PORTION 52  
OF THE FARM KRAAIBOSCH 195**

Attached hereto, please find an application in terms of

- Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2015 for the rezoning of the Remainder of Portion 52 of the Farm Kraaibosch 195 to a Subdivision Area to allow for
  - an estate development consisting of 174 Single Residential Zone II erven (Group housing which will be developed at a density of approximately 18 units per hectare), 1 Single Residential Zone II erf (Community facilities consisting of a clubhouse, gymnasium, coffee shop, hall for meetings and medical rooms), 9 Single Residential Zone II erven (Private open space) and 4 Single Residential Zone II erven (Private street); and
  - 1 Transport zone II erf (Public street).
- Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2015 for the subdivision of the Subdivision Area into a
  - Portion A with a Residential Zone II zoning;
  - Portion B with a Residential Zone II zoning;

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SACPLAN REG No. A/1386/2010

- Portion C with a Residential Zone II zoning; and
- Portion D with a Residential Zone II and Transport Zone II zoning
- Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2015 for the subdivision of Portion A into 76 Single Residential Zone II erven consisting of
  - 68 Single Residential Zone II erven (Group housing erven);
  - 1 Single Residential Zone II erven (Community facilities consisting of a clubhouse, gymnasium, coffee shop, meeting hall and medical rooms);
  - 4 Single Residential Zone II erven (Private open space); and
  - 3 Single Residential Zone II erven (Private street).

Your prompt consideration of the application will be appreciated.

Yours faithfully

A handwritten signature in black ink, appearing to read 'J. Vrolijk', written in a cursive style.

**Jan Vrolijk**

**MOTIVATION REPORT**  
**APPLICATION FOR REZONING AND SUBDIVISION**  
**REMAINDER OF PORTION 52 OF THE FARM KRAAIBOSCH 195**

30 January 2023



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## MOTIVATION REPORT: REZONING AND SUBDIVISION: REMAINDER OF PORTION 52 OF THE FARM KRAAIBOSCH 195

### 1. BACKGROUND

An application for the rezoning and subdivision of the Remainder of Portion 52 of the Farm Kraaibosch 195 was approved by the George Municipality on 5 November 2013. In terms of the approval, the following applications were approved:

(a) *Hersonering ingevolge Artikel 17 van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ordonnansie 15 van 1985), van die Restant van Gedeelte 52 van die plaas Kraaibosch 195, Afdeling George vanaf “Landbousone 1” na ‘n “Onderverdelingsgebied” om die volgende toe te laat:*

- (i) *1 Residensiële Sone III (dorpsbehuising) erf van 1.4286ha met ‘n digtheid van ongeveer 35 eenhede/ha;*
- (ii) *1 Residensiële Sone II (groepbehuising) erf van 7,0607ha in grootte teen ‘n digtheid van ongeveer 26 eenhede/ha;*
- (iii) *1 Vervoersone II (publieke pad) erf van 0.7520ha; en*
- (iv) *1 Oopruimte Sone II (privaat oopruimte) erf van 2.1639 ha;*

*met ‘n totale digtheid van 20,44 eenhede/ha;*

(b) *Onderverdeling ingevolge Artikel 24 soos saamgelees met Artikel 22 van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ordonnansie 15 van 1985), van die Onderverdelingsgebied soos volg:*

- (i) *Gedeelte “A”: Groot: 1,4286ha: “Residensiële Sone III”;*
- (ii) *Gedeelte “B”: Groot: 7,0607ha: “Residensiële Sone “II”;*
- (iii) *Gedeelte “C”: Groot: 0.7520ha: “Vervoersone II” (Openbare pad);*
- (iv) *Gedeelte “D”: Groot: 2.1639 ha: “Oopruimtesone II” (Openbare pad):*

- (c) *Afwyking ingevolge Artikel 15 van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ordonnansie 15 van 1985) van Regulasie 3.4.2. van die Artikel 8 Soneringskema Regulasies, 1988 om die maksimum digtheid van die Groepbehuisingperseel (Gedeelte B) van 20 eenhede/ha tot ongeveer 26 eenhede/ha te verhoog;*
- (d) *Afwyking ingevolge Artikel 15 van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ordonnansie 15 van 1985) van Regulasie 3.4.4(e) van die Artikel 8 Soneringskema Regulasies, 1988 om die maksimum grootte van die Groepbehuisingperseel (Gedeelte B) van 2ha tot 7,0607ha te verhoog;*
- (e) *Vergunningsgebruik, ingevolge Regulasie 4.6 van die Artikel 8 Soneringskema Regulasies, 1988 om 'n Aftree-oord op die Groepbehuisingperseel (Gedeelte B) te ontwikkel;*
- (f) *Die verdere onderverdeling ingevolge Artikel 24 van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ordonnansie 15 van 1985), van Gedeelte "B" (Residensiële Sone II: Aftree-oord) in die volgende gedeeltes:*
  - (i) *1 erf vir die ontwikkeling van 40 bed versorgings-/ontspanningsdiens en 40 bed versorgingskamers (gelykstaande aan 13 wooneenhede);*
  - (ii) *171 erwe elk vir die ontwikkeling van 1 aftree wooneenheid;*
  - (iii) *7 erwe vir die ontwikkeling van privaat oopruimtes;*
  - (iv) *1 erf vir die ontwikkeling van 'n privaat straat.*

The approval dated 5 November 2013 is attached hereto as **Annexure "A"**.

The following application was approved by the George Municipality on 30 September 2015:

"1. That the approval letter applicable to the Farm Kraaibosch 195/52, Division George, dated 26 June 2014, BE AMENDED in terms of Section 42 (3) of the Land Use Planning Ordinance, 1985 (Ord 15 of 1985) to read as follows"

- (a) *The phasing of the development in terms of Condition 3 of the approval granted on 12 September 2013:*

- (i) *Phase 1: September 2015 to September 2016;*
  - (ii) *Phase 2: September 2016 to December 2017;*
  - (iii) *Phase 3: January 2018 to December 2018; and*
  - (iv) *Phase 4: January 2019 to 26 June 2019;*
- (b) *Subdivision in terms of Section 25 of LUPO to subdivide the Farm Kraaibosch 195 into Portions A to E in order to permit the above development phasing;*
- (c) *Subdivision in terms of Section 25 of LUPO of Portion A of the development to allow for 50 Residential Zone III erven comprising 49 town housing erven and 1 private road, 1 Residential Zone II erf for 1 private road and 1 Transport Zone II erf for a public road;*
- (d) *Consent use in terms of Section 4.6 of the Section 8 Zoning Scheme Regulations, 1988 to permit Group Housing units on 25 of the abovementioned town housing erven;*
- (e) *The Site development Plan for the abovementioned Phase 1 (Portion A) of condition 2 of the approval granted on 12 September 2013;”*

The approval of 30 September 2015 referred to above is attached hereto as **Annexure “B”**. The approval of 26 June 2014 referred to in point 1 of the approval dated 30 September 2015 above is attached hereto as **Annexure “C”**.

Following an inquiry addressed to the George Municipality, a letter was received from the George Municipality dated 17 May 2019 confirming that the approval issued on 30 September 2015 expires on 30 September 2020. A copy of this confirmation letter is attached hereto as **Annexure “D”**.

In terms of a municipal letter dated 16 April 2021 the approval period was subsequently extended to 7 November 2024. A copy of the approval letter dated 16 April 2021 is attached hereto as **Annexure “E”**. Whereas the previous approvals made provision for the development to be undertaken in four phases the extension approval only made provision for the



development to be developed in two phases. An application has since been approved by the George Municipality to implement the development approval once again in four phases. A copy of this approval letter dated 17 October 2022 is attached hereto as **Annexure “F”**.

Since the approval was extended and the amended phasing approved, Phase 1 was transferred and the servicing and registration of the individual erven in Phase 1 has since commenced.

It is now the intention of the owner to continue with the phased development of the remaining extent of the Remainder of Portion 52 of the Farm Kraaibosch 195.

## **2. DEVELOPMENT PROPOSAL**

### **2.1 Introduction**

As stated in point 1 above it is now the owner's intention to continue with the development of the Remainder of Portion 52 of the Farm Kraaibosch 195. It is the intention of the owners to develop the Remainder of Portion 52 of the Farm Kraaibosch 195 in the three phases as approved on 17 October 2022 (**Annexure “F”**). It is the intention to start with the development of Phase 1 of the three phases as soon as possible.

After several meetings between the officials of the George Municipality, the developer's representatives, and town planner with regards the development proposal for Phase 1 the conclusion was reached that the original development approval dated 5 November 2013, with specific reference to approval (f) made provision for the development of a retirement village on the Remainder of Portion 52 of the Farm Kraaibosch 195 which forms the subject of this application. Approval (f) refers specifically to a retirement home, care / recreation service, care rooms and retirement living units which, according to the municipality's interpretation, means that the Remainder of Portion 52 of the Farm Kraaibosch 195 must be developed as a retirement village. This requirement forms an integral part of all subsequent approvals. As it is not the intention to develop the Remainder of Portion 52 of the Farm Kraaibosch 195 as a retirement village the official requested that a new application as set out in point 3 of this Motivation Report be submitted for approval.

It is as such the intention of the developer to rezone the Remainder of Portion 52 of the Farm Kraaibosch 195 to a Subdivision Area to allow for an eventual estate development consisting of 174 Single Residential Zone II erven (Group housing which will be developed at a density of approximately 18 units per hectare), 1 Single Residential Zone II erf (Community facilities consisting of a clubhouse, gymnasium, coffee shop, hall for meetings and medical rooms), 9 Single Residential Zone II erven (Private open space), 4 Single Residential Zone II erven (Private street) and 1 Transport Zone II erf (Public street). The proposed layout plan indicating the 188 Single Residential Zone II erven and 1 Transport Zone II erf (Public Street) is attached hereto as **Annexure "G"**.

The estate development will be developed in three phases as per the approval letter dated 17 October 2022 attached hereto as **Annexure "F"**. To allow for the development to be undertaken in three phases it is proposed to subdivide the Remainder of Portion 52 of the Farm Kraaibosch 195 into a Portion A, B, C and D as indicated on the subdivision plan attached hereto as **Annexure "H"**. Portions A and B will be developed as Phase 1, whilst Portion C and D will be developed as Phases 2 and Phase 3 respectively.

The municipality is requested to word the approval conditions laid down in terms of Section 66 of the By-law on Land Use Planning for George Municipality, 2015 in such a way that it grants permission for the surveying, development and the provision of services, to take place per phase, as proposed.

In terms of the development proposal, Phase 1 is to consist of 76 Single Residential Zone II erven consisting of

- ⇒ 68 Single Residential Zone II erven (Group housing erven) (Portions 2 to 12, 14 to 35, 37 to 39, 41 to 50, 52 to 55, 57 to 68 and 70 to 75);
- ⇒ 1 Single Residential Zone II erven (Community facilities consisting of a clubhouse, gymnasium, coffee shop, meeting hall and medical rooms) (Portion 1);
- ⇒ 4 Single Residential Zone II erven (Private open space) (Portions 36, 40, 51 and 69); and
- ⇒ 3 Single Residential Zone II erven (Private street) (Portions 13, 56 and 76).

A copy of the proposed subdivision plan making provision for the 76 erven is attached hereto as **Annexure “I”**.

Detail subdivision applications will be submitted for Phases 2 and 3 in due course.

The different land uses proposed in Phase 1 will be discussed in more detail in the following points.

## **2.2 Single Residential Zone II (Group housing) (Portions 2 to 12, 14 to 35, 37 to 39, 41 to 50, 52 to 55, 57 to 68 and 70 to 75)**

Phase 1 will make provision for 68 Single Residential Zone II erven on which group housing units is to be developed. The portion of the property that will be developed for the purposes has an area of approximately 2,9271 hectares. This therefore means that the 68 Single Residential Zone II (Group housing) erven will be developed at a density of approximately 23 units per hectare. The area of the group housing erven, excluding open spaces and streets amount to 1,8948 hectares. The group housing erven will thus have an average size of approximately 278m<sup>2</sup>.

The street layout of Phase 1 is in accordance with the applications that have been approved since 5 November 2013. Minor changes have made to the internal erf boundaries of the group housing erven to allow for the development of group housing of various sizes. The layout plans attached hereto as **Annexure “J”** gives an indication of the development proposed for Phase 1. Detail plans, which will address all land use planning parameters, will be prepared for the site development plan approval process, which will have to be followed once the application has been approved. Architectural guidelines will be submitted as part and parcel of the site development plan submission.

## **2.3 Single Residential Zone II (Community facilities consisting of a clubhouse, gymnasium, coffee shop, meeting hall and medical rooms) (Portion 1)**

In terms of the original application and approvals it was the intention to develop a retirement village on the Remainder of Portion 52 of the Farm 195. Retirement home care facility with a

recreation service, care rooms and retirement living units were to form an integral part of the previously proposed retirement village. As it is no longer the intention to develop the erf with a retirement village this facility no longer forms part of this new application.

The owners are however of the opinion, because of the size of the development, that there is a need for a clubhouse for the residents and the homeowners to gather and have meetings. It is furthermore the intention of the owners to provide supporting facilities in the form of a small coffee shop and a small gymnasium, which will be developed in association with the clubhouse, to the residents of Glen Village Country Estate. Parking spaces will also be provided on this portion. The possibility to have a medical practitioner on site to attend to the wellbeing of the residents is also being investigated.

It is however the intention to keep this area to a minimum size and the erf intended to be used for this purpose will have an area of approximately 2 899m<sup>2</sup>. The building/s to be erected will be single storey buildings which will architecturally comply with the proposed Architectural guidelines for The Glen Village Country Estate. From an aesthetic point of view this proposal will thus form an integral part of the aesthetic appearance of the village.

As the erf on which the development is proposed can only be accessed from inside the access-controlled entrance, the facilities will be restricted to the residents of the Glen Village Country Estate.

#### **2.4 Single Residential Zone II (Private open space) (Portion 69 to 72)**

In terms of the development proposal 4 private open space erven are proposed within Phase 1. The four private open space erven forms part of a wider interleading open space system running from north to south through the whole development linking with the open space proposed to the south of the public street. The private open spaces in Phase 1 will have an area of approximately 1 797m<sup>2</sup>. The four open spaces will be landscaped in accordance with a landscape plan to be submitted as part of the Site Development Plan submission which will follow the approval of the application.

#### **2.5 Single Residential Zone II (Private Street) (Portions 73 and 74)**

All streets within Phase 1 will be registered as private streets. The widths of the private streets are indicated on the subdivision plan attached as **Annexure “I”**. Phase 1 will obtain access via the proposed entrance access control structure to the townhouse development which is at present being constructed. The private streets resulting from the development of this phase will be registered in the name of the Glen Village Country Estate Owners’ Association who will be responsible for the management and maintenance of the private streets. As Phase 1 will also make use of the main entrance access control structure the Glen Village Country Estate Owners’ Association will also be a member of the Glen Village Country Estate Master Owners’ Association. The Constitutions for both the Associations have already been approved by the George Municipality on 29 August 2022.

## **2.6 Proposed Owners’ Association Constitution**

The proposed constitution of the Glen Village Country Estate Owners’ Association and Glen Village Country Estate Master Owners’ Association has already been approved by the George Municipality on 29 August 2022.

## **2.7 Architectural Guidelines, Site Development Plan and Landscape Plan**

Architectural guidelines and the Site Development Plan and Landscape Plan for Phase 1 will be submitted for consideration and approval once the applications as listed in point 3 below has been approved.

## **2.8 Street names**

The four streets proposed within Phase 1 will be registered as private streets. The proposed street names for the four streets are shown on the subdivision plan attached hereto as **Annexure “I”**. The following street names are proposed:

- Kamma Street;
- Selons Street,
- Langvlei Crescent, and

- Smalblaar Street

## 2.9 Phasing of development proposal

Due to the size and scope of Phase 1 it will be developed as a single phase.

## 3. APPLICATION

- Application is made in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2015 for the rezoning of the Remainder of Portion 52 of the Farm Kraaibosch 195 to a Subdivision Area to allow for
  - ⇒ an estate development consisting of 174 Single Residential Zone II erven (Group housing which will be developed at a density of approximately 18 units per hectare, 1 Single Residential Zone II erf (Community facilities consisting of a clubhouse, gymnasium, coffee shop, hall for meetings and medical rooms), 9 Single Residential Zone II erven (Private open space) and 4 Single Residential Zone II erven (Private street); and
  - ⇒ 1 Transport zone II erf (Public street).
- Application is made in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2015 for the subdivision of the Subdivision Area into a
  - ⇒ Portion A with a Residential Zone II zoning;
  - ⇒ Portion B with a Residential Zone II zoning;
  - ⇒ Portion C with a Residential Zone II zoning; and
  - ⇒ Portion D with a Residential Zone II and Transport Zone II zoning.
- Application is made in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2015 for the subdivision of Portion A into 76 Single Residential Zone II erven consisting of



- ⇒ 68 Single Residential Zone II erven (Group housing erven) (Portions 2 to 12, 14 to 35, 37 to 39, 41 to 50, 52 to 55, 57 to 68 and 70 to 75);
- ⇒ 1 Single Residential Zone II erven (Community facilities consisting of a clubhouse, gymnasium, coffee shop, meeting hall and medical rooms) (Portion 1);
- ⇒ 4 Single Residential Zone II erven (Private open space) (Portions 36, 40, 51 and 69); and
- ⇒ 3 Single Residential Zone II erven (Private street) (Portions 13, 56 and 76).

The application form for the application for rezoning and subdivision is attached hereto as **Annexure "K"**.

#### **4. OWNERSHIP**

##### **4.1 Property description**

The property which forms the subject of this application is known as the Remainder of Portion 52 of the Farm Kraaibosch 195.

##### **4.2 Registered owner**

The Remainder of Portion 52 of the Farm Kraaibosch 195 is registered in the name of Quickstep 442 (Pty) Ltd Reg no 2003/001056/07.

##### **4.3 Title Deed**

The Title Deed T27922/2003, the title deed of the Remainder of Portion 52 of the Farm Kraaibosch 195, is attached hereto as **Annexure "L"**.

##### **4.4 Power of Attorney**

A Company Resolution authorizing Gregory Robert Young in his capacity as Director of Quickstep 442 (Pty) Ltd Reg no 2003/001056/07 to appoint Jan Vrolijk Stadsbeplanner/Town

Planner to deal with the applications set out in point 2 of this Motivation Report is attached hereto as **Annexure “M”**.

A "Disclosure Certificate: Companies and Close Corporations" showing the names of the Directors of Quickstep 442 (Pty) Ltd Reg no 2003/001056/07 is attached hereto as **Annexure “N”**.

A Power of Attorney whereby Jan Vrolijk Town Planner/Town Planner is authorized by Gregory Robert Young in his capacity as the nominated Director of Quickstep 442 (Pty) Ltd Reg no 2003/001056/07 to appoint Jan Vrolijk Town Planner/Town Planner to attend to the applications set out in point 2 of this Motivation Report is attached hereto as **Annexure “O”**.

#### **4.5 Bondholder's consent**

There is no bond registered over the Remainder of Portion 52 of the Farm Kraaibosch 195.

#### **4.6 Conveyancer's certificate**

A Conveyance Certificate for the Remainder of Portion 52 of the Farm Kraaibosch 195 is attached hereto as **Annexure “P”**.

### **5. GENERAL INFORMATION REGARDING THE REMAINDER OF PORTION 52 OF THE FARM KRAAIBOSCH 195**

#### **5.1 Location**

The Remainder of Portion 52 of the Farm Kraaibosch 195 is located to the south-east of the Glenwoodlaan smallholdings, to the east of the George Riding Club and to the north of Kraaibosch Estate.

The location of the portion is shown on the plan attached hereto as **Annexure “Q”**. The aerial photograph attached hereto as **Annexure “R”**. shows the location of the Remainder of Portion 52 of the Farm Kraaibosch 195 in relation to the surrounding area.

## 5.2 Existing land uses

The Remainder of Portion 52 of the Farm Kraaibosch 195 which forms the subject of this application is vacant and is currently used for no purposes.

## 5.3 Extent

The Remainder of Portion 52 of the Farm Kraaibosch 195 which forms the subject of this application has an area of approximately 9,6669 hectare. Phase 1 has an area of approximately 2,9271 hectare.

## 5.4 Current zoning

The Remainder of Portion 52 of the Farm Kraaibosch 195 which forms the subject of the application is zoned a Subdivisional Area in terms of approvals issued on 5 November 2013, 30 September 2015 and 16 April 2021.

## 5.5 Surveyor General Diagram

A copy of the Surveyor General Diagram for the Remainder of Portion 52 of the Farm Kraaibosch 195 is attached hereto as **Annexure "S"**.

# 6. DESIRABILITY OF THE APPLICATION FOR REZONING AND SUBDIVISION OF THE REMAINDER OF PORTION 52 OF THE FARM KRAAIBOSCH 195

## 6.1 Introduction

The term "desirability" in the land use planning context, may be defined as the degree of acceptability of the land use(s) on the land units concerned. The desirability of the intended land use change should be discussed with reference to the aspects listed below.

- Physical characteristics of the site.

- The proposed main 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 application for rezoning and subdivision can be regarded as being desirable as far as the mentioned aspects are concerned.

## **6.2 Physical characteristics of the property**

### **6.2.1 Topography**

The Remainder of Portion 52 of the Farm Kraaibosch 195 has an evenly downward slope in a south-easterly direction. The slope places no restriction on the development proposal. The portion is therefore fully developable from a topographical point of view and there are no topographical features that could have a negative impact on the proposed development.

### **6.2.2 Soil conditions**

The geological map of George and its surrounds as included in the George and Environs Urban Structure Plan indicates that the Maalgaten and related granites prevail across the property. According to the structure plan the topsoil over the granite is deep and consists mostly of silt-like sand that in places occurs directly on a ferricrete layer itself inter layered with the topsoil and underlying brown or orange-coloured clays. These clays are the direct weathering product of granite formations. The surface conditions of the site forming the subject matter of this application thus comprise of sediment clayey silt and silt-like sand that cover residual clayey soil. A gravel stratum of varying thickness is found at the base of the sediments.

The sediments comprise of medium compact, dark brown to black silt-like sand and clayey silt. The material revealed varying degrees of plasticity across the terrain which indicates that the clay and silt contents of it vary from position to position. The clay has expanding qualities which may cause problems with foundations and structures. However, this aspect could be addressed by proper structural design and therefore does not place any obstacle on the development of this property.

There is also no evidence of any fill-in areas on the portion which might impact negatively on the proposed development.

### 6.2.3 Vegetation

The Remainder of Portion 52 of the Farm Kraaibosch 195 was previously used for forestry purposes. The plantation has since been harvested and the tree roots have been removed. The property is currently overgrown with wild grasses and Wattle saplings. No other vegetation occurs on the section.

### 6.2.4 Drainage pattern

As has already been indicated in paragraph 6.2.1 above, the property has a downward slope in a south-easterly direction towards the Modderrug River which originates on the eastern adjoining property. Drainage therefore naturally takes place in a south-easterly direction. The handling of storm water runoff is addressed in more detail in the Civil Services Report of Cobus Louw Professional Engineer which has already been approved for the proposed development.

The development proposal is therefore not affected by any drainage problems.

### 6.2.5 Floodline

The Remainder of Portion 52 of the Farm Kraaibosch 195 does not front on the Modderrug River and is therefore not subject to any flood lines.

### 6.2.6 Summary

The physical characteristics of the Remainder of Portion 52 of the Farm Kraaibosch 195 is of such a nature that there is no reason why the development proposal cannot be supported.

### **6.3 Density proposed in terms of the development proposal**

In terms of the development proposal, Phase 1 will have a development density of 23 units per hectare whilst the total development as proposed will have a development density of 18 units per hectare.

### **6.4 Main proposed land uses**

The main land uses that are proposed have been discussed in detail in point 2 above.

### **6.5 Compatibility of development proposal with existing planning documentation and policies**

#### **6.5.1 Introduction**

Different planning documents apply to the application and the desirability/reconcilableness of the application regarding each of these documents will subsequently be discussed.

#### **6.5.2 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"; en
- "Good administration".



Different development principles are identified under each of the 5 abovementioned principles which must be applied when a land use application is to be evaluated. The proposed application for rezoning and subdivision will subsequently be evaluated on each of the principles.

Spatial justice		
Criteria	Compliance	Planning Implication
Past spatial and other development imbalances must be redressed through improved access to and use of land.	Not applicable	Undeveloped land will be developed for residential purposes in terms of this development proposal. The development proposed by virtue of this application's target market is the middle to high income groups.
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.	Not applicable	All though this criterion is not applicable to this specific development proposal, the George Municipality approved a Spatial Development Framework for the George Municipal Area in 2019. This document contains development proposals for all areas within the George Municipal boundaries. The development proposal is in keeping with the mentioned framework. Through this development, many temporary and permanent jobs will be created. Furthermore, the development will provide the opportunity for the George Municipality to generate additional income which can be used for service delivery which will contribute to the improvement of the quality of life of all the resident of George. The development will therefore make a positive contribution to the improvement of the quality of life of every resident of George.
Spatial planning mechanisms, including land use schemes, must incorporate provisions	Not applicable	The George Municipality has adopted the George Integrated Zoning Scheme By-law, 2017, which incorporates

that enable redress in access to land by disadvantaged communities and persons.		planning mechanisms that facilitate development on erven owned by previously disadvantaged communities. A special residential zoning has been created in the by-law which makes it possible for the disadvantaged community to erect shelters and house shops on these erven. Furthermore, less restrictive land use restrictions are also applicable to these erven. The George Integrated Zoning Scheme By-law, 2017 therefore contains provisions that enable and facilitate the development of land belonging to disadvantaged persons. As a result of the high infrastructure costs to service erven in the Kraaibosch area, it is inevitable that the development that is targeted in terms of the development proposal on the Remainder of Portion 52 of the Farm Kraaibosch 195 is aimed at the middle to higher income groups.
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.	Comply	The George Municipality approved a Spatial Development Framework for the George Municipal Area in 2019 as well as Local Spatial Development Framework for various areas within the George Municipal area. The George Municipality has also adopted the George Integrated Zoning Scheme By-law, 2017 for the municipal area. These documents are applicable to all areas in the George Municipal area and include provisions that are flexible and appropriate for the management of disadvantaged areas and informal settlements. This criterion is however not applicable to this specific application.
Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal areas.	Not applicable	The George Municipality approved a Spatial Development Framework for the George Municipal Area in 2019 which includes provisions that accommodate access to secure tenure and incremental upgrading of informal

		areas. This criterion is however not applicable to this specific development proposal.
A Municipal Planning Tribunal, considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of this application.	Comply	As far as the applicant is aware the discretion and decision-making of the Eden Joint Municipal Planning Tribunal – George Municipality, when considering applications, is not solely limited or restricted, by the value of land or property affected by the outcome of an application. As far as known all principles as listed in Section 7 of the "Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)" are taken into consideration in the decision-making process. This application will as far as known be evaluated on the principles of desirability to the proposed subdivision.

Spatial sustainability		
Criteria	Compliance	Planning Implication
Promote land development that is within the fiscal, institutional and administrative means of the Republic.	Comply	The proposed development will have no impact on the fiscal, institutional and administrative capabilities of the George Municipality. The George Municipality's income base will in fact be broadened through this development proposal. The development proposal that forms the subject of the application is furthermore located within the urban edge of George and is targeted for residential development in terms of the George Spatial Development Framework, 2019
Ensure that special consideration is given to the protection of prime and unique agricultural land.	Not applicable	The Remainder of Portion 52 of the Farm Kraaibosch 195 is zoned as indicated in point 5.4 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.
Uphold consistency of land use measures in accordance with environmental management instruments.	Not applicable	A Record of Decision (ROD) has already been issued for the development by the Department of Environmental Affairs and Development Planning of the Western Cape Government. A copy of the ROD for the development is attached hereto as <b>Annexure "T"</b> .
Promote and stimulate the effective and equitable functioning of land markets.	Comply	The proposed development is in keeping with the land use character of the area within which the development will be located. The proposal will thus not negatively affect the property value of the adjoining properties. The development of this property will in fact contribute to the upliftment of the area which will ultimately contribute to increasing property values in the area
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	Comply	Civil and Electrical Services Reports for the development have been prepared by Consulting Engineers and have already been approved by the George Municipality. Services will be installed at the owner's expense in accordance with the approved Services Reports. The required infrastructure for the proposed development will thus be provided by the developer at his costs. The proposal will thus not result in infrastructure costs to any external parties.
Promote land development in locations that are sustainable and limit urban sprawl; and result in communities that are viable.	Comply	The property is in terms of the George Spatial Development Framework. 2019 located within the urban edge of the George Municipal area and is in terms of the framework targeted for urban development. The proposal will thus not result in urban sprawl.
Result in communities that area viable.	Comply	The proposed development will have a positive effect on the economy of George as several temporary and permanent jobs will be created which will result in the families of the

		employees becoming more self-sufficient. The George Municipality will also derive revenue from the development, revenue that can be used to improve the quality of life of the George residents in general.
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Spatial efficiency		
Criteria	Compliance	Planning Implication
Land development optimises the use of existing resources and infrastructure.	Comply	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.	Comply	From 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 George. 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.	Comply	The George Municipality has adopted the George Municipality: By-law on Land Use Planning, 2015 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, 2015 and the application will from date of submission be dealt with and be considered within the timeframes as prescribed in the by-law.
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Spatial resilience		
Criteria	Compliance	Planning Implication
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.	Not applicable	The development which is the subject of the application is located within the urban edge of George and the property is earmarked for residential development in terms of the George Spatial Development Framework, 2019.

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, 2019 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, 2019. As the development proposal complies with the contents of the George Spatial Development Framework, 2019 in can be stated that the proposal complies with this specific criterion.
All government departments	This is general principle	Input was received from all government



must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.	that municipalities need to comply with.	departments and sectors when the George Spatial Development Framework, 2019 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 complies with the contents of the George Spatial Development Framework, 2019 in 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, 2015 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, 2015 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, 2015. 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, 2015 contains clear procedures to inform and empower members of the public. This application will be subjected to these procedures.

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

### 6.5.3 “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 6.5.4 to 6.5.6.

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 paragraph 6.5.2 above. The comments in paragraph 6.5.2 are thus also relevant as far as Section 59 of LUPA is concerned.

### 6.5.4 Western Cape Provincial Spatial Development Framework (WC-PSDF)

#### 6.5.4.1 Introduction

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

In terms of the framework, mention is made of a number of principles namely spatial justice, spatial sustainability, spatial resilience, spatial efficiency, accessibility and quality of life and good administration to which spatial planning must comply. The impact of the application on spatial justice, spatial sustainability, spatial resilience, spatial efficiency, has already been fully discussed in point 6.5.2 above and it has been shown that the proposed development complies with the mentioned principles.

Several policy statements are also highlighted in terms of the WC-PSDF which must specifically correlate with the mentioned principles. Some of the policy statements that are relevant to this town planning application will be addressed in the following points.

#### 6.5.4.2 Protection of agricultural land

In terms of the WC-PSDF it is indicated that agricultural land must be protected. The Remainder of Portion 52 of the Farm Kraaibosch 195 was until recently used for grazing purposes although it is not zoned Agricultural Zone I at this stage. The property is furthermore located within the urban edge of the George Municipal area and is in terms of the mentioned framework earmarked for urban development. The property is therefore located within an area that is no longer intended for agricultural purposes in terms of approved spatial planning. The relevant objective of the WC-PSDF is therefore not relevant to this application.

#### 6.5.4.3 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 the application erf 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.

#### 6.5.4.4 "Sense of Place"

The character of the area within which the proposed development is located is gradually changing from a rural area to an urban area with the George Municipality encouraging development with densities of 25 units per hectare and above in the area. The area is therefore developing a strong residential character. Most of the residential developments already developed in the area have been developed in the format of security complexes with high density retirement resorts scattered throughout the area. Kraaibosch Manor, Kraaibosch Estate, Groenkloof, Glenhaven, Welgelegen, Blue Mountain Village and Blue Mountain Gardens are just some of the security gated residential developments that have already been approved and developed.

It is known to the applicant that on virtually every farm portion that is located within the Kraaibosch / Glenwood Avenue area, some kind of residential development has been planned or is in the process of being planned. The "sense of place" of the specific area is therefore taking on a high-density residential character. The proposed development that is proposed on the Remainder of Portion 52 of the Farm Kraaibosch 195 will blend in with this character.

#### 6.5.4.5 Densification

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

In the framework, it is highlighted that the density was decided upon following studies that were undertaken and which showed "that this is the minimum density at which urban settlements begin to significantly improve their urban performance."

According to the framework, the proposed density creates the following benefits:

- The ability to walk to a number of different destinations on foot.
- Improve surveillance and security.
- Employment and retail opportunities within easy distance.
- Vibrant and active streetscape.

The framework further states that "the figure of an average gross density of 25 du/ha should be seen as a hurdle below which urban settlements will not perform adequately, and above which a number of positive opportunities begin to be achievable."

According to the framework, increased densities are best applied in towns that are under development pressure and, according to the framework, increased densities are an important tool to counter urban sprawl. Although George is not subject to high development pressure and urban sprawl is not a problem at this stage, an application of this nature may contribute to limiting urban sprawl in the future.

According to the framework, the increased density and the combating of urban sprawl can be achieved through various development possibilities. Subdivisions of properties, the development of additional residential units as well as sectional title developments, demolition and redevelopment, high density residential areas, apartment blocks and infill are presented as possible means by which higher densities can be achieved.

The option of vacant land that is located within the urban edge of a town and that is targeted for residential development in terms of an approved spatial development framework has been identified to achieve the increased density and counteract urban sprawl. This specific proposal involves the development of a property located within the urban edge of George and targeted for residential development in terms of the George Spatial Development Framework, 2019. This development proposal, which will be developed at an average density of approximately 18 units per hectare, will contribute to the fact that the density prescribed by the framework will eventually be achieved and that urban sprawl will be limited.

However, it is important to point out that densification must take place within acceptable areas and that it must not detract from the environment within which the densification is proposed. This development takes place within the urban edge of George as well as in an environment that is targeted for residential development in terms of the George Spatial Development Framework, 2019. The objectives as prescribed in the development framework are therefore achieved with this application.

#### 6.5.4.6 Summary

From the content of point 6.5.4, it seems clear that the application can indeed be considered compatible with the WC-PSDF.

#### 6.5.5 George Spatial Development Framework, 2019 (GROR)

This framework gives clear guidelines with regards the Municipality of George's future vision for George from a spatial point of view. According to the plan which is attached to the GROR as "Map 14: George City Area and Spatial Budget", it is proposed that the Remainder of Portion 52 of the Farm Kraaibosch 195 which forms the subject of this application, can be used for urban expansion. It is further shown that the Remainder of Portion 52 of the Farm Kraaibosch 195 is located within the urban edge of George and is shown as Portion 10 on the plan. According to the GROR, the section is therefore clearly intended for urban development. A copy of the "Map 14" is attached hereto as **Annexure "U"**.

The development proposal therefore also complies with the broad principles contained in the specific framework.

#### 6.5.6 Kraaibosch Roads Master Plan

In terms of the Kraaibosch Roads Master Plan, portions of certain properties must be ceded to implement the objectives of this master plan.

The north-western portion of the Remainder of Portion 52 of the Farm Kraaibosch 195 was expropriated as part of the broader objectives of the Kraaibosch Roads Master Plan and

currently forms the "servitude road". Access to the proposed development on the Remainder of Portion 52 of the Farm Kraaibosch 195 is via a proposed public street which is proposed along the western boundary of the Remainder of Portion 52 of the Farm Kraaibosch 195 as per the Kraaibosch Roads Master Plan. The proposed development therefore meets the requirements of the Kraaibosch Roads Master Plan. A copy of the Kraaibosch Roads Master Plan is attached hereto as **Annexure "V"**.

#### 6.5.7 Kraaibosch/Glenwood Local Structure Plan

As the Department of Human Settlements, Land Affairs and Planning of the George Municipality is of the opinion that the density proposed in the Kraaibosch / Glenwood Local Structure Plan is too low, the department has decided not to further extend the approval period of the Kraaibosch / Glenwood Local Structure Plan with the effect that the Kraaibosch / Glenwood Local Structure Plan has lapsed. There is therefore no local structure plan in place for the area at this stage. The provisions of the George Spatial Development Framework, 2019 are therefore the only provisions that is applicable to the property.

It must however be pointed out that a density of 15 units per hectare has been proposed in terms of Kraaibosch / Glenwood Local Structure Plan. As can be seen from the content of the above paragraph, it would appear as if the Department of Human Settlements, Land Affairs and Planning of the George Municipality is of the opinion that the density is too low.

The density proposed with this development proposal is detailed in point 6.3. As can be seen from the content of point 6.3, the proposed density is approximately 18 units per hectare, therefore higher than the 15 units per hectare that was initially proposed in the Kraaibosch / Glenwood Local Structure Plan. The development proposal therefore expresses the Department of Human Settlements, Land Affairs and Planning's position that densities in Kraaibosch / Glenwood should be increased.

#### 6.5.8 George Integrated Zoning Scheme By-law, September 2017

The Remainder of Portion 52 of the Farm Kraaibosch 195 is zoned as detailed in point 5.4 of this Motivation Report.

The land uses proposed in this application is in accordance with the stipulations as per the George Integrated Zoning Scheme Bylaw, 2017. All erven will be developed within the land use parameters as per the zoning scheme.

#### 6.5.9 Title Deed

Although the title deed of a property is not a planning document, it sometimes contains conditions that have a significant impact on the development potential of a property.

The title deed of the Remainder of Portion 52 of the Farm Kraaibosch 195 has been studied and contains no conditions that prevent the development of the portion with the land use as proposed. The fact is confirmed in terms of the Conveyancer's Certificate which is attached hereto as **Annexure "P"**.

No problem is therefore foreseen in this regard.

#### 6.5.10 Summary

From the contents of point 6.5 it is clear that the application can be considered desirable in terms of existing planning documentation and policies and that there is no reason why the application cannot be supported from this point of view.

### 6.6 Compatibility of proposal with the character of the environment within which it is located

George is one of the fastest growing towns in South Africa and the eastern portions of George were identified by developers as the logical extension area for future development.

Kraaibosch, Kraaibosch Estate, Welgelegen, Blue Mountain Village, Blue Mountain Gardens and Groenkloof are but a few of the residential areas already approved and in the process being developed. Several other applications for residential developments on farm portions



directly northeast of Kraaibosch Estate are currently being processed by the George Municipality.

The Garden Route Mall and the Eden Meander development were also developed in the area over the period, in line with the proposals contained in the GROR. Vast changes/upgrades have been made to the road network to accommodate these expansions/developments.

The Municipality of George itself is also in the process of obtaining approval for a residential/commercial development that will be located around the Garden Route Dam.

The Municipality of George is also the owner of a 29 hectare portion of land, directly adjacent to the Kraaibosch development area, which is known as the George Riding Club land. The Municipality of George has already attempted on two occasions to make the land available for a mixed land use development by tender. The land has therefore also been identified by the municipality for development purposes and is therefore also targeted for development.

As can be gathered from the above, the character of the area has over the last decade changed from a forestry area to an area having a modern urban character with all the facilities associated with it. The proposal put forward in this motivation report will further address the needs of the population to be housed in the direct vicinity and will contribute further to the modern residential/working/retail/office area that is at present being created in this part of George. The subdivision and the future development of this subdivided portion may thus be seen as complementary to the general character of the area.

The proposal will thus have no negative impact on the character of the environment.

## **6.7 Traffic Impact**

The development that is proposed on the Remainder of Portion 52 of the Farm Kraaibosch 195 is in accordance with the general development trend that applies to the Kraaibosch / Glenwood development area. The proposal further complies with the proposals contained in the Kraaibosch Roads Master Plan. It is therefore argued that the proposal can be accommodated from a traffic point of view within the approved Kraaibosch Roads Master Plan. 9,6669 hectare

## 6.8 Access to the development

Access to the development is proposed from a public street that will join the "servitude road". The proposed access to the development is in line with the provisions of the Kraaibosch Roads Master Plan.

## 6.9 Accessibility of the development

A roads master plan has been prepared for the area north of the Kraaibosch Estate and Kraaibosch Manor and east of Glenwoodlaan small holdings. The roads master plan has the following objectives:

- *“Provide a basic road layout and associated standards that will guide the development of the road network as the area develops;*
- *Ensure easy access to developments;*
- *Minimize congestion and ensure high mobility and traffic flow for road users;*
- *Accommodate public transport;*
- *Integrate non motorized transport facilities;*
- *Ensure adequate access to adjacent developments and road networks; and*
- *To serve as guide for future road construction in the Kraaibosch area.”*

In terms of the Kraaibosch Roads Master Plan, a portion of the property along the north-western border of Portion 52 of the Farm Kraaibosch 195 was expropriated to form the "servitude road". A public street will also be provided as part of Phase 4 which will further enhance the accessibility of the Kraaibosch area.

From the above it is therefore clear that the area within which the Remainder of Portion 52 of the Farm Kraaibosch 195 is located will have good accessibility once the roads master plan is fully implemented.

## 6.10 Provision of services

Civil services will be installed in accordance with a Civil Services Report prepared by Cobus Louw Professional Engineer and approved by the Civil and Technical Services Directorate.

Electrical services will be installed in accordance with an Electrical Services Report prepared by BDE Consulting Engineers and approved by the Directorate of Electro-technical Services.

Services provision therefore places no restriction on the development proposal and there is therefore no reason from this point of view why the application cannot be approved.

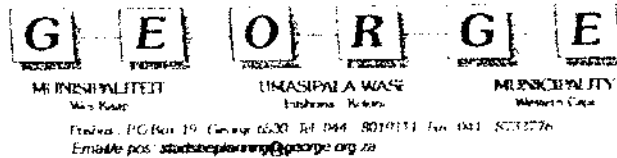
## **9. SUMMARY**

In terms of the contents of this report it is indicated that the proposed applications are compatible with the existing planning documents, spatial plans, legislation and policy documents applicable to the applications.

It is furthermore also indicated that the proposal will not adversely affect any other development in the immediate area nor will it affect the natural environment or surrounding facilities. The proposal will furthermore integrate with the existing municipal services in the area.

In terms of the content of this motivational report, the applications may be considered desirable. The application process complies with the requirements and is submitted for consideration in terms of the relevant provisions of the Land Use Planning By-law for George Municipality, 2015.

**ANNEXURE "A": MUNICIPAL APPROVAL DATED 5 NOVEMBER 2013**



Ref/Verw: Kraaibosch 195/52  
Contact/Kontak: Me M Welman  
Tel: 044 801 9171

5 November 2013

Jan Vrolijk Stadsbeplanner  
Posbus 710  
**GEORGE**  
6530

**GEREGISTREERDE POS**

**HERSONERING, ONDERVERDELING, AFWYKING EN  
VERGUNNINGSGEBRUIK: KRAAIBOSCH 195/52, AFDELING GEORGE**

Bogenoemde aansoek en die munisipaliteit se besluit brief gedateer 12 September 2013 in hierdie verband het betrekking.

Geen appél teen bogenoemde besluit is ontvang nie. Die aansoek word as gefinaliseer beskou en kan soos per bogenoemde besluit brief geïmplimenteer word.

Nieteenstaande hierdie besluit het u wel 'n reg tot appél teen die Raad se besluit in terme van Artikel 44 van Ordonnansie 15/1985, **welke reg binne 21 dae vanaf datum van registrasie (poskantoor datum stempel op koevert)** van hierdie brief uitgeoefen moet word. Die appél moet binne die voormelde tyd aan die Hoof Direktooraat: Beplanning, Privaatsak X6509, George, 6530 versend word, met 'n afskrif aan die George Munisipaliteit geëndosseer.

Let asseblief daarop dat u beswaar slegs gebaseer kan word op die oorwegings uiteengesit in Artikel 7.5(a) van Provinsiale Omsendskrywe 8/2013 hierby aangeheg (Oorspronklike in Engels) as Aanhangsel "B".

Die Uwe

T. BOTHA

**MUNISIPALE BESTUURDER**

G:\Michelle\Michelle\Briewe\Kraaibosch 195-52G(HersoneringOnderverdelingAfwykingVergunningGoedkeuring) Jan Vrolijk.doc

CC: Direktooraat: Siviele Ingenieursdienste  
Direktooraat: Elektrotegniese Dienste  
Direktooraat: Omgewingsdienste  
Direktooraat: Finansiële Dienste Anita Scheepers  
Direktooraat: Finansiële Dienste S Langeveldt  
Stadsbeplanning Afdeling

Handwritten initials: TB and a signature.

MUNICIPALITEIT  
van KampUMASIPAI A WASE  
DOKU KAKI

MUNICIPALITY  
DISTRICT 14

$$f_{\text{max}}(\text{ms}) = f_{\text{min}}(\text{ms}) + \{9 \cdot (t_{\text{max}} - t_{\text{min}}) \cdot \exp(-0.5) \cdot (t_{\text{max}} + t_{\text{min}}) \cdot 10^{-3} / (t_{\text{max}} - t_{\text{min}})\} \cdot 10^{-3} \quad (4)$$

Me M Welman

12 September 2013

Jan Vrolijk Stadsbeplanner  
Posbus 710  
**GEORGE**  
6530

Bogenoemde aansoek verwys

Tydens die Uitvoerende Burgermeester-in-Komitee vergadering gehou op 11 September 2013 is daar besluit dat die volgende aansoeke ten opsigte van die Restant van Gedeelte 52 van die plaas Kraaibosch 195, Afdeling George

- (a) Hersonerig ingevolge Artikel 17 van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ordonnansie 15 van 1985), van die Restant van Gedeelte 52 van die plaas Kraaibosch 195, Afdeling George vanaf "Landbousone I" na 'n "Onderverdelingsgebied" om die volgende toe te laat:

- (i) 1 Residensiele Sone III (dorpsbehuising) erf van 1,4286ha met 'n digtheid van ongeveer 35 eenhede/ha;
- (ii) 1 Residensiele Sone II (groepbehuising) erf van 7,0607ha in grootte teen 'n digtheid van ongeveer 26 eenhede/ha;
- (iii) 1 Vervoersone II (publieke pad) erf van 0,7520ha; en
- (iv) 1 Oopruimte Sone II (privaat oopruimte) erf van 2,1639ha.

met 'n algehele digtheid van 20,44 eenhede/ha.

- (b) Onderverdeling ingevolge Artikel 24 soos saam gelees met Artikel 22 van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ordonnansie 15 van 1985), van die Onderverdelingsgebied soos volg

- (i) Gedeelte "A" Grootte: 1,4286ha: "Residensiële Sone III";  
(ii) Gedeelte "B" Grootte: 7,0607ha: "Residensiële Sone II";

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- (iii) Gedeelte "C": Grootte: 0,7520ha: "Vervoersone II" (Openbare pad);
- (iv) Gedeelte "D": Grootte: 2,1639ha: "Oopruimtesone II" (Openbare pad);
- (c) Afwyking ingevolge Artikel 15 van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ordonnansie 15 van 1985) van Regulasie 3.4.2 van die Artikel 8 Soneringskema Regulasies, 1988 om die maksimum digtheid van die Groepbehuisingsperseel (Gedeelte B) van 20 eenhede/ha tot ongeveer 26 eenhede/ha te verhoog;
- (d) Afwyking ingevolge Artikel 15 van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ordonnansie 15 van 1985) van Regulasie 3.4.4(e) van die Artikel 8 Soneringskema Regulasies, 1988 om die maksimum grootte van die Groepbehuisingsperseel (Gedeelte B) van 2ha tot 7,0607ha te verhoog;
- (e) Vergunningsgebruik, ingevolge Regulasie 4.6 van die Artikel 8 Soneringskema Regulasies, 1988 om 'n Aftree-oord op die Groepbehuisingsperseel (Gedeelte B) te ontwikkel;
- (f) Die verdere onderverdeling ingevolge Artikel 24 van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ordonnansie 15 van 1985), van Gedeelte "B" (Residensiële Sone II: Aftree-oord) in die volgende gedeeltes:
  - (i) 1 erf vir die ontwikkeling van 40 bed versorgings-/ontspanningsdiens en 40 bed versorgingskamers (gelykstaande aan 13 wooneenhede);
  - (ii) 171 erwe elk vir die ontwikkeling van 1 aftree wooneenheid;
  - (iii) 7 erwe vir die ontwikkeling van privaat oopruimtes;
  - (iv) 1 erf vir die ontwikkeling van 'n privaat straat;

**GOEDGEKEUR** word, vir die volgende redes:

#### REDES VIR GOEDKEURING

1. Die aansoekeiendom het nie landboupotensiaal nie, weens die denneplantasies wat voorheen daar voorgekom het en omdat dit te klein is om 'n ekonomiese landboueenheid te wees;
2. Die aansoekeiendom is binne die "Stedelike Grens", soos aangedui op die Konsep George Ruimtelike Ontwikkelingsraamwerk (2013), geleë;
3. Die voorgestelde grondgebruik is in lyn met die voorstel in die Kraaibosch/Glenwood Plakaaslike Struktuurplan dat die eiendom vir "Residensiële ontwikkeling gebruik kan word";
4. Die voorgestelde Aftree-oord (Groepbehuisingsontwikkeling) sal bydra tot die verdigting van die gebied, wat aanliggend aan 'n hoofversamelstraat en naby 'n sakenodus geleë is;
5. Die voorgestelde afwyking van die digtheid en mengsel van woongebruik tipes is aanvaarbaar, weens die addisionele grond wat afgestaan word vir 'n

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*openbare straat en 'n addisionele privaat oopruimte wat tot die voordeel van die omliggende gemeenskap voorsien word;*

onderworpe aan die volgende voorwaardes opgelê ingevolge Artikel 42 van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ordonnansie 15 van 1985), naamlik:

**VOORWAARDES – DIREKTORAAT: MENSLIKE NEDERSETTINGS, GRONDSAKE EN BEPLANNING:**

1. Die goedkeuring van hierdie aansoek sal verval in ooreenstemming met die bepalings van die Ordonnansie op Grondgebruikbeplanning (Ordonnansie 15/1985) indien die voorwaardes nie nagekom word nie;
2. 'n Terreinontwikkelingsplan, wat die volgende aantoon, moet tot die tevredenheid die Direkoraat: Menslike Nedersettings, Grondsake en Beplanning ingedien word vir goedkeuring, voor die indiening van bouplanne of 'n onderverdelingsplan vir die ontwikkeling:
  - a. Posisie van alle voorgestelde geboue op die aansoekerf;
  - b. Die ligging, grootte en privaatheid van privaattuine;
  - c. Die hoogte en plasing van skermure om privaattuine en erfgrense;
  - d. Gemeenskaplike oopruimtes;
  - e. Plasing van gemeenskaplike bediendegeriewe, stoorkamers en vullisterreine;
  - f. Plasing en afskerming van kombuiswerwe/wasgoedterreine;
  - g. Voorgestelde onderverdelingslyne;
  - h. Interne paduitleg, posisie van toegange en parkering;
  - i. Posisie, omheining en afskerming van vullisarea;
  - j. Eiendomsgrense en boulyne;
  - k. Kontouerlyne met 1m intervale;
  - l. Serwitude, indien van toepassing;
  - m. Posisie van water-, riool- en elektriese dienste;
  - n. Posisie van bestaande bome op die terrein en in die straatreserwes;
  - o. Aansigte en beskrywing van die argitektoniese afwerking van geboue en strukture, insluitend skermure en heinings;
  - p. Posisie en ontwerp en afwerking van alle inligtingstekens op die terrein;
  - q. Harde – en sagte landskappering;
3. 'n Finale onderverdelingsplan vir die aansoek erf, waarin die gepaardgaande fasering van die ontwikkeling aangedui word, moet na goedkeuring van die Terreinontwikkelingsplan na die Direkoraat: Menslike Nedersettings, Grondsake en Beplanning ingedien word vir goedkeuring;
4. 'n Huiseienaarsvereniging ingevolge Artikel 29 van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ordonnansie 15 van 1985) moet gestig word. Die vereniging moet 'n konstitusie, wat deur die munisipaliteit goedgekeur moet word, opstel. Die konstitusie moet onder andere, die benuttig en

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af



- onderhoud van alle privaat paaie, privaat oopruimtes, insluitend Gedeelte "D", en infraskruktuur aanspreek;
5. Argitektoniese riglyne vir die ontwikkeling moet opgestel word. Alle bouplanne moet aan hierdie riglyne voldoen en deur die huiseienaarsvereniging goedgekeur word voordat bouplanne by die munisipaliteit ingedien word;
  6. Die estetiese voorkoms van die geboue en die terrein soos sigbaar van die N2 moet voldoen aan die Raad se "Urban Design and Architectural Guidelines" met betrekking tot die aansig vanaf die N2 as ingangspoort tot die dorp;
  7. Die ontwikkelaar moet probeer dat ten minste 25% van alle boumateriaal bestaan uit herwinbare materiaal tot bevrediging van die Direkoraat: Menslike Nedersettings, Grondsake en Beplanning;
  8. Die gebruik van reënwater opvangstelsels sowel as sonpanele verhitingsstelsels, lae vloei spoeltoilette en stortkoppe word aangemoedig en moet in die argitektoniese riglyne ingelyf word;
  9. 'n Bouplan ten opsigte van elke wooneenheid moet ingedien word vir goedkeuring ingevolge die Wet op Nasionale Bouregulasies en Boustandaarde, 1977, (Wet 103 van 1977), voordat nuwe geboue opgerig word;
  10. Alle ander vereistes van die Soneringskema moet nagekom word;
  11. Die Afwykingsgoedkeuring geld slegs ten opsigte van die aansoek waarvoor aansoek gedoen is en mag nie beskou word as goedkeuring van afwyking van enige ander voorwaardes nie;
  12. Die ontwikkelaar moet voldoen aan die voorwaardes vervat in die Verkeersimpakstudie van ITS Engineers, gedateer April 2008;
  13. Die ontwikkelaar moet voldoen aan die voorwaardes vervat in die goedkeuring van die Omgewingsproses, ingevolge die Nasionale Omgewingsbestuurswet, 1998 (Wet 107 van 1998), soos uiteengesit in die skrywe van die Departement Omgewingsake en Ontwikkelingsbeplanning van 1 Augustus 2013.

**VOORWAARDES – DIREKTORAAT: SIVIELE INGENIEURSDIENSTE**  
**(Oorspronklike in Engels):**

1. Capital contributions are payable by the developer for each new equivalent erf (ee) created, as per standard tariffs for George, applicable on transfer of a portion or the approval of building plans, or as stipulated in a Services Agreement between the George Municipality and the Developer. The total amount payable will be determined by the Dept: CES, and will be subject to annual adjustment. Contributions payable may be adjusted should the actual water usage exceed the accepted normal daily usage based on the Guidelines for Human Settlement Planning and Design.
2. Any, and all, costs directly related to the development remain the developers' responsibility.
3. All civil services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with The Guidelines for Human Settlement and Design and Council specifications. All

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- drawings and plans are to be submitted to the Dept: CES, or any other relevant authority,(hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the civil services have been satisfactorily installed.
4. The Dept: CES will address the detail of services once all other applicable approvals have been obtained by the developer and plans have been submitted for approval, and retains the right to add additional conditions, should it be required based on the detailed information provided.
  5. The developer is responsible to implement all recommendations, as approved by the Dept: CES; and/or conditions stipulated in any report or study by another legal entity and specified for this development
  6. Transfers may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dept: CES.
  7. Water demand and storm water management plans are to be submitted and approved by the Dept: CES and any other relevant authority. All approved measures are to be implemented by the developer. The approved management plans must be incorporated into constitution/s of the Home Owners Association or any other relevant controlling body.
  8. A meter must be installed by the developer at commencement of construction to monitor water usage during the construction phase. The Dept: Civil Engineering Services (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Installation of separate water meters is to be addressed in conjunction with the Dept: Civil Engineering Services.
  9. Only municipal water for residential use is provided.
  10. Storm water runoff from individual erven and proposed roads need to be addressed by developer. (Condition 3 applies). All costs related are for the developer.
  11. All public roads, the associated storm water and public open spaces are to be registered in favour of the public and transferred to the local authority. Transfer will only take place after a defects liability period of 12 months (Condition 3 applies)
  12. All access controlled internal roads and the associated storm water and private open spaces, are to be registered as private and transferred to the Home Owners Association, or other relevant governing or controlling body
  13. 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.
  14. No private parking is allowed in the road reserve.
  15. Roads improvements and/or conditions imposed, outside the development, must be approved by the relevant authority, in correspondence with the Dept:

- CES, and relevant portions transferred to the authority concerned (Provincial or National)
16. 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 and agreed to by the developer/owner of the other erf. Storm water discharge points are included in the aforementioned. All the aforementioned remain the developers responsibility
  17. Any municipal service approved by the Dept: CES from (or to) another relevant erf must be accommodated across the development or incorporated into the services of the development. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined and agreed to by the developers/owners concerned. This remains the developers responsibility
  18. Should more than two developments/properties be party to or share any service, the Dept: CES will in conjunction with the parties determine pro-rata contributions towards these services.
  19. Any existing municipal, provincial, national or private services damaged during the development will be repaired at the developers cost and to the satisfaction of the relevant party / authority.
  20. A services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Dept: CES. All expenses will be for the developer. The detail of all services as well as all the financial implications will be addressed in this agreement.
  21. The services agreement will be approved by all the relevant departments involved, and signed off by the George Municipality's Municipal Manager.
  22. The provision of water to the development is subject to availability and the specific conditions will be detailed in the services agreement.
  23. No development may take place on slopes steeper than 1:4 or 1:100 year flood line.
  24. Servitudes must be registered for any pipelines not positioned within the normal building lines.
  25. Permission for access onto municipal, provincial or national roads during the construction period must be obtained from the relevant authorities.
  26. 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 Dept: Civil Engineering Services together with any other approving authority. All comments and recommendations stipulated in the TIA, and as approved by the relevant authority, are to be implemented by the developer.
  27. The District Roads Engineer (DRE) is to comment on the development application and approve the TIA.
  28. Should it be required, the developer is to cede any portion of property required for public road reserve to the relevant authority.

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29. Developer responsible to obtained the necessary approval / way leaves from third parties which included, but not limited to the following: Telkom & Fiber optical cable
30. The applicant is to comply with the National Forests Act No 84 of 1998.
31. The developer is to adhere to the requirements of the ROD. The onus is on the developer to provide the Dept: CES with the necessary proof of compliance with the ROD.
32. The developer is to adhere to the OHS Act and all other legislative requirements, at all times, as well as all conditions stipulated by any other authority whose approval was required and obtained for this development.

**VOORWAARDES: DIREKTORAAT: ELEKTROTEGNIESE DIENSTE**  
**(Oorspronklike in Engels):**

1. Capital contributions are payable for electricity for each equivalent portion created as per standard tariffs for George by the applicant, based on the development proposal submitted applicable on approval of building plans. The total amount payable will be determined by the Directorate: Electro Technical Services, and will be subject to annual adjustment should development not commence immediately after approval of building plans;
2. An additional capital contribution will be payable towards the upgrading of the 11kV infrastructure. The amount will be determined by the Directorate: Electro Technical Services and be included as part of the formal services agreement;
3. Any, and all, costs directly related to the supply of electricity to this erf remain the owner's responsibility;
4. All electrical link and internal services as well as the upgrades to the existing network, are to be designed by a registered consulting engineer in accordance with Council specifications. All drawings and plans are to be submitted to the Directorate: Electro Technical Services (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out under the supervision of the consulting engineer who is to provide the Directorate: Electro Technical Services with a certificate on completion, and as-built plans in electronic format. All costs will be for the developer;
5. A formal service agreement will be drawn up by an approved legal services provider at the expense of the Developer.

**VOORWAARDES: DIREKTORAAT: OMGEWINGSDIENSTE:**

Kapitale bydraes moet betaal word vir vullisverwydering.

Let asseblief daarop dat SES besware teen die goedkeuring van u aansoek ontvang is. Die beswaarmakers het ingevolge Artikel 44 van Ordonnansie 15/1985 'n reg tot appèl teen hierdie goedkeuring, welke reg binne 21 dae vanaf registrasie van hierdie skrywe uitgeoefen moet word.

'n Afskrif van hierdie brief word aan die beswaarmaker gestuur.

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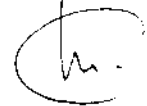
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Neem asseblief kennis dat hierdie goedkeuring nie uitgeoefen mag word voordat die 21-dae appèl tyd verstryk het nie. Daar sal weer met u in verbinding getree word na verstryking van bogenoemde tydperk.

Nieteenstaande hierdie besluit het u wel 'n reg tot appèl teen die Raad se besluit in terme van Artikel 44 van Ordonnansie 15/1985, welke reg binne 21 dae vanaf datum van registrasie (poskantoor datum stempel op koevert) van hierdie brief uitgeoefen moet word. Die appèl moet binne die voormelde tyd aan die Hoof Direktooraat: Beplanning, Privaatsak X6509, George, 6530 versend word, met 'n afskrif aan die George Munisipaliteit geëndosseer.

Let asseblief daarop dat u beswaar slegs gebaseer kan word op die oorwegings uiteengesit in Artikel 7.5(a) van Provinsiale Omsendskrywe 8/2013 hierby aangeheg (Oorspronklike in Engels) as Aanhangsel "B".

Die juwe



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**MUNISIPALE BESTUURDER**

G:\Michelle\Michelle\Briewe\erf3862G(AfwykingGoedkeuring)Formaplan.doc

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Section 7.5

(a) In instances where applications concern municipal planning matters, the Minister may only set aside such a decision if the municipality failed to perform its municipal planning function affectively. In determining this, the Minister will consider *inter alia* whether -

- 1.1.1 Fair administrative procedures were followed;
- 1.1.2 Relevant considerations were not considered;
- 1.1.3 Irrelevant considerations were taken into account which affected the decision;
- 1.1.4 The decision is rationally connected to the information presented;
- 1.1.5 The decision is rationally connected to the reasons provided for the decision;

**and will not** reconsider the desirability of the application per se, but will decide on whether the municipality has indeed considered section 36 of the LUPO.

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**ANNEXURE "B": MUNICIPAL APPROVAL DATED 30 SEPTEMBER 2015**



**G E O R G E**

MUNISIPALITEIT  
Wes Kaap

UMASIPALA WASE  
Intshona - Koloni

MUNICIPALITY  
Western Cape

Posbus / P.O. Box 19 George 6530 Tel: 044 8019111 Fax: 044 8733776

**E-mail:** [leith@george.org.za](mailto:leith@george.org.za)

VERW/REF

Kraaibosch 195/52, Division George

NAVRAE: Mr. Keith Meyer  
ENQUIRIES:

TEL: 044 – 801 9435

30 September 2015

Jan Vrolijk Stadsbeplanner  
Posbus 710  
**GEORGE**  
6530

**REGISTERED MAIL**

**APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL AND  
SUBDIVISION PLAN : KRAAIBOSCH 195/52, DIVISION GEORGE**

Abovementioned application refers.

The Directorate: Human Settlements, Land Affairs and Planning has, under delegated authority, W.1.74 and W.1.69 of 25 January 2012 decided :

1. That the approval letter applicable to the Farm Kraaibosch 195/52, Division George, dated 26 June 2014, **BE AMENDED** in terms of Section 42 (3) of the Land Use Planning Ordinance, 1985 (Ord.15 of 1985) to read as follows:
  - (a) The phasing of the development in terms of Condition 3 of the approval granted on 12 September 2013 as follows:
    - (v) Phase 1: **September 2015 to September 2016;**
    - (vi) Phase 2: **September 2016 to December 2017;**
    - (vii) Phase 3: **January 2018 to December 2018;** and
    - (viii) Phase 4: **January 2019 to 26 June 2019;**
  - (b) Subdivision in terms of Section 25 of LUPO to subdivide the farm Kraaibosch 195/52 into Portions A to E in order to permit the above development phasing;
  - (c) Subdivision in terms of Section 25 of LUPO of Portion A of the development to allow for **50** Residential Zone III erven comprising 49 town housing erven and 1 private road, 1 Residential Zone II erf for 1 private road and 1 Transport Zone II erf for a public road;
  - (d) Consent Use in terms of Section 4.6 of the Section 8 Zoning Scheme Regulations, 1988 to permit Group Housing units on **25** of the abovementioned town housing erven;

*Handwritten initials: B and Q*



(e) The Site Development Plan for the abovementioned Phase 1 (Portion A) in terms of Condition 2 of the approval granted on 12 September 2013;

2. That the Amendment in terms of Section 30 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) of the Subdivision Plan applicable to the Farm Kraaibosch 195/52, approved on 12 September 2013 in order to permit the abovementioned amendment of conditions, **BE APPROVED** in terms of Section 30 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), subject to the following conditions imposed in terms of Section 42 of the said Ordinance, namely:

**CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, LAND AFFAIRS AND PLANNING**

1. That approval of the above application shall lapse in accordance with the provisions of the Ordinance after a period of 5 (five) years from the date that the approval decision is communicated to the applicant;
2. This approval shall be taken to cover only the subdivision and Phasing applied for as indicated on the Subdivision Plan dated March 2015, drawn by Jan Vrolijk Town Planner attached as "Annexure A" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision;
3. That the provisions of the Section 8 Zoning Scheme Regulations be complied with;
4. That all the conditions of approval, as stated in the approval letters dated 12 September and 26 June 2014 be complied with;
5. That an approved Surveyor General diagram be submitted to the Directorate: Human Settlements, Land Affairs And Planning for record purposes;
6. That the approval will only be regarded as implemented on the submission of the approved SG Diagram by the Surveyor General.

Notwithstanding Council's decision you have the right of appeal against the conditions of approval in terms of Section 62 of the Municipal Systems Act, 32 of 2000, which right must be exercised and submitted in writing **within 21 days from date of registration (date stamp on envelope)** of this letter. The appeal must be directed to **The Municipal Manager, PO Box 19, George, 6530 within the aforementioned time.**

Yours faithfully

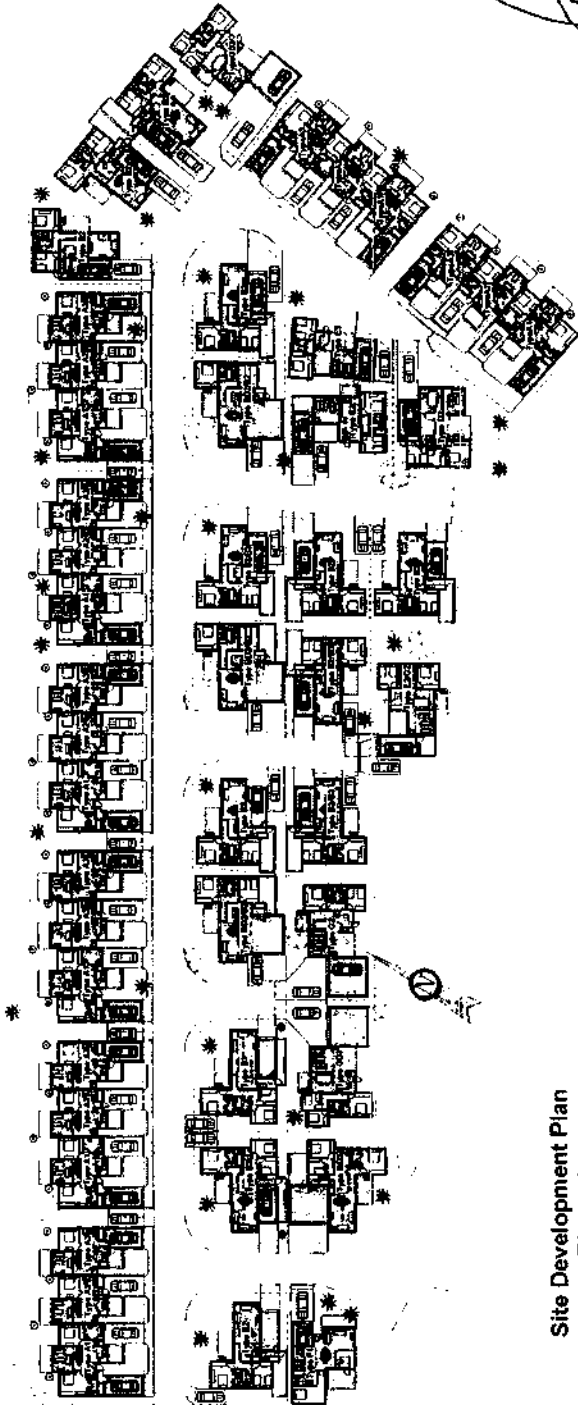


**T BOTHA**  
**MUNICIPAL MANAGER**



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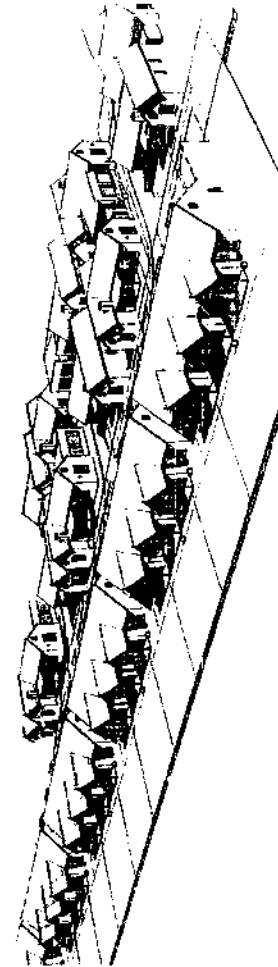




Site Development Plan  
Phase 1  
Scale 1:400

APPROVED:   
SIGNATURE:   
2015-09-30

TOWN PLANNING SECTION



Proposed Site development  
plan for Phase 1, Portion S2  
of 195 Kraalbosch George

JDS  
Design  
Studio

DATE: 08/09/2014  
BY: JDS

Site Plan

Project Number: 253

Date: 08/09/2014

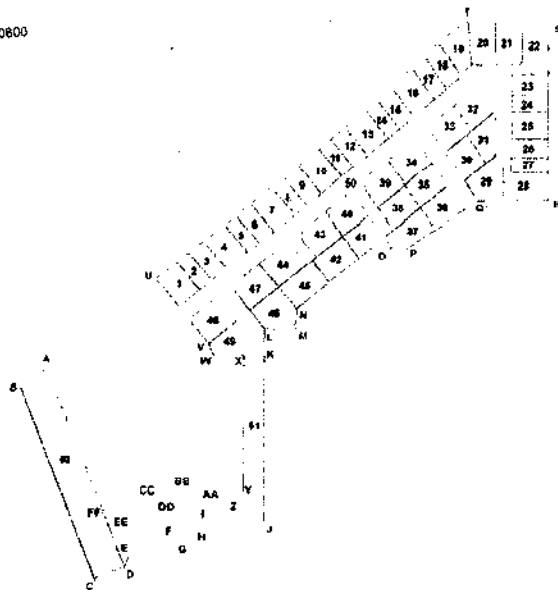
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WG23 X+ 3760800



Kraai Bosch Country Estate

WG23 X+ 3761600

WG23 X+ 3761600

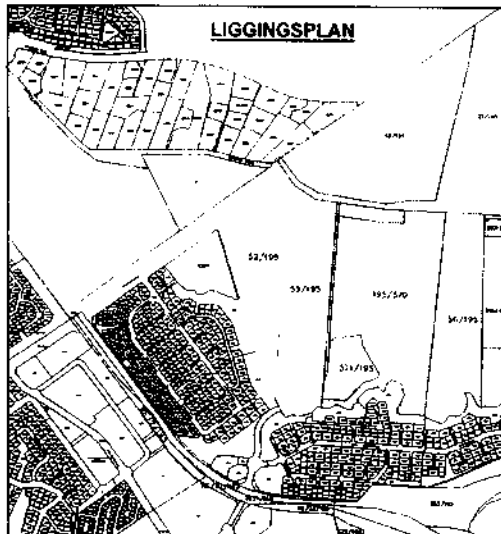
# AANSOEK OM ONDERVERDELING VAN 'N GEDEELTE VAN DIE RESTANT VAN GEDEELTE 52 VAN DIE PLAAS KRAAIBOSCH 195

## AANSOEK

- 1.1 In Goedkeuring uitgereik deur die George Munisipaliteit vir die herosering, onderverdeling, afwyking en vergunning van die Restant van Gedeelte 52 van die Plaas Kraai Bosch 195 gedateer 5 November 2013 verwys.
- 1.2 Aansoek word in terme van Artikel 24 van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ord 15 van 1985) gedoen om die gedeelte gemerk A - FF vanaf die Restant van Gedeelte 52 van die Plaas Kraai Bosch 195 af te sny.
- 1.3 Aansoek word gedoen om die gedeelte genoem in 1.2 herbo in terme van Artikel 24 van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ord 15 van 1985) te onderverdeel in 50 Residensiële sone III erwe bestaande uit 49 dorpsbushuisingerwe en 1 privaat straat, 1 Residensiële sone II erf vir 'n privaat straat en 1 Vervoersone I erf vir 'n publieke straat.
- 1.4 Aansoek word in terme van die regulasie 4.7 van die Artikel 8 Skema regulasies gedoen vir die toestemming van die Munisipaliteit van George om 25 van die onderverdeelde gedeeltes as 'n vergunningsgebied vir groepsbepaling aan te wend.

30/09/15

## LIGGINGSPLAN



Sonering	Grootte (Ha)	% van totaal	Gedeelte Nominers	Kleur Notasie
Residensiële sone III	1,0821	62	1 - 49	
Residensiële sone III	0,2930	17	50	Privat Straat
Residensiële sone II	0,1990	11	51	Privat Straat
Vervoersone II	0,1649	10	52	Publieke Straat
Totaal	1,7390	100	52	

Onderverdeling 'n Gedeelte van die Restant van Gedeelte 52 van die Plaas Kraai Bosch No 195

Glenhaven Retirement Village

Onderverdelingsplan

Glenhaven Retirement Village

NO	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52
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**ANNEXURE "C": MUNICIPAL APPROVAL DATED 26 JUNE 2014**

CC: Director: Civil Engineering Services  
 Director: Electrotechnical Services  
 Director: Planning (Primrose Nako)  
 Director: Financial Services (Anita Scheepers)  
 Director: Financial Services (Cheryl Langeveldt)  
 Director: Building Control (Hein Grobbelaar)

E-mail: [marisa@george.org.za](mailto:marisa@george.org.za)

Kraaibosch 195/52, Division George

Mrs Marisa Arries

044 – 801 9473

26 June 2014

**Registered Mail**

JV TOWN PLANNER  
 PO BOX 710  
**GEORGE**  
 6530

**APPLICATION FOR REZONING, SUBDIVISIONS, DEPARTURE AND CONSENT  
 USE: KRAAIBOSCH 195/52, DIVISION GEORGE**

Abovementioned application refers.

The Directorate: Human Settlements, Land Affairs and Planning has, under delegated authority, W.1.78 and W.1.84 of 25 January 2012 decided that the following applications applicable to the Glenhaven Country Estate development located on the farm Kraaibosch 195/52, Division George:

- (a) The phasing of the development in terms of Condition 3 of the approval granted on 12 September 2013 as follows:
  - (i) Phase 1: September 2013 to September 2014;
  - (ii) Phase 2: September 2014 to December 2015;
  - (iii) Phase 3: January 2016 to December 2016; and
  - (iv) Phase 4: January 2017 to January 2018;
- (b) Subdivision in terms of Section 24 of the Land Use Planning Ordinance, 1985 (Ord. 15 of 1985) to subdivide the farm Kraaibosch 195/52 into Portions A to E in order to permit the above development phasing;
- (c) Subdivision in terms of Section 24 of the Land Use Planning Ordinance, 1985 (Ord. 15 of 1985) of Portion A of the development to allow for 51 Residential Zone III erven comprising 50 town housing erven and 1 private road, 1 Residential Zone II erf for 1 private road and 1 Transport Zone II erf for a public road;

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- (d) Consent Use in terms of Section 4.6 of the Section 8 Zoning Scheme Regulations, 1988 to permit Group Housing units on 23 of the abovementioned town housing erven;
- (e) The Site Development Plan for the abovementioned Phase 1 (Portion A) in terms of Condition 2 of the approval granted on 12 September 2013;

**BE APPROVED** subject to the following conditions, namely:

1. That the phasing shall occur in accordance with the Phasing Plan (Faseplan) dated May 2014 drawn by Jan Vrolijk Town Planner (Annexure "A"), which bears Council's stamp;
2. That the subdivision to allow for abovementioned phasing blocks, shall occur in accordance with the subdivision plan dated May 2014 drawn by Jan Vrolijk Town Planner (Annexure "B"), which bears Council's stamp;
3. That the subdivision of Portion A, shall occur in accordance with the subdivision plan (onderverdelingsplan) dated April 2014 drawn by Jan Vrolijk Town Planner (Annexure "C"), which bears Council's stamp;
4. That Portion A shall be developed generally in accordance with the undated and unnumbered Site Development Plan (Site Plan) (Annexure "D"), which bears Council's stamp;
5. That the above approvals shall be taken to cover only the applications applied for and shall not be construed as to depart from any other Council requirement or legal provision;
6. That the conditions of approval stated in the approval letter of 23 September 2013 shall remain applicable;

Notwithstanding Council's decision you have the right of appeal against the conditions of approval in terms of Section 62 of the Municipal Systems Act, 32 of 2000, which right must be exercised and submitted in writing **within 21 days from date of registration (date stamp on envelope)** of this letter. The appeal must be directed to **The Municipal Manager, PO Box 19, George, 6530 within the aforementioned time.**

Yours faithfully

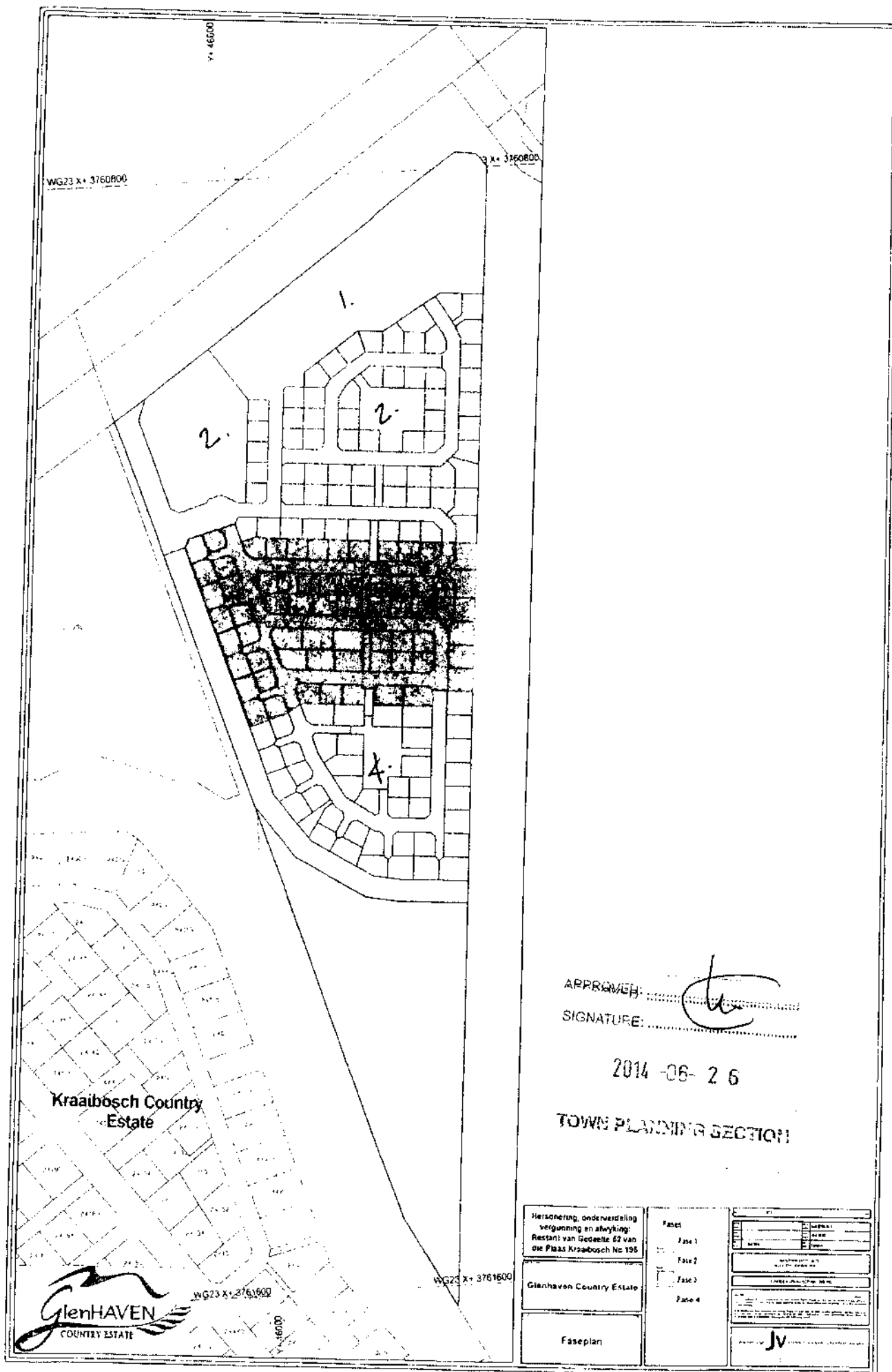


**T BOTHA**  
**MUNICIPAL MANAGER**

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WG23 X+ 3760800

WG23 X+ 3761600

**Kraaibosch Country Estate**

**AANSOEK OM ONDERVERDELING VAN 'N GEDEELTE VAN DIE RESTANT VAN GEDEELTE 52 VAN DIE PLAAS KRAAIBOSCH 195**

**AANSOEK**

1.1 'n Goedgekeuring uitgereik deur die George Munisipaliteit vir die herzonering, onderverdeling, afwyking en vergunning van die Restant van Gedeelte 52 van die Plaas Kraaibosch 195 gedateer 5 November 2013 verwys.

1.2 Aansoek word in terme van Artikel 24 van die Ordonnansie op Grondgebruiksbeplanning 1985 (Ord 15 van 1985) gedoen om die gedeelte gemerk A FF vanaf die Restant van Gedeelte 52 van die Plaas Kraaibosch 195 af te sny.

1.3 Aansoek word gedoen om die gedeelte genoem in 1.2 herbo in terme van Artikel 24 van die Ordonnansie op Grondgebruiksbeplanning 1985 (Ord 15 van 1985) te onderverdeel in 53 gedeeltes soos aangeleë.

1.4 Aansoek word gedoen vir die toekenning van die volgende sonerings aan die 53 onderverdeelde gedeeltes ooreenkomstig die herzonering, onderverdeling, afwyking en vergunning goedkeuring wat op 5 November 2013 deur die George Munisipaliteit uitgereik is:

- ✓ Gedeelte 1 - 50: Residensiële sone II.
- ✓ Gedeelte 51: Residensiële sone III (Privat straat)
- ✓ Gedeelte 52: Residensiële sone II (Privat straat)
- ✓ Gedeelte 53: Vervoersone II (Openbare straat)

**GEORGE MUNICIPALITY**  
Planning & Housing  
26 JUN 2014  
A. Behnisch  
MUNISIPALITEIT GEORGE

**LIGGINGSPLAN**

Sonering	Grootte (Ha)	% van totaal	Gedeelte Nummers	Kleur Wiskasie
Residensiële sone II	1,1439	63	1-50	
Residensiële sone III	0,2964	16	51	(Privat Straat)
Residensiële sone II	0,2071	12	52	(Privat Straat)
Vervoersone II	0,1632	9	53	
<b>Totaal</b>	<b>1,8106</b>	<b>100</b>	<b>53</b>	

Onderverdeling: 'n Gedeelte van die Restant van Gedeelte 62 van die Plaas Kraaibosch No 195

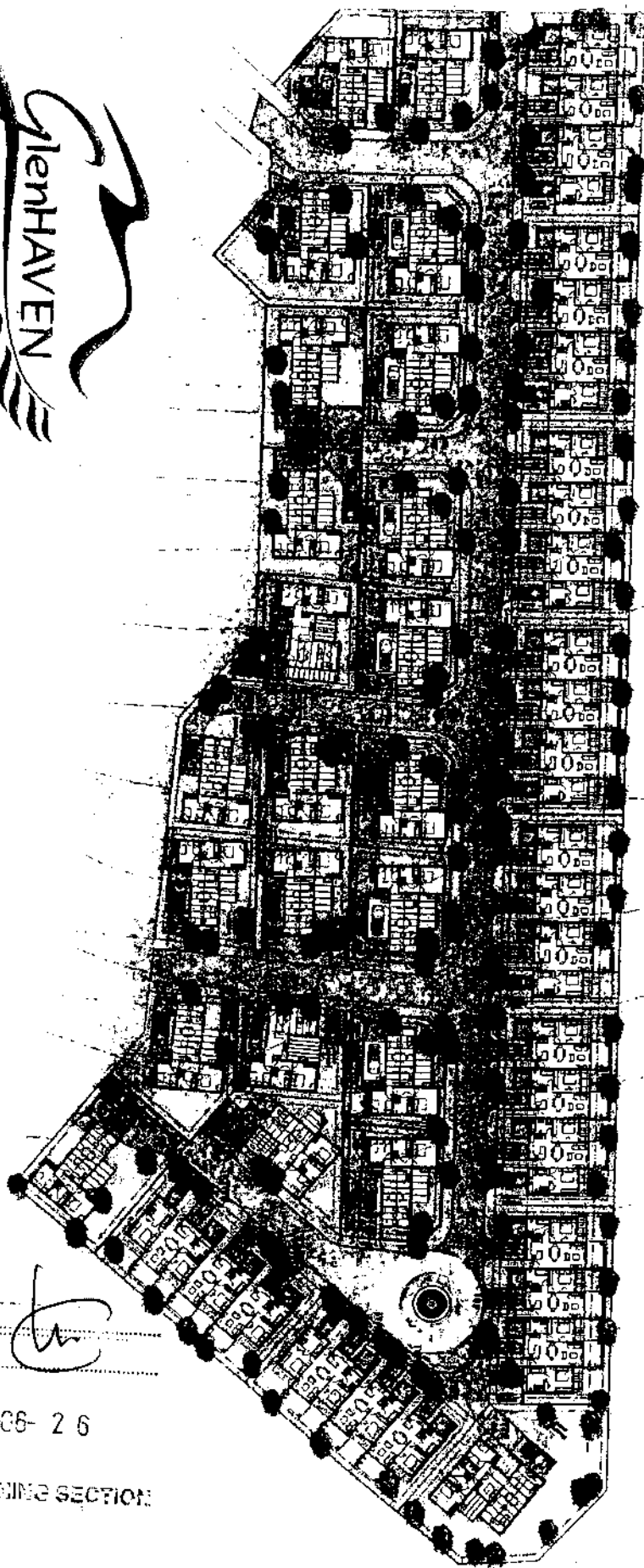
Glenhaven Retirement Village

Onderverdelingsplan

Jv

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APPROVED: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_

2014 -06- 2 6

TOWN PLANNING SECTION

GLENHAVEN RETIREMENT VILLAGE SITE PLAN		ADW	
201		201	

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR TENDER	2014-06-26

NOTES

1. THE SITE PLAN IS SUBJECT TO THE APPROVAL OF THE TOWN PLANNING SECTION.
2. THE SITE PLAN IS SUBJECT TO THE APPROVAL OF THE TOWN PLANNING SECTION.
3. THE SITE PLAN IS SUBJECT TO THE APPROVAL OF THE TOWN PLANNING SECTION.
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10. THE SITE PLAN IS SUBJECT TO THE APPROVAL OF THE TOWN PLANNING SECTION.

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**ANNEXURE "D": MUNICIPAL LETTER DATED 17 MAY 2019**

OUR REF: Farm Kraaibosch 195/52, George

ENQUIRIES: M Welman

DATE: 17 May 2019

Jan Vrolijk Townplanner  
PO Box 710  
**GEORGE**  
6530

**REGISTERED MAIL**

**VALIDITY PERIOD : REZONING, SUBDIVISION AND CONSENT USE :  
FARM KRAAIBOSCH 195/52, DIVISION GEORGE**

The above application refers.

The George Municipality confirms that the approvals granted on the subject property as per letter dated 30 September 2015, will lapse on 30 September 2020.

Should you have any queries please contact enquiries as displayed above.

Yours faithfully

  
**T BOTHA**  
**MUNICIPAL MANAGER**

S:\SHARED TEGNIES\Marina 2019\Kraaibosch 195-52G (Subdivision Approval Date of Lapse)\Jan Vrolijk.docx

**ANNEXURE "E": MUNICIPAL APPROVAL DATED 16 APRIL 2021**

**Reference number: Kraaibosch 195/52, Division George**  
**Collab nr: 1731188**

**Date: 16/04/2021**

**Enquiries: Marisa Arries**

**janvrolijk@vodamail.co.za.**

JAN VROLIJK TOWN PLANNER  
PO BOX 710  
**GEORGE**  
6530

**APPLICATION FOR EXTENSION OF THE VALIDITY PERIOD OF AN APPROVAL:  
FARM KRAAIBOSCH 195/52, DIVISION GEORGE**

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, W.1.33 of 29 July 2015 decided that the following applications applicable to Portion 52 of the Farm Kraaibosch 195, division George:

- (a) Extension in terms of Section 15(2)(i) of the Land Use Planning By-Law for George Municipality of the validity period of the current approval letter dated 30 September 2015 applicable to Portion 52 of the Farm Kraaibosch 195, Division George to 07 November 2024;
- (b) Amendment in terms of Section 15(2)(h) of the Land Use Planning By-Law for George Municipality, 2015, of the phasing plan of the development as approved on 30 September 2015, in terms of Condition 3 of approval granted 12 September 2013, be amended to read as follows:
  - i. The phasing of the development shall occur in accordance with the Phasing Plan reference number Plan No. Ged 52/195-Faseplan dated August 2020 attached as "**Annexure A**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision;
- (c) Replacement in terms of Section 15(2)(h) of the Land Use Planning By-Law for George Municipality, 2015 of the conditions imposed by the Civil Engineering Department and Electrotechnical Services Department in respect of the existing approval applicable to Portion 52 of the Farm Kraaibosch 195 dated 12 September 2013 with the following conditions:

**DEVELOPMENT CONDITIONS: DEPARTMENT CIVIL ENGINEERING SERVICES**

- 1. Capital contributions are payable by the developer for each new equivalent erf (ee) created, as per standard tariffs for George, applicable on transfer of a portion, or the approval of building plans, or on application for a CPT, or as stipulated in a Services Agreement between the George Municipality and the Developer. The total amount payable will be determined by the Directorate: Civil Engineering Services (Dir. CES) and will be subject to annual adjustment. Contributions payable

may be adjusted should the actual water usage exceed the accepted normal daily usage based on The Neighbourhood Planning and Design Guide, based on a sixmonth average use.

2. All civil services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with The Neighbourhood Planning and Design Guide and 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 Dir: CES, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. Road reserve widths must be indicated on the plans submitted. All work is to be carried out under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the civil services have been satisfactorily installed and as-builts submitted electronically as well as the surveyors plan.
3. Any, and all, costs directly related to the development remain the developers' responsibility.
4. Each new portion created must have separate water and sewer connections.
5. Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer/owner of the other erf. Condition (2) applicable.
6. Any service from another relevant erf must be accommodated across the development or incorporated into the services of the development. All negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. Condition (2) applicable.
7. 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 (2) applicable
8. The flood line is to be determined. No development may take place within at least the 1:100- year flood line or on slopes steeper than 1:4, or according to any additional conditions of any other relevant authority.
9. The developer is to adhere to the requirements of the EA. The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
10. Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Dept: CES. All expenses will be for the developer.
11. Should more than two developments/properties be party to or share any service, the Dept: Civil Engineering Services will in conjunction with the parties determine pro-rata contributions payable.
12. Suitable servitudes must be registered for any pipeline not positioned within the normal building lines.
13. The applicant is to comply with the National Forests Act No 84 of 1998, should it be required.
14. Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
15. The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval was required and obtained for this proposed development.
16. 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 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.
17. 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 from the system.

18. Should any person, including the developer, the Association, an owner of an erf in the development or a contractor appointed by any of the aforesaid persons, dispose of any items into the municipal sewer or stormwater network, the developer and the Association will jointly and severally be liable for any losses or damages the Municipality may suffer as a result thereof and the costs the Municipality may incur to remedy the effect of the action in question.
19. The developer and the association hereby jointly and severally indemnify the Municipality against all costs and expenses the Municipality may incur as a result of any failure by the developer or the associations to comply with its obligations in terms of and arising from clause 18 above.
20. Should any person, including the developer, the Association, an owner of an erf in the development or a contractor appointed by any of the aforesaid persons, dispose of any items into the municipal sewer or stormwater network, the developer and the Association will jointly and severally be liable for any losses or damages the Municipality may suffer as a result thereof and the costs the Municipality may incur to remedy the effect of the action in question;
21. 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, or any condition of any authority has not been satisfactorily complied with.
22. The Developer is responsible to obtain the necessary approval / way leaves, and also from third parties which includes, but is not limited to the following: Telkom & Fibre optical cable.
23. Municipal water is provided for potable use only. No irrigation water will be provided.
24. 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 comply 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 applicable 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.
25. The developer / erf owner in conjunction with the Dir: CES, 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.
26. Water demand management plan/s are to be submitted for approval by the relevant departments/authority. All approved measures are to be implemented by the developer. The approved management plans must be incorporated into all home owner constitutions/body corporate/any such governing or controlling body.
27. The development, in its entirety or in phases, is subject to confirmation of the availability of treatment capacity of the Water & Sanitation treatment works 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 conformation of availability so that other development in George is not compromised.
28. Public and private roads are to be clearly indicated on all layout plans submitted. The cadastral layout can only be approved if the road reserve information has been included on plans and approved by the Dir: CES.



29. The private roads and the associated stormwater and private open spaces are to be registered as private and transferred to the HOA, or other relevant governing or controlling body. Public roads shall be transferred to the George Municipality.
30. A Stormwater management plan is to be submitted and approved by the relevant departments/authority. All approved measures are to be implemented by the developer. The approved management plans must be incorporated into all home owner constitutions/body corporate/any such governing or controlling body.
31. The discharge of surface stormwater into any existing water course may only proceed if the approval of the necessary authority has been obtained. All the requirements/conditions of such approval are to be implemented by the developer. All costs related is for the developer.
32. A layout plan indicating the proposed storm water drainage system must be submitted to the Dir: CES for approval. Condition (2) applies.
33. All proposed Public Open Spaces are to be landscaped and finished to the satisfaction of the Dir: Civil Engineering Services and Dept: Environmental Services.
34. Internal parking requirements (i.e. 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.
35. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
36. No private parking will be allowed in any municipal road reserve.
37. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Conditions (2), (41) & (42) applies.
38. 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 with The Neighbourhood Planning and Design Guide standards. The width of road reserves is to be approved by the Dir: CES before the final layout can be approved. Roads reserve widths will conform to the minimum as stipulated in the Guide but will be also be informed by the internal roads Traffic Study and the positioning of internal services.
39. The approval of the layout of the development, the Site Development Plan (SDP) and accesses is subject to the George Roads Master Plan, (including specific reference to the Kraaibosch Roads Master Plan) and approved by the Dir: Civil Engineering Services, and the approval of any other relevant road's authority.
40. The developer will be required to construct certain roads in lieu of a financial contribution towards the Kraaibosch/Glenwood master planned roads. All roads required for access to the development will have to be fully completed prior to the approval of any transfer/rates clearances. The developer's financial contribution towards the roads in the Kraaibosch/Glenwood Master Plan will be determined in accordance with the financial model, revises from time to time, as development occurs.
41. No construction activity may take place until all approvals are in place, all drawings have been approved by the Technical Directorates, and the Service Agreement has been concluded between the parties Condition (10) applies.
42. 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.
43. Permission for construction access onto, and use of, municipal, provincial or national roads must be obtained from the relevant authorities.
44. Construction vehicle access positions must be pre-approved by the Dir. CES and the DRE. Condition (2), (7), (40) & (42) applies.

#### **DEVELOPMENT CONDITIONS: DEPARTMENT ELECTROTECHNICAL SERVICES**



## **General Conditions**

45. The developer will be responsible to submit an Electrical Services Report for the development for the approval by the Electrotechnical Services Department. 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. General Condition (2) applies.
46. Each new portion created must have separate metered electrical connection and it may not cross any other portion. Each consumer will have to enter into a separate supply agreement with the Municipality.
47. No electricity may be consumed within, or by any part of the development, without the consumption of the supply being metered and billed by a municipal meter (prepaid or credit). All cost, installation and consumption, will be for the cost of the developer. Standard application process will apply.
48. A temporary municipal metered construction supply can be installed, at a cost to be determine, prior to construction to monitor electrical consumption during the construction phase. All cost, installation and consumption, will be for the cost of the developer. No electricity may be consumed without it being metered by a registered municipal electrical meter. Standard application process will apply.
49. All pump stations constructed as part of this development and associated works, must be equipped with an approved and registered electrical meter. All cost, installation and consumption, will be for the cost of the developer. No electricity may be consumed without it being metered by a registered municipal electrical meter. Standard application process will apply. It will be the responsibility of the developer to install the relevant electrical meters.
50. 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.
51. 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.
52. Owner to ensure compliance with Regulation XA of SANS 10400.
53. Installation of ripple relays are compulsory for all geysers with electrical elements.
54. The developer will be responsible to arrange with a professional land surveyor to indicate those services traversing erven on the relevant erf's SG diagram. The Electrotechnical Services Department can insist that an electrical servitude be registered if services traverse other properties. All cost related to the above will be for the developer.
55. 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.
56. 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 Electrotechnical Services Department. 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.
57. Neither the Developer or the HOA or a property owner are allowed to distribute electricity across property boundaries.
58. 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.
59. It will not be the responsibility of the Municipality to maintain and protect any service cables installed by the developer, which is not in use, i.e. not being metered and not consuming electricity. Should





a future owner purchase an erf within the development, the installation and connection of the service cable will be for the cost of the developer or new owner. The connection fee paid to the municipality will be solely for provision of the electrical meter and the cost associated with opening the customer account, registering the meter and commissioning of supply.

### **Specific Conditions**

60. The MV bulk link supplies must be installed in accordance with the Municipality's envisaged master plan. The Developer will make an additional contribution towards this bulk infrastructure cost, amounting to R925.00, excl VAT, per equivalent erf with a 10% escalation per year as of February 2009. This contribution will be payable upfront.

**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) Extension was granted to 07 November 2024 and not to 29 September 2025 as proposed due to the following:
  - (i). The subdivision plan for the remainder phases (phases 2-4) were approved in terms of the Land Use Planning Bylaw, subject to the conditions as stated in the approval letter of 30 September 2015.
  - (ii). The land use rights and subdivision, as per approval letter 30 September 2015 were valid for 5 years, until 29 September 2020.
  - (iii). The subdivision of phases 2 to 4, as per approval letter 8 November 2019, although granted in terms of the Planning Bylaw, is thus, also only valid until 29 September 2020.
  - (iv). As the 8 November 2019 subdivision approval was granted under SPLUMA, the approval period and the extension period cannot exceed a total of 5 years and thus, the extension can only be granted to 07 November 2024.
  - (v). Phases 2 to 4 (now one phase) cannot be implemented without Phase 1 first being implemented and thus, Phase 1 must also be implemented by 07 November 2024.


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

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George on or before **07 MAY 2021**.
- An appeal that is not lodged within the set date or that does not comply with Section 80 of the George Municipality's By-law on Municipal Land Use Planning will be deemed invalid.

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

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

Yours faithfully



**D POWER**

**DEPUTY DIRECTOR: PLANNING AND DEVELOPMENT**

S:\SHARED TEGNIES\MARISA ARRIES\Approvals& Final Approvals\Kraaibosch195\_52(extension of approval )\vrolijk.docx



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**ANNEXURE “F”: MUNICIPAL APPROVAL DATED 17 OCTOBER 2022**

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

**Collaborator No.:** 2317015  
**Reference / Verwysing:** Kraalbosch 195/52, Division George  
**Date / Datum:** 14 October 2022  
**Enquiries / Navrae:** Marisa Arries

**Email:** [janvrolijk@vodamail.co.za](mailto:janvrolijk@vodamail.co.za)

JAN VROLIJK TOWN PLANNER  
PO BOX 710  
GEORGE  
6530

**APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL:  
KRAAIBOSCH 195 PORTION 52, DIVISION GEORGE**

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 following applications applicable to Portion 52 of the Farm Kraalbosch 195, Division George;

- a) Amendment in terms of Section 15(2)(h) of the Land Use Planning By-law for George Municipality (2015), of the phasing plan of the development on Portion 52 of the Farm Kraalbosch no. 195, Division George as approved on 16 April 2021, in terms of Condition 3 of approval granted 12 September 2013, be amended to read as follows:

*"3 The phasing of the development shall occur in accordance with the Phasing Plan reference number PLAN No. Ptn 52/195-Phasing plan dated June 2022 attached as "Annexure A" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision. The phasing is subject to the following timeframes:*

*Phase 1: 11 May 2021 to September 2022*

*Phase 2: October 2022 to June 2023*

*Phase 3: July 2023 to December 2023*

*Phase 4: January 2024 to 7 November 2024"*

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

**REASONS:**

- (i). The proposal is not in conflict with the development principles of SPLUMA (2013) and LUPA (2014);
- (ii). The application is merely to allow for the amendment of the phasing of the remainder of the development (i.e. phases 2 to 4);
- (iii). No additional development rights are being requested;
- (iv). The development was approved in terms of the Land Use Planning By-law for George Municipality (2015), subject to the conditions as stated in the approval letters dated 30 September 2015 and 16 April 2021;

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, 6530 or Directorate: Planning, 5th floor, Civic Centre, York Street, George **on or before 04 November 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.

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



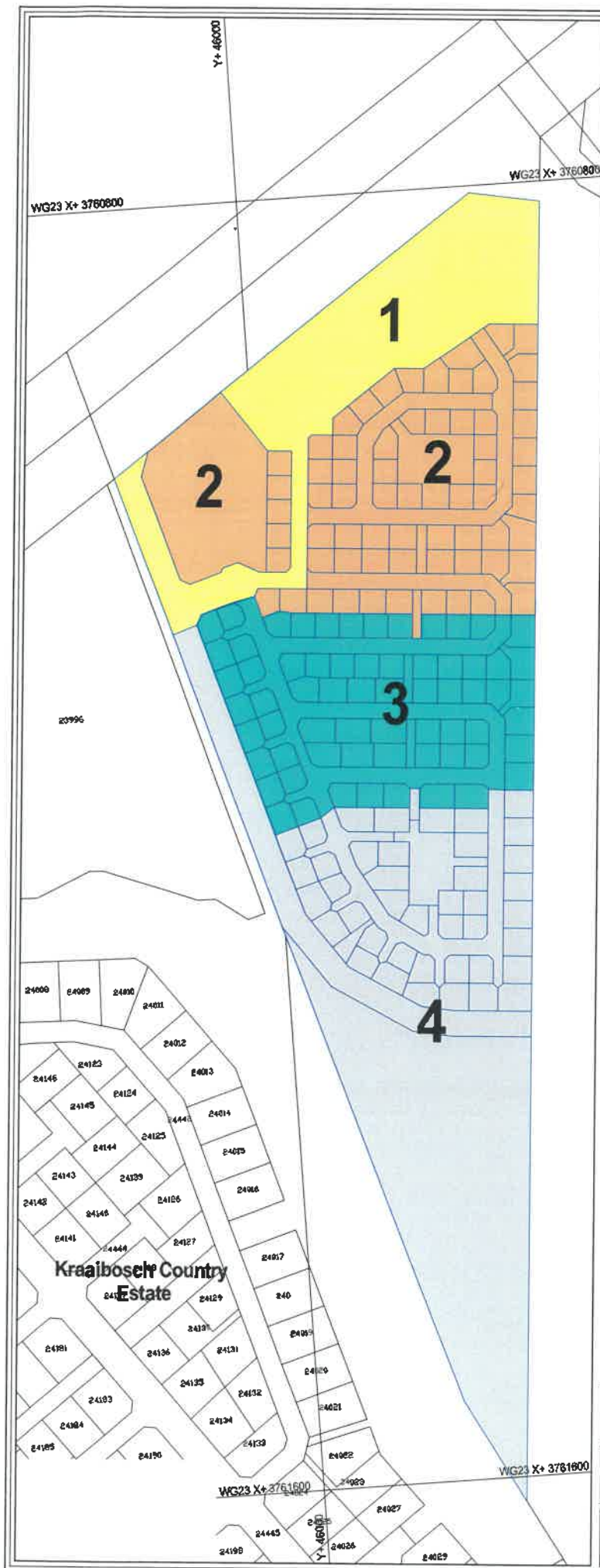
**C. PETERSEN**

**SENIOR MANAGER: PLANNING**

C:\Marisa\Kraaibosch 195\_52, Division George(amendment of Condition of approval).docx







# **APPLICATION FOR AMENDMENT OF APPROVAL – PHASING OF DEVELOPMENT: REMAINDER OF PORTION 52 OF THE FARM KRAAIBOSCH 195**

Application is made in terms of Section 15(2)(h) of the Land Use Planning By-law for George Municipality, 2015 for the amendment of the phasing plan for the proposed development on the Remainder of Portion 52 of the Farm Kaaibosch 195 as approved on 11 May 2021 by substituting phasing plan Plan No. Ged 52/19- Faseplan dated Aug 2020 with phasing plan Plan No. Ptn 52/195-Phasing Plan dated June 2022 subject to the following timeframes being linked to the four phases:

- Phase 1 – 11 May 2021 to September 2022
- Phase 2 – October 2022 to June 2023
- Phase 3 – July 2023 to December 2023
- Phase 4 – January 2024 to 7 November 2024

## **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.

14/10/2022

DATE  
DATUM

DERUTY DIRECTOR: PLANNING  
ADJUNK DIREKTEUR: BEPLANNING

Application for amendment of approval - Phasing of development

Glen Village Country Estate

Phasing plan

Phases

- Phase 1
- Phase 2
- Phase 3
- Phase 4

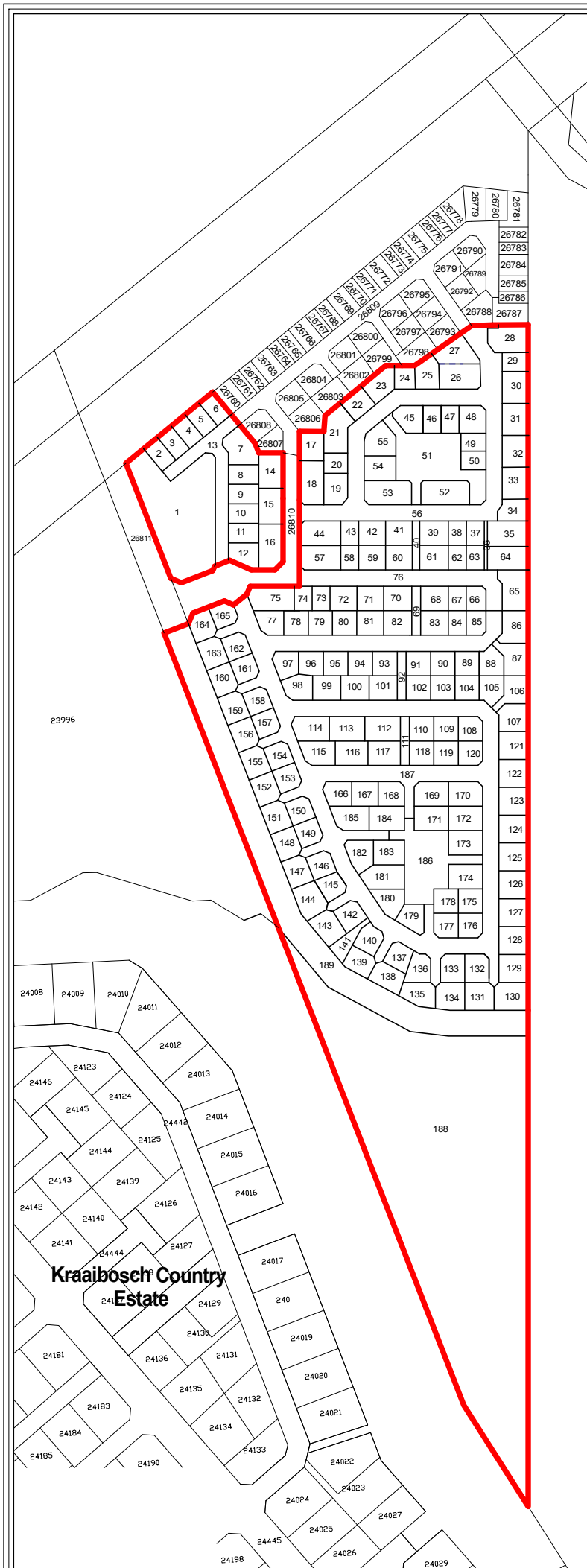
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65	66	67	68
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73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

## ANNEXURE "G": LAYOUT PLAN OF SUBDIVISIONAL AREA

## Annexure G

### APPLICATION FOR REZONING OF THE REMAINDER OF PORTION 52 OF THE FARM KRAAIBOSCH 195

- Application is made in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2015 for the rezoning of the Remainder of Portion 52 of the Farm Kraaibosch 195 (outlined in red) to a Subdivision Area to allow for
  - an estate development consisting of 174 Single Residential Zone II erven (Group housing which will be developed at a density of approximately 18 units per hectare), 1 Single Residential Zone II erf (Community facilities consisting of a clubhouse, gymnasium, coffee shop, hall for meetings and medical rooms), 9 Single Residential Zone II erven (Private open space) and 4 Single Residential Zone II erven (Private street); and
  - 1 Transport zone II erf (Public street).



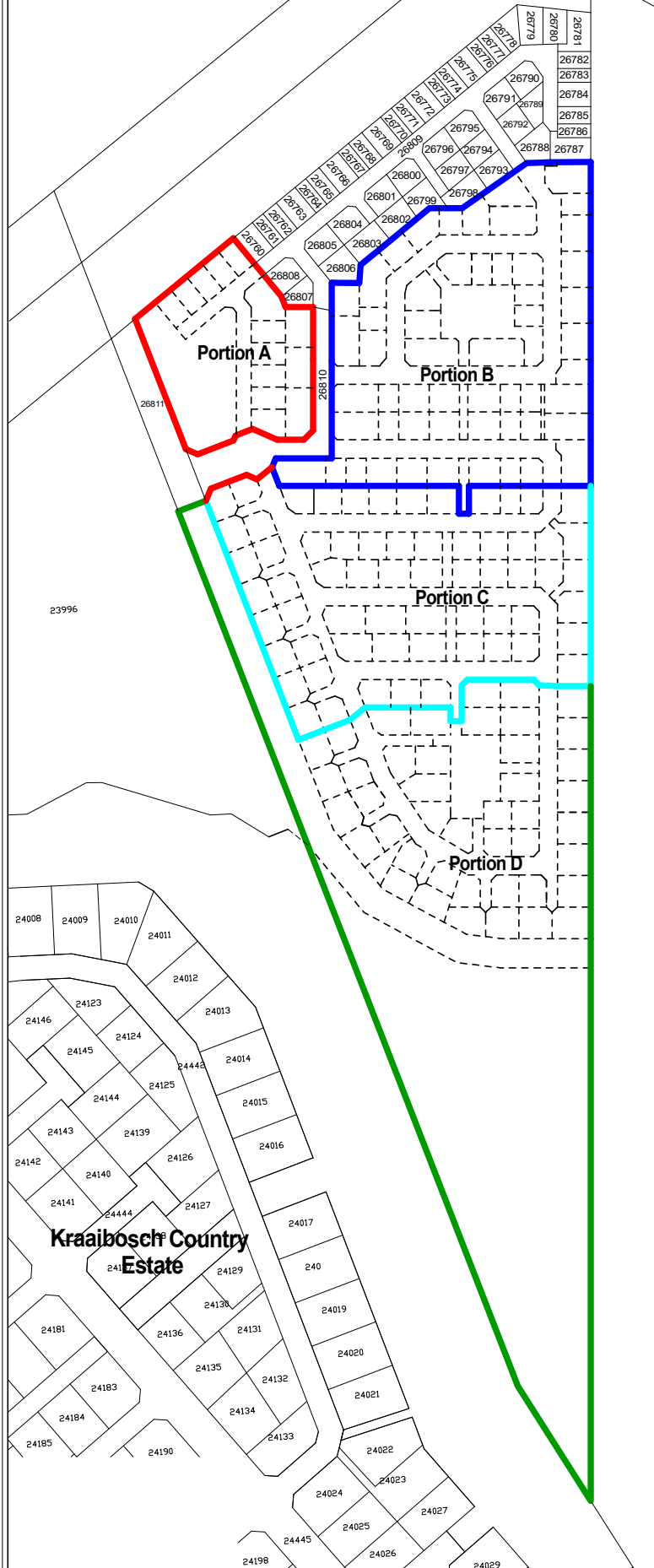
## ANNEXURE "H": PHASING SUBDIVISION PLAN

## Annexure G

### **APPLICATION FOR SUBDIVISION OF THE REMAINDER OF PORTION 52 OF THE FARM KRAAIBOSCH 195**

Application is made in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2015 for the subdivision of the Subdivisional Area into a

- Portion A with a Residential Zone II zoning
- Portion B with a Residential Zone II zoning
- Portion C with a Residential Zone II zoning
- Portion D with a Residential Zone II and Transport Zone II zoning



<b>Subdivision of the Remainder of Portion 52 of the Farm Kraai Bosch 195</b>		<b>NOTES &amp; DISPOSITIONS</b>		<b>REVISIONS</b>	
<input checked="" type="checkbox"/> Development area <input type="checkbox"/> Cadastral information <input type="checkbox"/> Erf and portion numbers		Date: 10 January 2022 By: [Signature] For: [Signature]		ALL MEASUREMENTS APPROXIMATE ALL AREAS IN SQUARE METERS	
<b>Glen Village Country Estate</b>		[Signature] [Signature]		[Signature] [Signature]	
<b>Subdivision Plan</b>		[Signature] [Signature]		[Signature] [Signature]	

## ANNEXURE "I": SUBVISION PLAN OF PHASE 1

## Annexure I

### APPLICATION FOR SUBDIVISION OF A PORTION OF THE REMAINDER OF PORTION 52 OF THE FARM KRAAIBOSCH 195

Application is made in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2015 for the subdivision Portion A and B into 76 Single Residential Zone II erven consisting of

- 68 Single Residential Zone II erven (Group housing erven) (Portions 2 to 12, 14 to 35, 37 to 39, 41 to 50, 52 to 55, 57 to 68 and 70 to 75);
- 1 Single Residential Zone II erven (Community facilities consisting of a clubhouse, gymnasium, coffee shop, meeting hall and medical rooms) (Portion 1);
- 4 Single Residential Zone II erven (Private open space) (Portions 36, 40, 51 and 69); and
- 3 Single Residential Zone II erven (Private street) (Portions 13, 56 and 76).

23996

**Kraai Bosch Country Estate**

**TABLE 1: LAND USES**

Portion Nr	Colour notation	Zoning	Extent (m <sup>2</sup> )	% of total
2-12, 14-35, 37-39, 41-50, 52-55, 57-68 and 70-75		Single Residential Zone II (Group housing)	18 948	65
1		Single Residential Zone II (Private open space)	1 941	6
36, 40, 51 and 69		Single Residential Zone II (Community facilities)	2 899	10
13, 56 and 76		Single Residential Zone II (Private street)	5 483	19
<b>TOTAL</b>			<b>29 271</b>	<b>100</b>

Subdivision of Portions A and B  
Remainder of Portion 52  
of the Farm Kraai Bosch 195

**Glen Village  
Country Estate**

**Subdivision**

<b>NOTES</b> Development area Cadastral information Erf and portion numbers	<b>REVISIONS</b> <table border="1"> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> <tr> <td>1</td> <td>Initial</td> <td>2023/01/01</td> </tr> </table>	No.	Description	Date	1	Initial	2023/01/01
No.	Description	Date					
1	Initial	2023/01/01					
<b>APPROVED FOR SUBMISSION</b> ALL APPLICANTS TO SIGN ALL APPLICANTS TO SIGN							
<b>APPROVED FOR SUBMISSION</b> ALL APPLICANTS TO SIGN ALL APPLICANTS TO SIGN							
<b>APPROVED FOR SUBMISSION</b> ALL APPLICANTS TO SIGN ALL APPLICANTS TO SIGN							

**ANNEXURE “J”: PROPOSED DEVELOPMENT PLANS FOR PHASE 1**





- SIGNAGE -

SIGNAGE ON ENTRANCE WALL - SIGNAGE TO BE IN PROPORTION TO WALL HIGHT AND WIDTH (1300MM X 4600) & (1300MM X 1300MM) / GUARD HOUSE SIGNAGE (400MM X 1600MM)  
STEEL PLATED LAZER CUT BRUSHED METAL GOLD AND CLACK INLAY BRASS OR SIMILAR - MOUNTED WITH PINS - UNDERGLIGHT

ARCHITECT		
PROFESIONAL INSURANCE		
PERSON RESPONSIBLE FOR ISSUE		
Revision	Date	Drawn
Description		
Tel: 011 706 5391 Cell Phone: 082 350 5353 www.lapalaka.com BRYANSTON : JHB P.O Box 839 Cranmerview Bryanston 2060		
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client <b>QUICK STEP</b>		
signature		
project <b>GLEN VILLAGE - PHASE 2</b>		
stand number <b>Erf 52 - Phase 2</b>		
engineer Reg No: signature		
Architect Reg No: signature		
drawing description <b>LOGO + SIGNAGE</b>		
job number <b>02</b>	drawing number <b>010</b>	
drawn scale date	Author  Issue Date	
revision number	Issued for	
<b>INFORMATION</b>		



BUILDING LINES (SETBACKS) :	LESS THAN OR EQUAL TO 250M	GREATER THAN 250, BUT NOT EXCEEDING 500M
STREET BUILDING LINE	1 METER	1.5 METERS
SIDE BUILDING LINE	0 METER, 1 METER ON ALL OTHER SIDES	0 METER, 1.5 METER ON ALL OTHER SIDES
REAR BUILDING LINE	1.5 METERS	1.5 METERS



SCHEDULE OF AREAS

ERF#	AREA
50	324m²
51	324m²
52	406m²
53	270m²
54	375m²
55	280m²
56	185m²
57	395m²
58	239m²
59	300m²
60	170m²
61	272m²
62	330m²
63	382m²
64	398m²
65	186m²
66	264m²
67	195m²
68	195m²
69	289m²
70	171m²
71	175m²
72	457m²
73	449m²
74	296m²
75	296m²
76	314m²
77	314m²
78	314m²
79	314m²
80	214m²
81	390m²
82	164m²
83	164m²
84	255m²
85	245m²
86	245m²
87	164m²
88	395m²
89	395m²
90	183m²
91	274m²
92	274m²
93	285m²
94	183m²
95	183m²
96	396m²
97	424m²
98	162m²
99	164m²
100	252m²
101	255m²
102	245m²
103	245m²
104	165m²
105	165m²
106	439m²
107	1414m²
108	142m²
109	81m²
110	156m²
111	5228m²
112	1155m²
113	1155m²
114	1155m²
115	1155m²
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298	1155m²
299	1155m²
300	1155m²

LAND USE TABLES		
GENERAL RESIDENTIAL ZONE II		
GROUP HOUSING		
SITE AREA	PORTION A - ERF 52	23,894 M²
GROSS ERF AREAS	PORTION A - ERF 52	16 118 M²
NUMBER OF ERVEN GENERAL RESIDENTIAL ZONE II GROUP HOUSING	PORTION A - ERF 52	57
TRANSPORT ZONE II	ERF 111	5228 M²
	Existing Road : 28809	676 M²
OPEN GREEN ZONE II	PORTION A	1719 M²
GROSS BUILDING AREA	Ave GREEN AREA PER UNIT	
	PORTION A - HOUSING	

ARCHITECT

PROFESSIONAL INSURANCE

PERSON RESPONSIBLE FOR ISSUE

Revision

Date

Drawn

Description

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Cell Phone: 082 350 5353

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BRYANSTON : JHB

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Cranemere Bryanston 2006

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client

QUICK STEP

signature

project

GLEN VILLAGE - PHASE 2

stand number

Erf 52 - Phase 2

engineer

Reg No:

signature

Architect

Reg No:

signature

drawing description

CADASTRAL BOUNDARIES

job number

02

drawing number

011

drawn

scale

1 : 350

date

Issue Date

revision number

Issued for

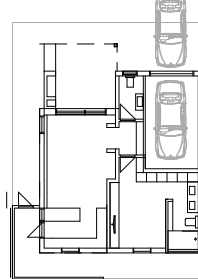
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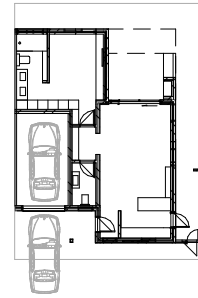


UNIT TYPES

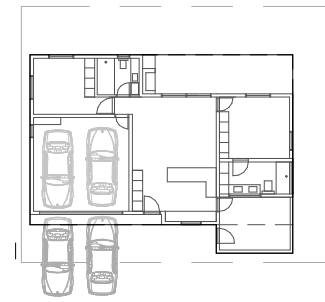
EEN - A



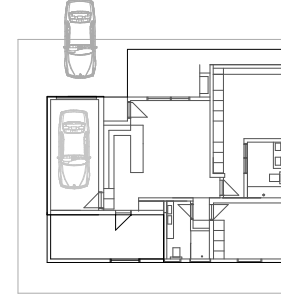
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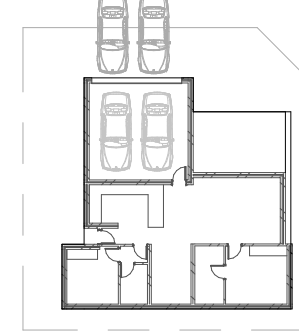
TWEE - A



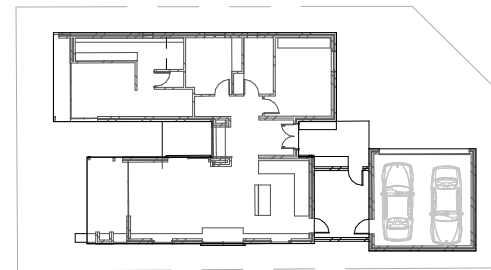
TWEE - B



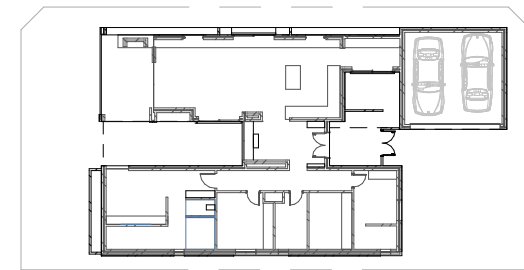
TWEE - C



DRIE - A



VIER - A



UNIT TYPES:		BEDROOM	COVERED PARKING.
1	EEN-A	1 BED	1 PARKING
2	EEN-B	1 BED	1 PARKING
3	TWEE-A	2 BED	2 PARKING
4	TWEE-B	2 BED	1 PARKING
5	TWEE-C	2 BED	2 PARKING
7	DRIE-A	3 BED	2 PARKING
8	VIER-A	4 BED	2 PARKING

LAND USE TABLES		
GENERAL RESIDENTIAL ZONE II GROUP HOUSING		
SITE AREA	PORTION A - ERF 52	23,894 M²
GROSS ERF AREAS	PORTION A - ERF 52	16,118 M²
NUMBER OF ERVEN GENERAL RESIDENTIAL ZONE II GROUP HOUSING	PORTION A - ERF 52	57
TRANSPORT ZONE II	ERF 111	5228 M²
OPEN GREEN ZONE II	Existing Road : 28809	678 M²
	PORTION A	1719 M²
	Ave GREEN AREA PER UNIT	
GROSS BUILDING AREA	PORTION A - HOUSING	

ARCHITECT

PROFESSIONAL INSURANCE

PERSON RESPONSIBLE FOR ISSUE

Revision

Date

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Description

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Cramerville Bryanston 2060

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client  
**QUICK STEP**

signature

project  
**GLEN VILLAGE - PHASE 2**

stand number  
Erf 52 - Phase 2

engineer  
Reg No:  
signature

Architect  
Reg No:  
signature

drawing description  
**SKETCH PLAN**

job number  
**02**

drawing number  
**012**

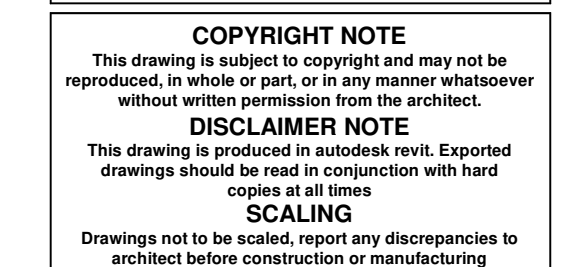
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date

Author  
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Issue Date

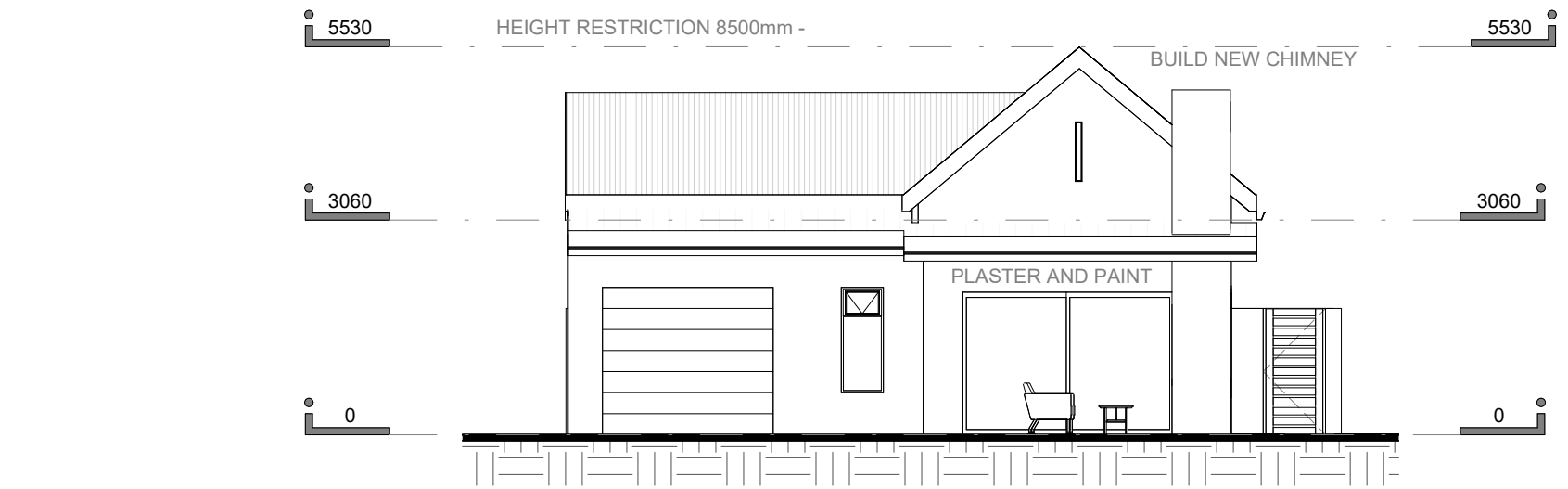
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Issued for

**INFORMATION**

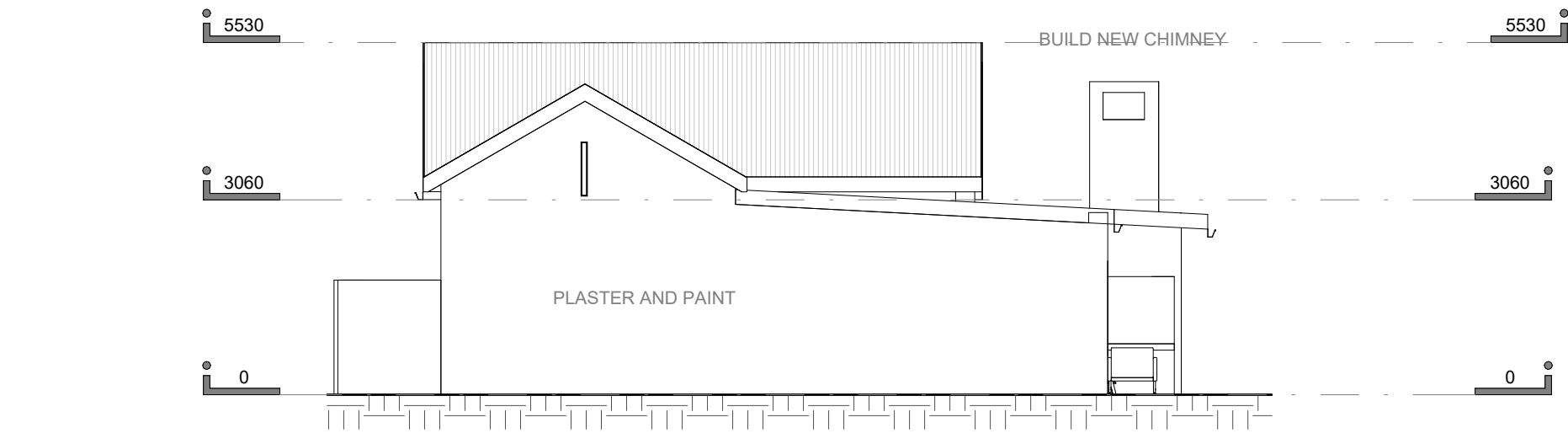


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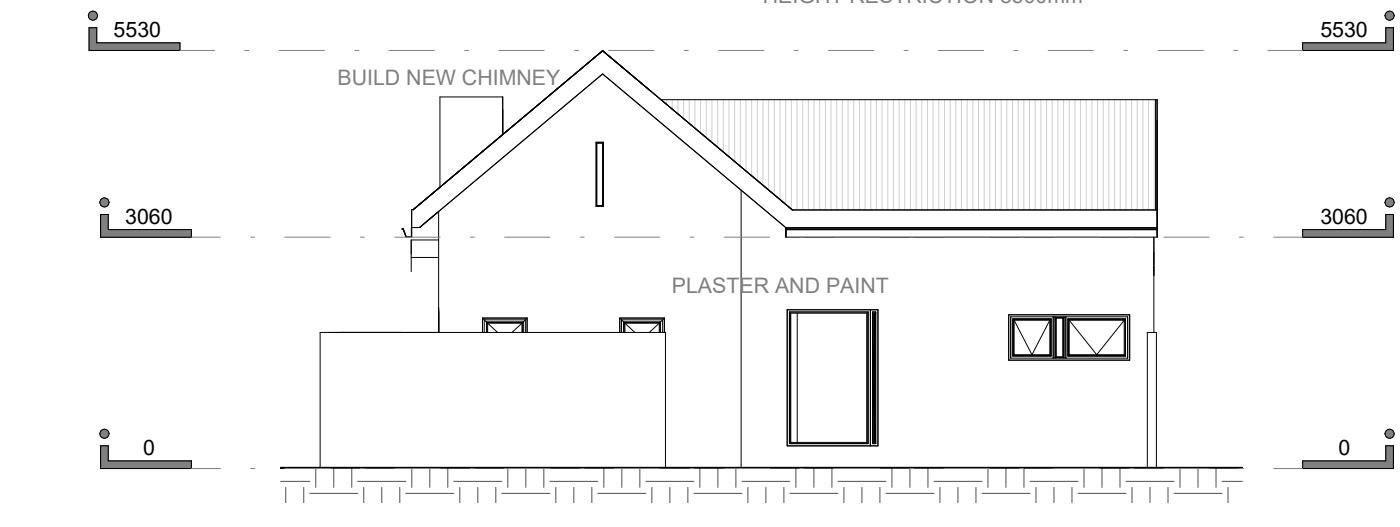




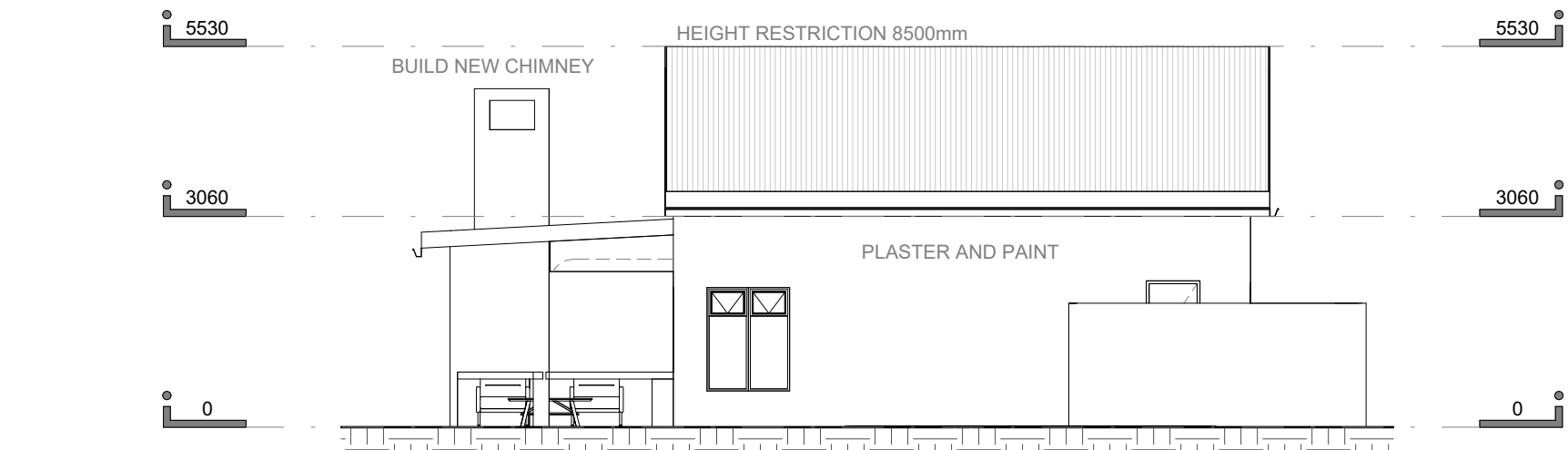
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1 : 100



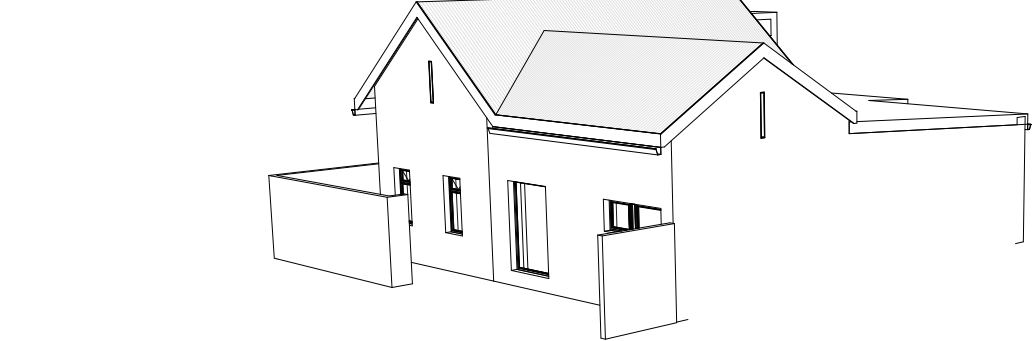
4 East Elev  
1 : 100



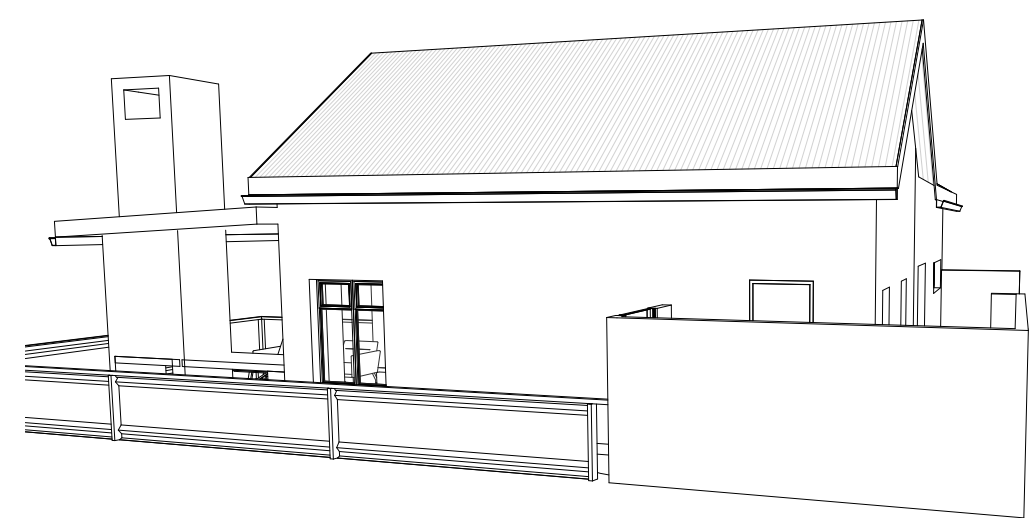
3 South Elev  
1 : 100



5 West Elev  
1 : 100

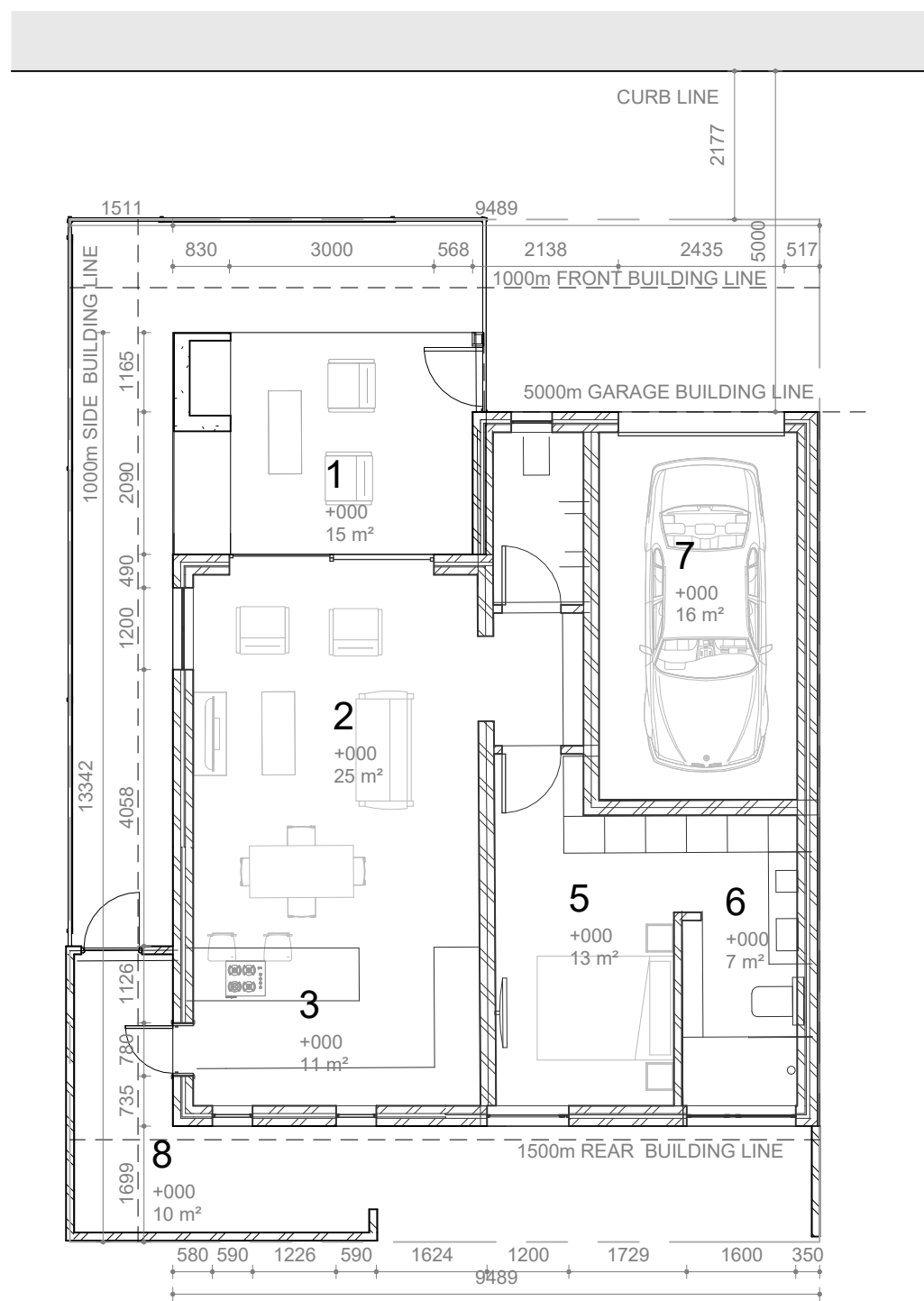


7 3D View 1

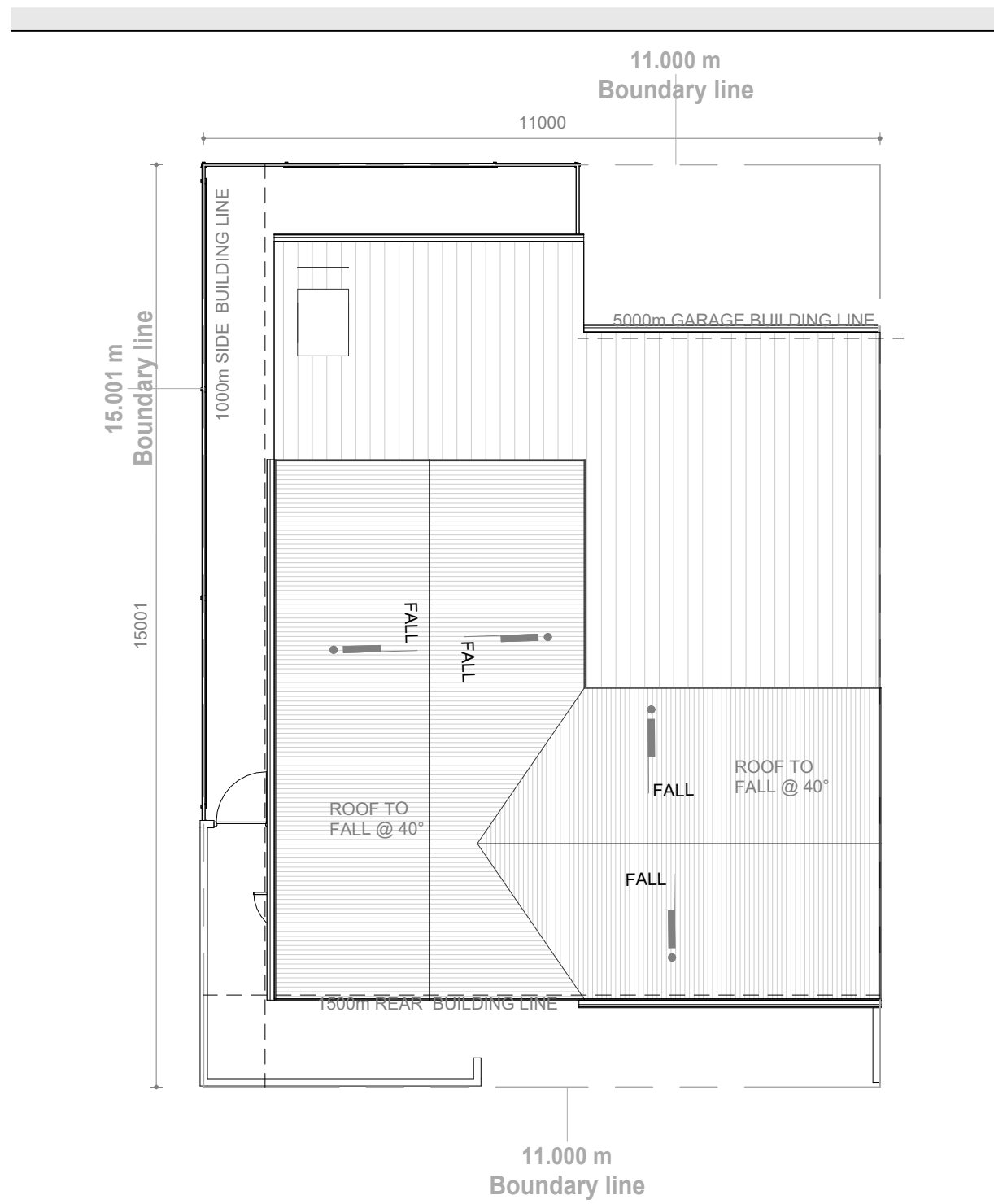


8 3D View 2

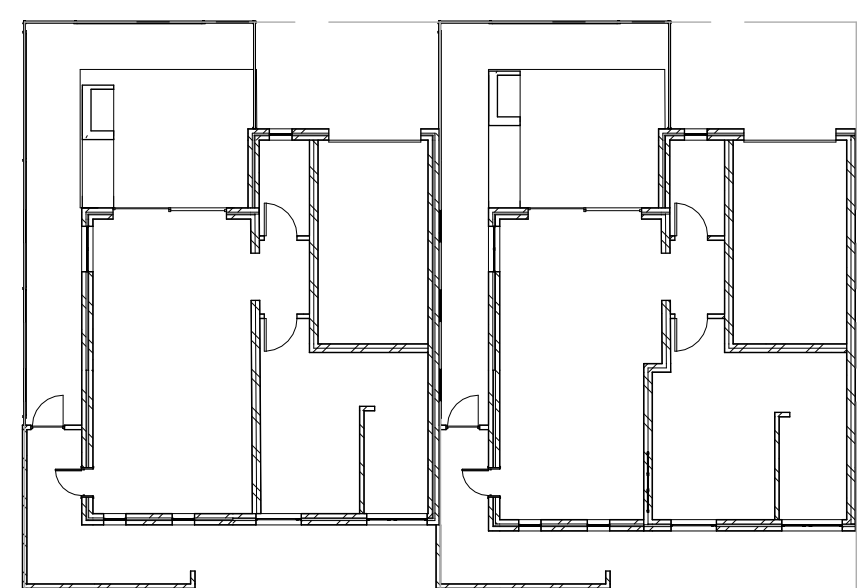
AREAS	
INTERNAL AREAS:	
ROOMS INTERNAL:	62m <sup>2</sup>
GARAGE:	16m <sup>2</sup>
PATIO:	16m <sup>2</sup>
GROSS SELLABLE AREA:	105m <sup>2</sup>
COVERED AREA:	90m <sup>2</sup>
FOOTPRINT:	114m <sup>2</sup>
TYPICAL SITE SIZE:	165m <sup>2</sup>
YARD:	10m <sup>2</sup>
DRIVEWAY:	9.5m <sup>2</sup>
GARDEN:	13m <sup>2</sup>
COVERAGE:	55%



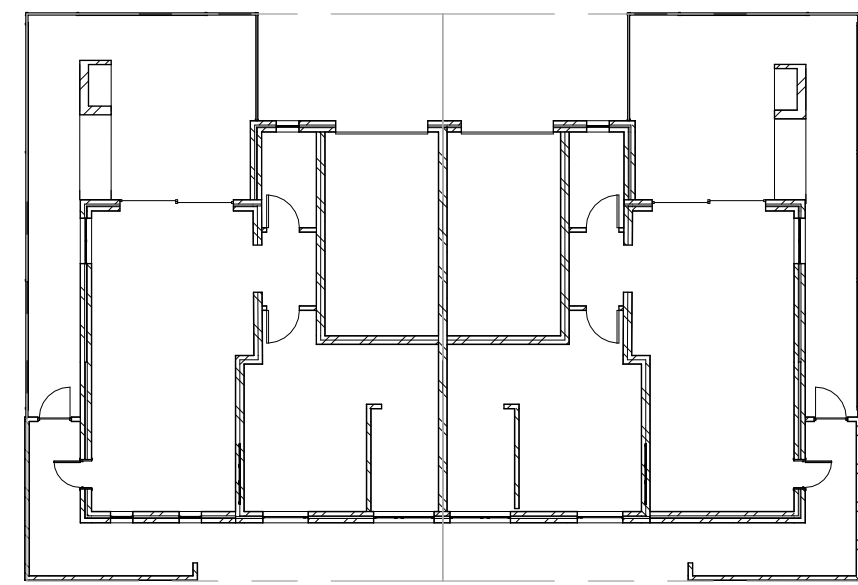
1 Ground Floor Plan  
1 : 100



6 Roof Plan  
1 : 100

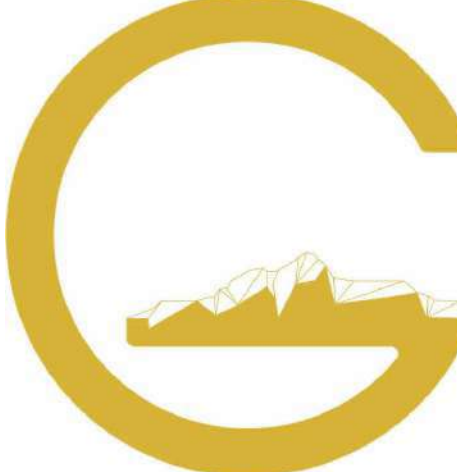



SPLIT UNITS



SEMI-DETACHED

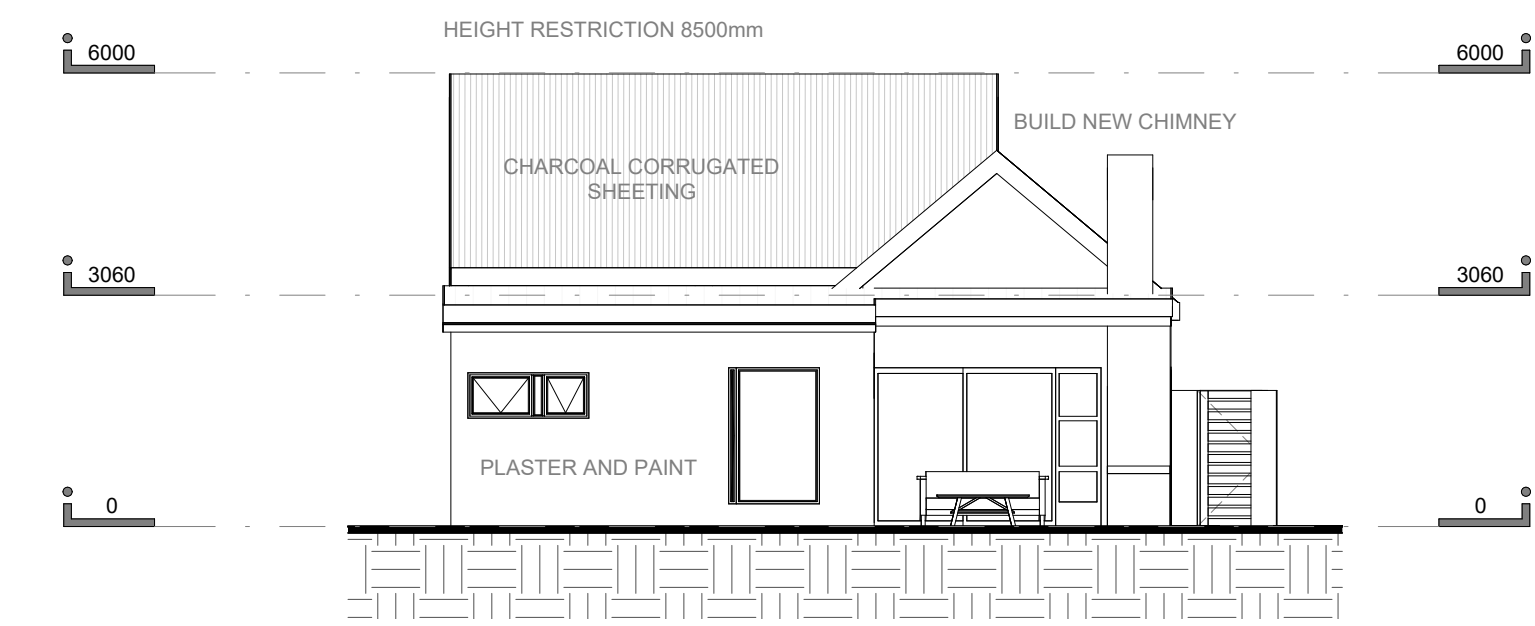
9 Suggested Layout  
1 : 200

ARCHITECT			
PROFESSIONAL INSURANCE			
PERSON RESPONSIBLE FOR ISSUE			
Revision	Date	Drawn	Description
			
<div><div>Tel: 011 706 5391 Cell Phone: 082 350 5353 www.lapalaka.com BRYANSTON - JHB P.O. Box 639 Cranenview Bryanston 2060</div><div><div>LAPALAKA PROPERTY DEVELOPERS</div></div></div>			

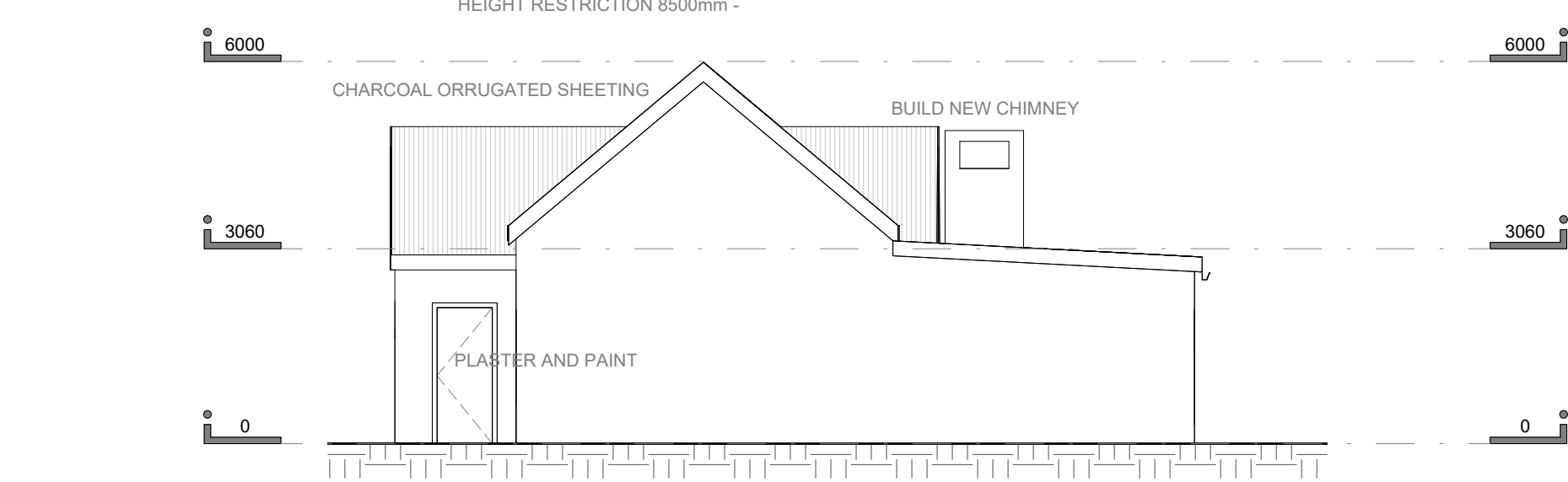
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client <b>BLUE RAIN PROPERTY DEV.</b>
signature
project <b>GLEN VILLAGE - PHASE 2</b>
stand number <b>Erf 52 - Phase 2</b>
engineer Reg No: signature
Architect Reg No: signature

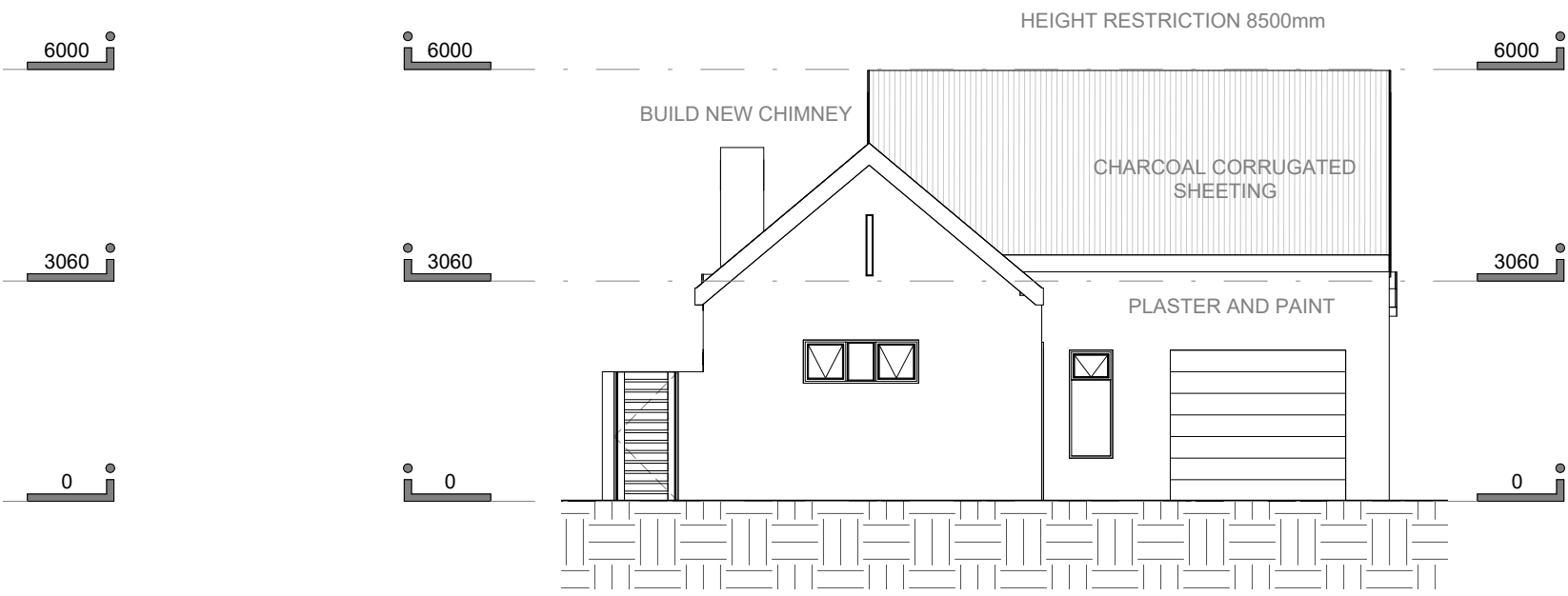
drawing description <b>EEN A</b>	
job number <b>02</b>	drawing number <b>01</b>
drawn scale date	Author As indicated Issue Date
revision number	issued for <b>INFORMATION</b>



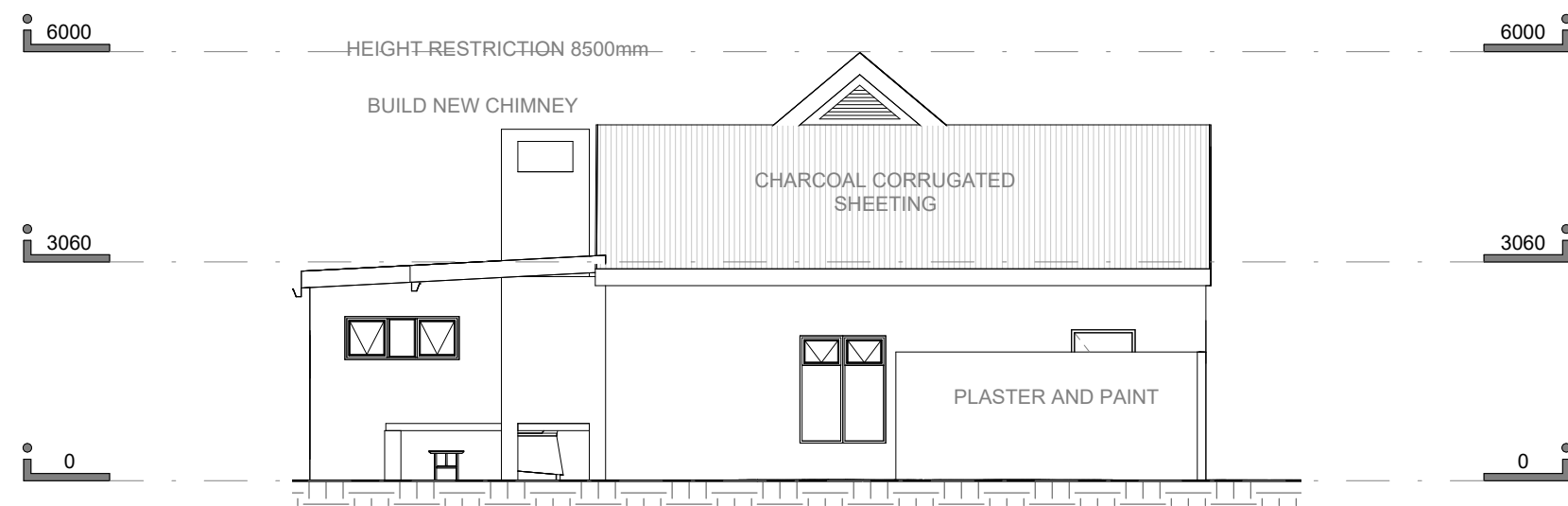
2 North Elev  
1 : 100



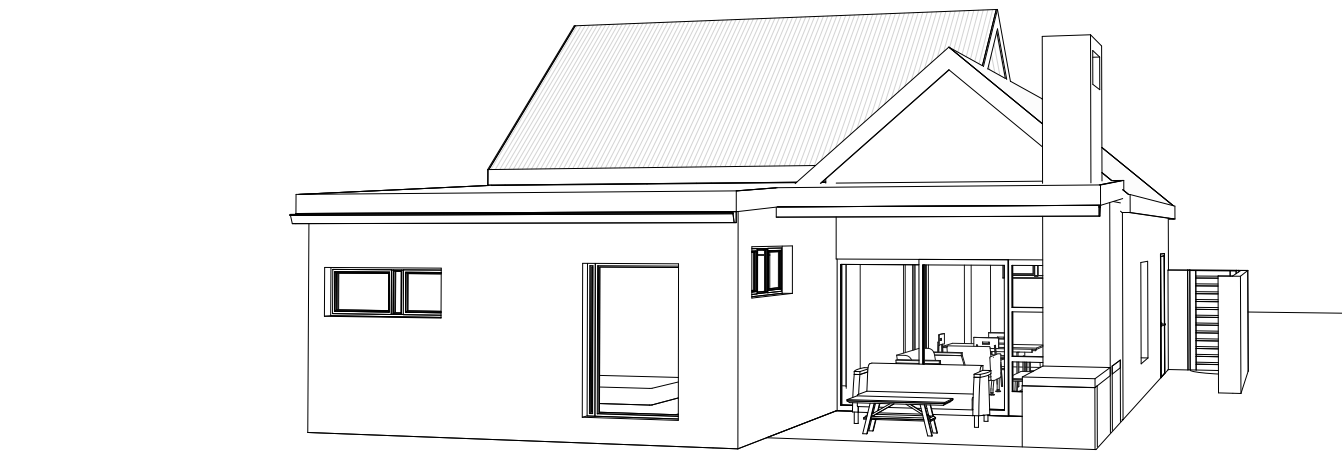
4 East Elev  
1 : 100



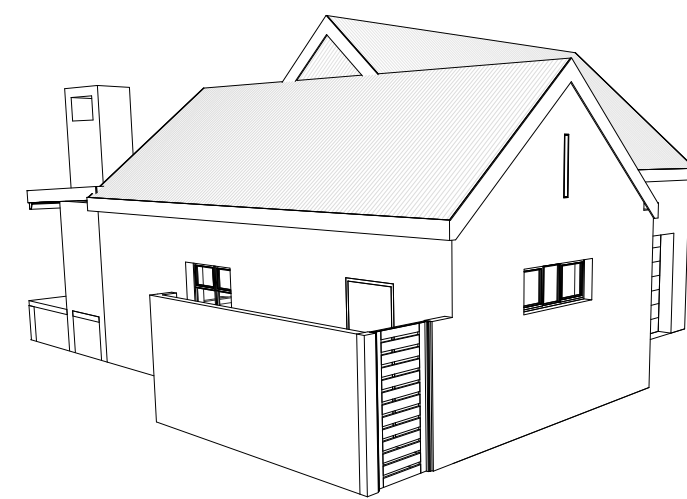
3 South Elev  
1 : 100



5 West Elev  
1 : 100



7 3D View 1

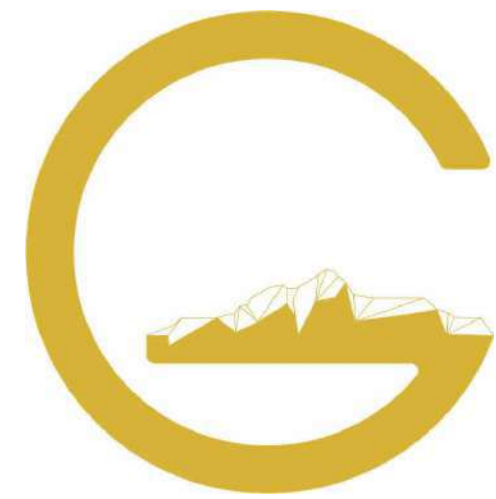


8 3D View 2

AREAS	
INTERNAL AREAS:	
ROOMS INTERNAL:	62m <sup>2</sup>
GARAGE:	16m <sup>2</sup>
PATIO:	12m <sup>2</sup>
GROSS SELLABLE AREA:	105m <sup>2</sup>
COVERED AREA:	94m <sup>2</sup>
FOOTPRINT:	107m <sup>2</sup>
TYPICAL SITE SIZE:	165m <sup>2</sup>
YARD:	6m <sup>2</sup>
DRIVEWAY:	15m <sup>2</sup>
GARDEN:	11.5m <sup>2</sup>
COVERAGE:	57%

ARCHITECT	
PROFESIONAL INSURANCE	
PERSON RESPONSIBLE FOR ISSUE	

Revision	Date	Drawn	Description
----------	------	-------	-------------



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Cell Phone: 082 350 5353  
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P.O. Box 639  
Cranenview Bryanston 2060



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client  
**BLUE RAIN PROPERTY DEV.**

signature

project  
**GLEN VILLAGE - PHASE 2**

stand number  
**Erf 52 - Phase 2**

engineer  
Reg No: \_\_\_\_\_  
signature

Architect  
Reg No: \_\_\_\_\_  
signature

drawing description  
**EEN B**

job number  
**02**

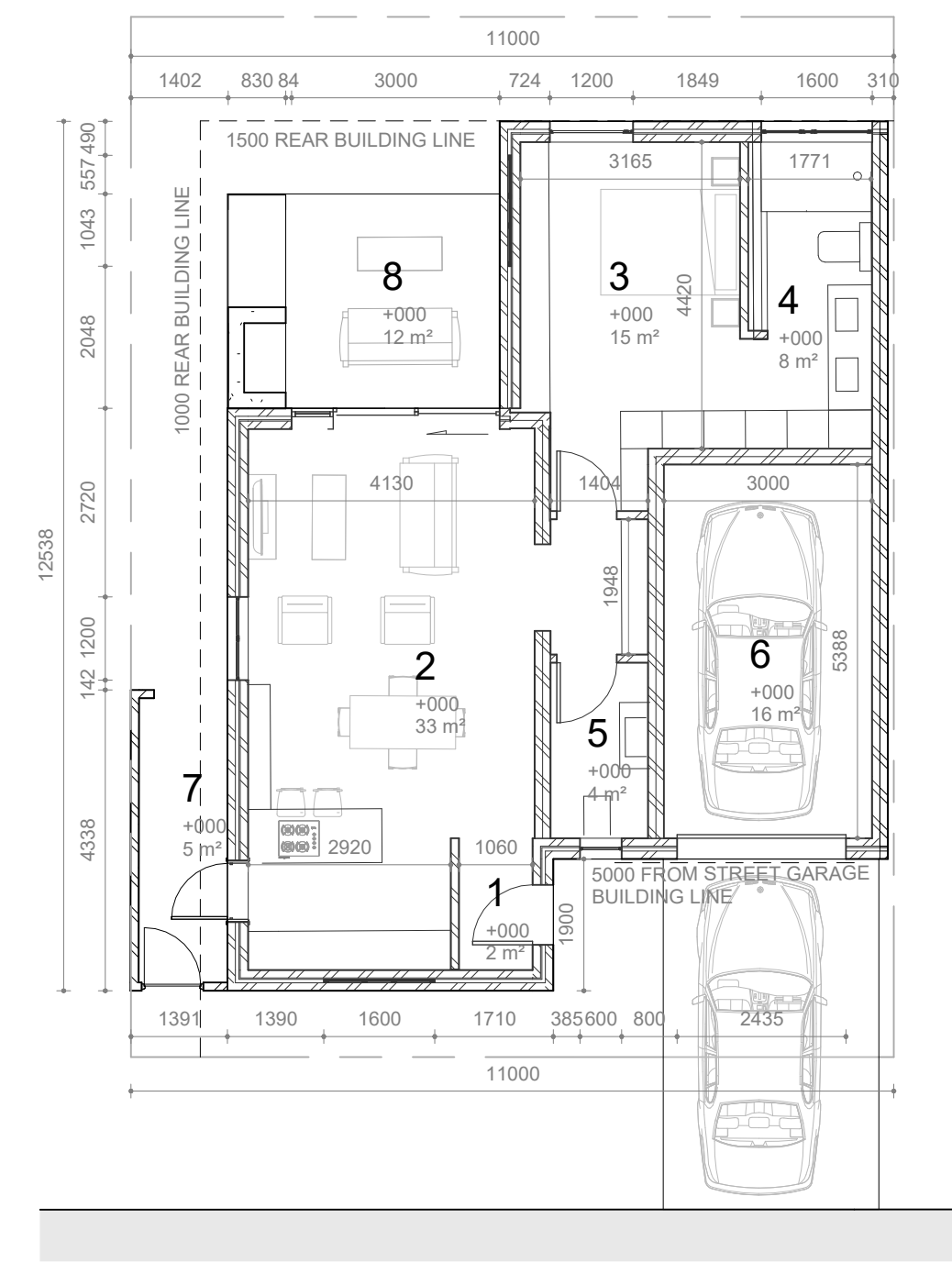
drawing number  
**01**

drawn  
scale  
date

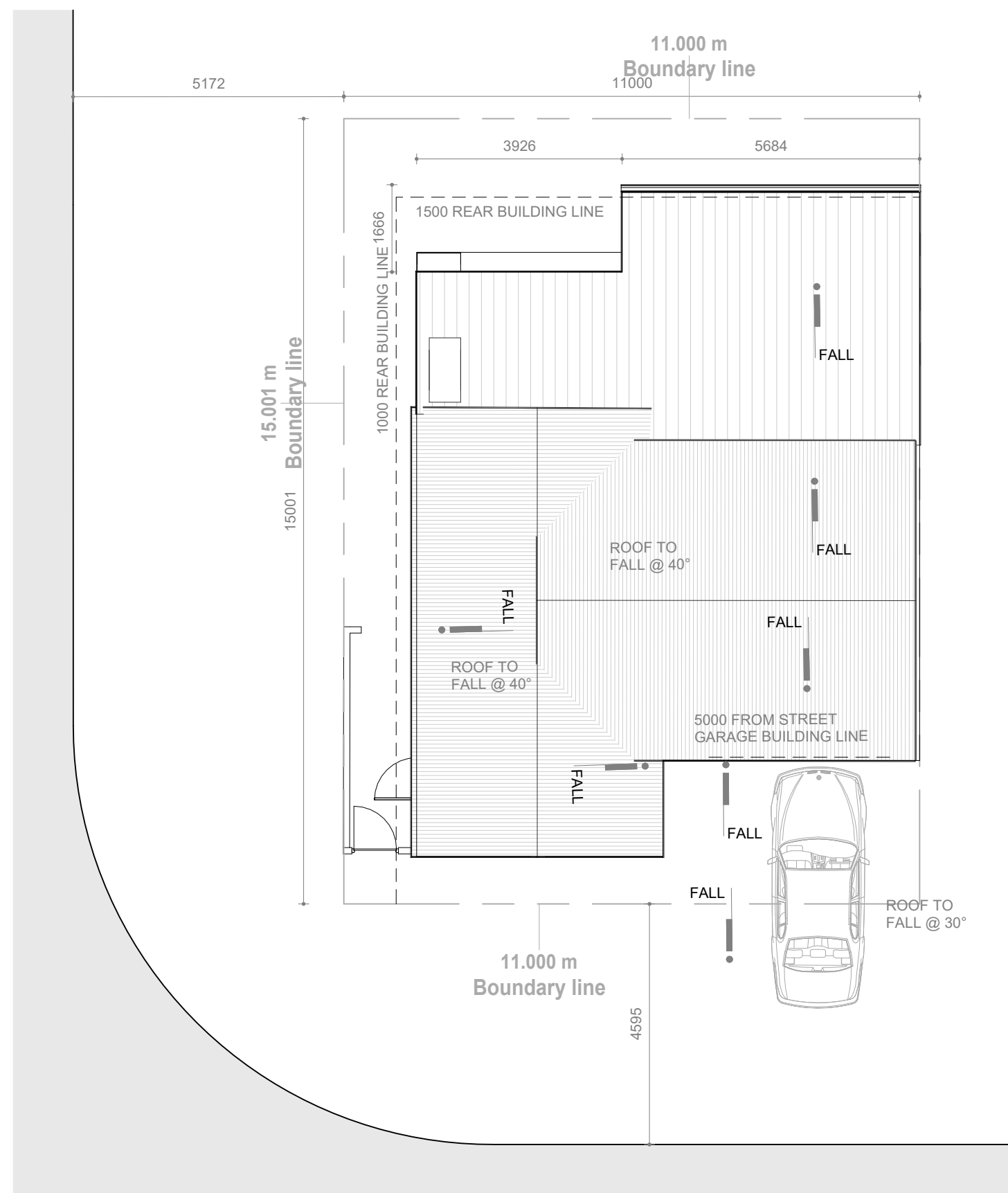
Author  
**As indicated**  
Issue Date

revision number  
issued for

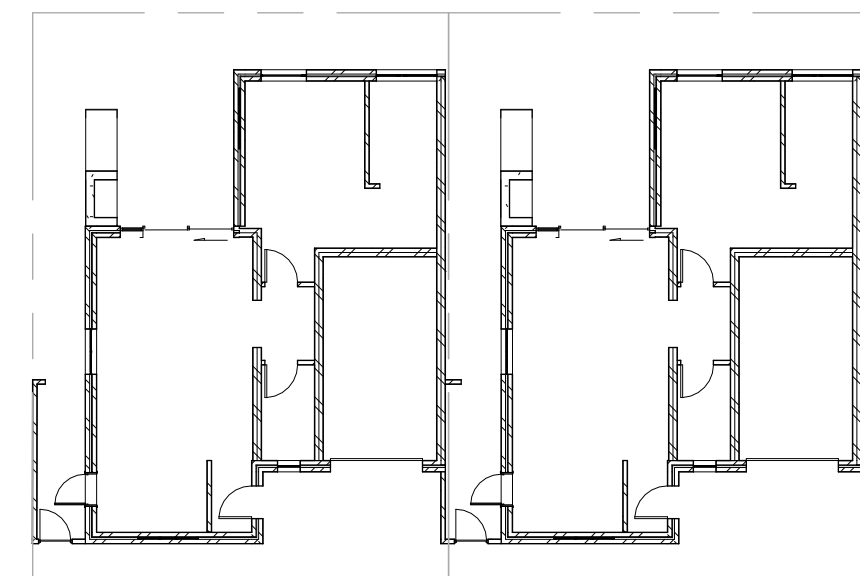
**INFORMATION**



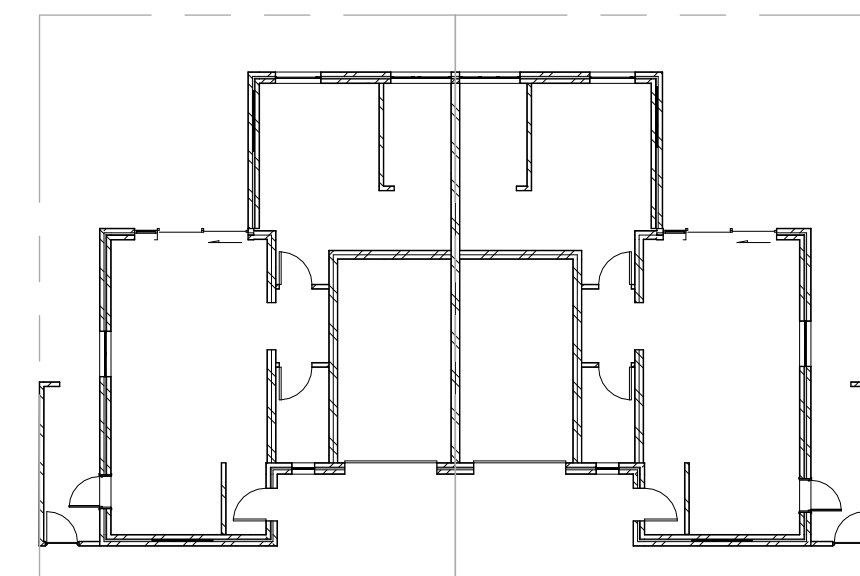
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1 : 100



6 Roof Plan  
1 : 100



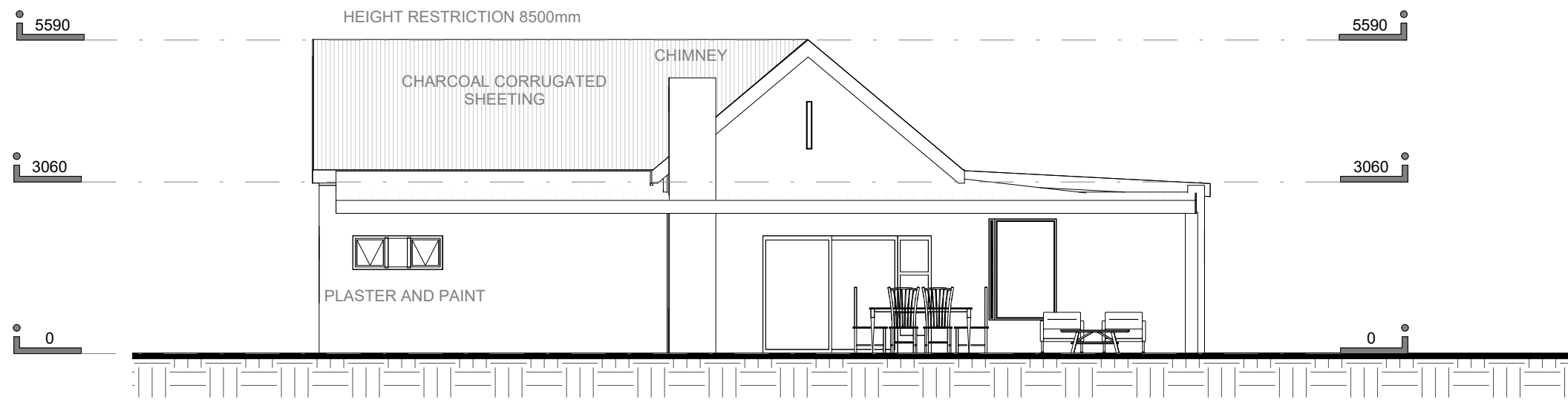
SPLIT UNITS



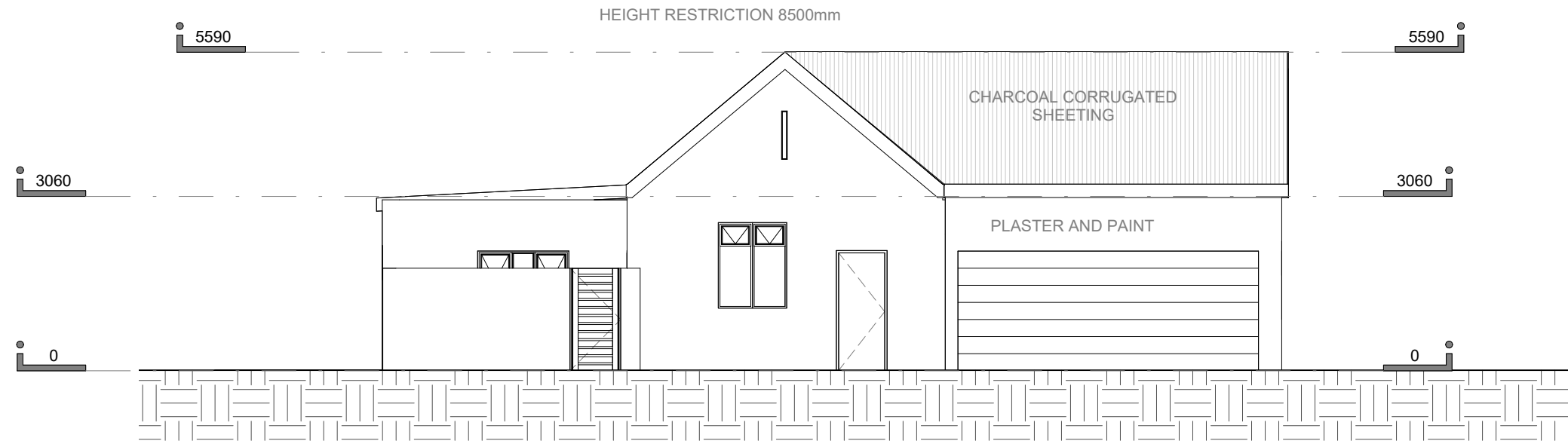
SEMI-DETACHED

9 Suggested Layout  
1 : 200

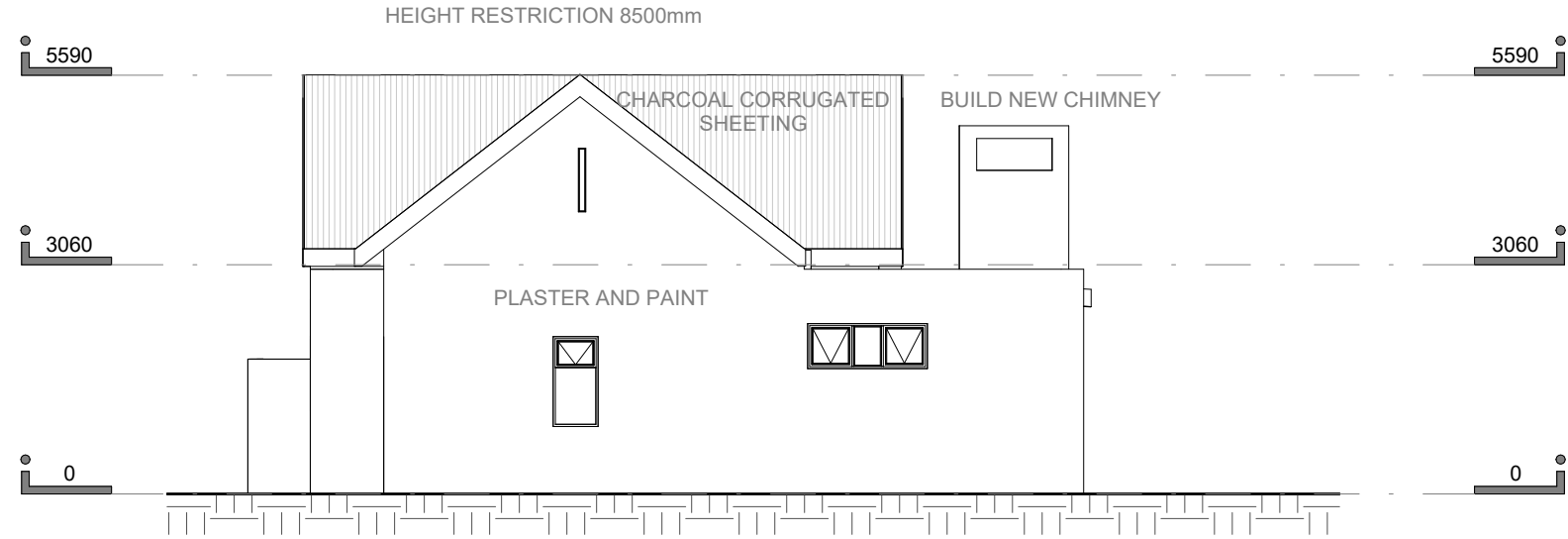




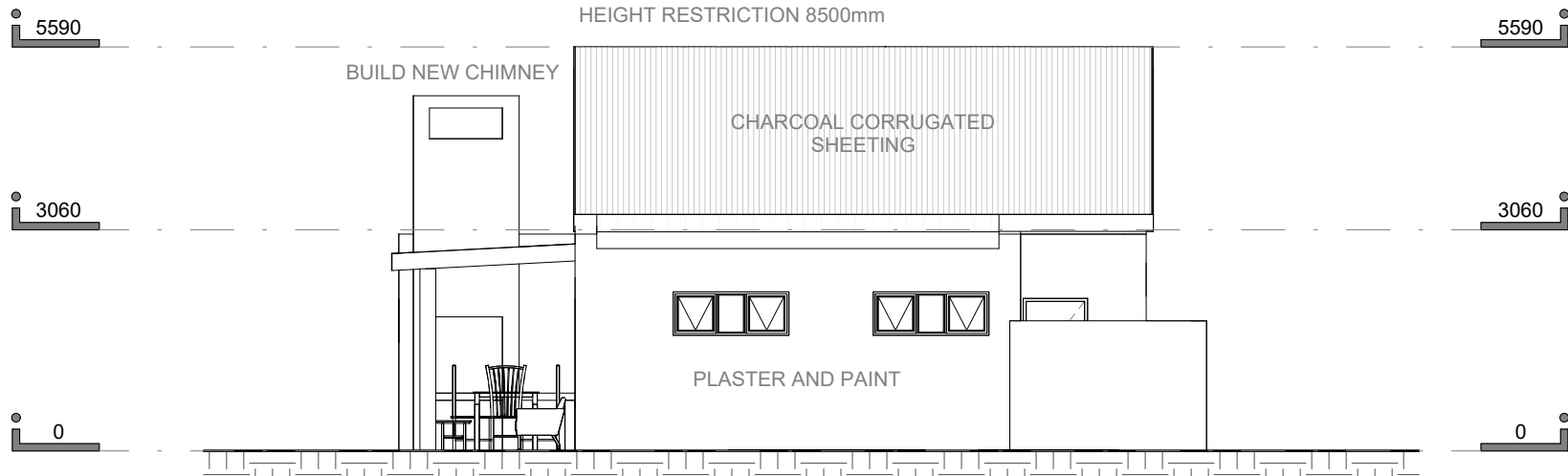
2 North Elev  
1 : 100



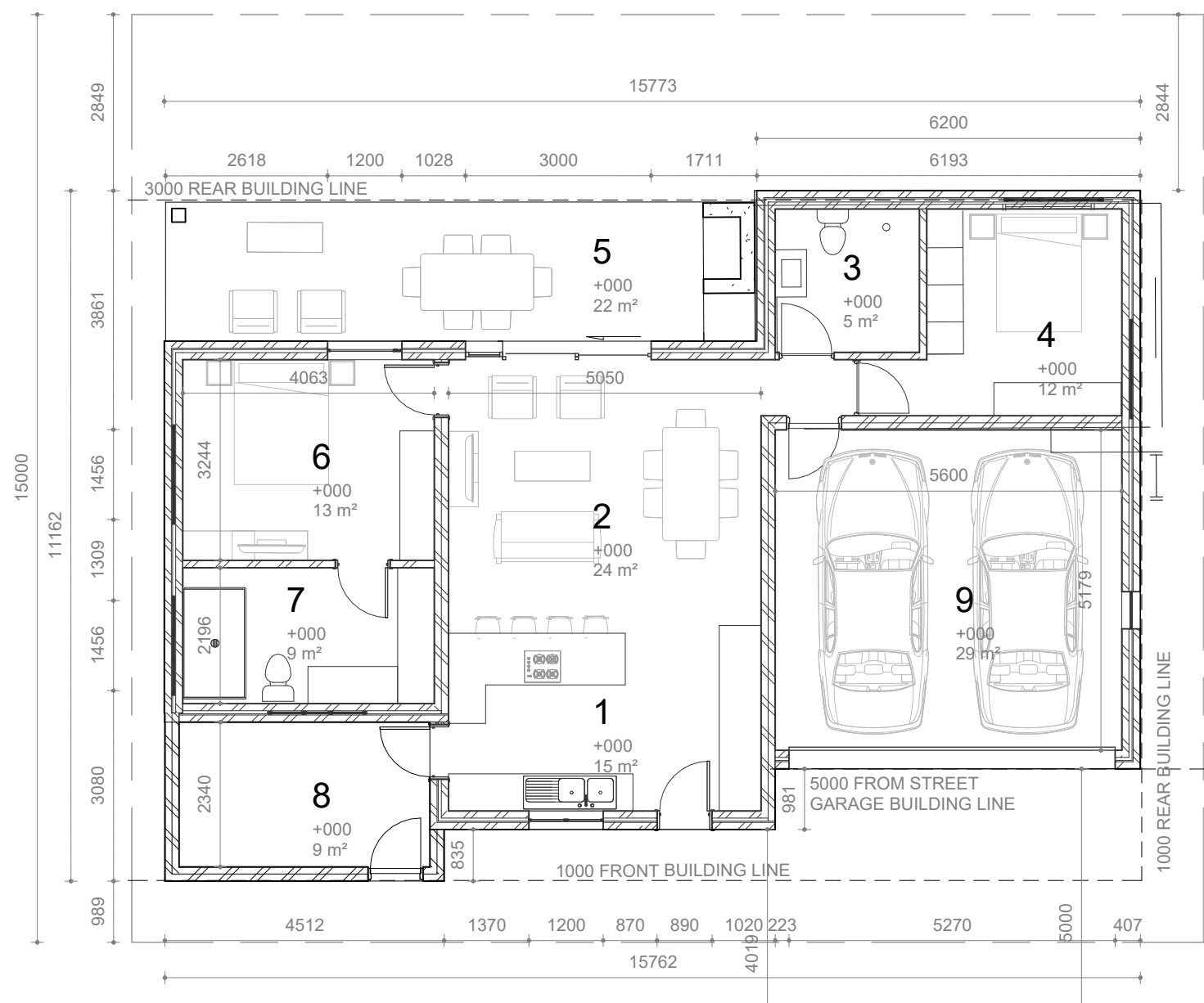
3 South Elev  
1 : 100



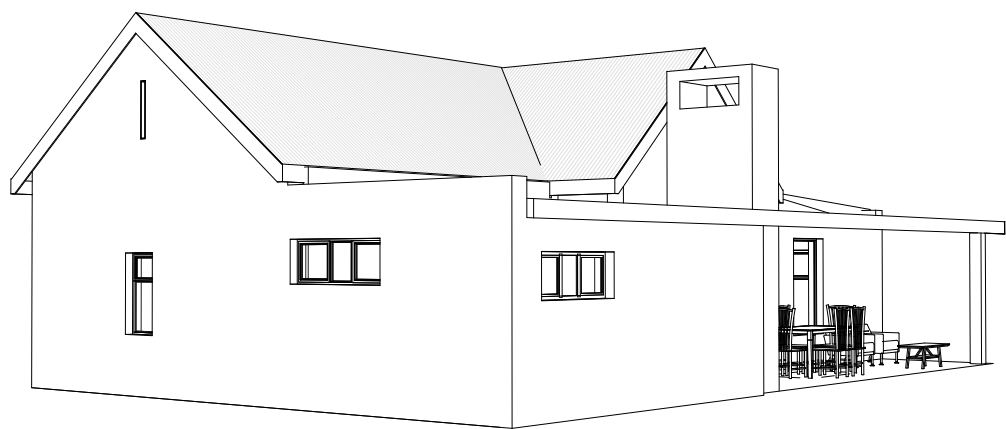
4 East Elev  
1 : 100



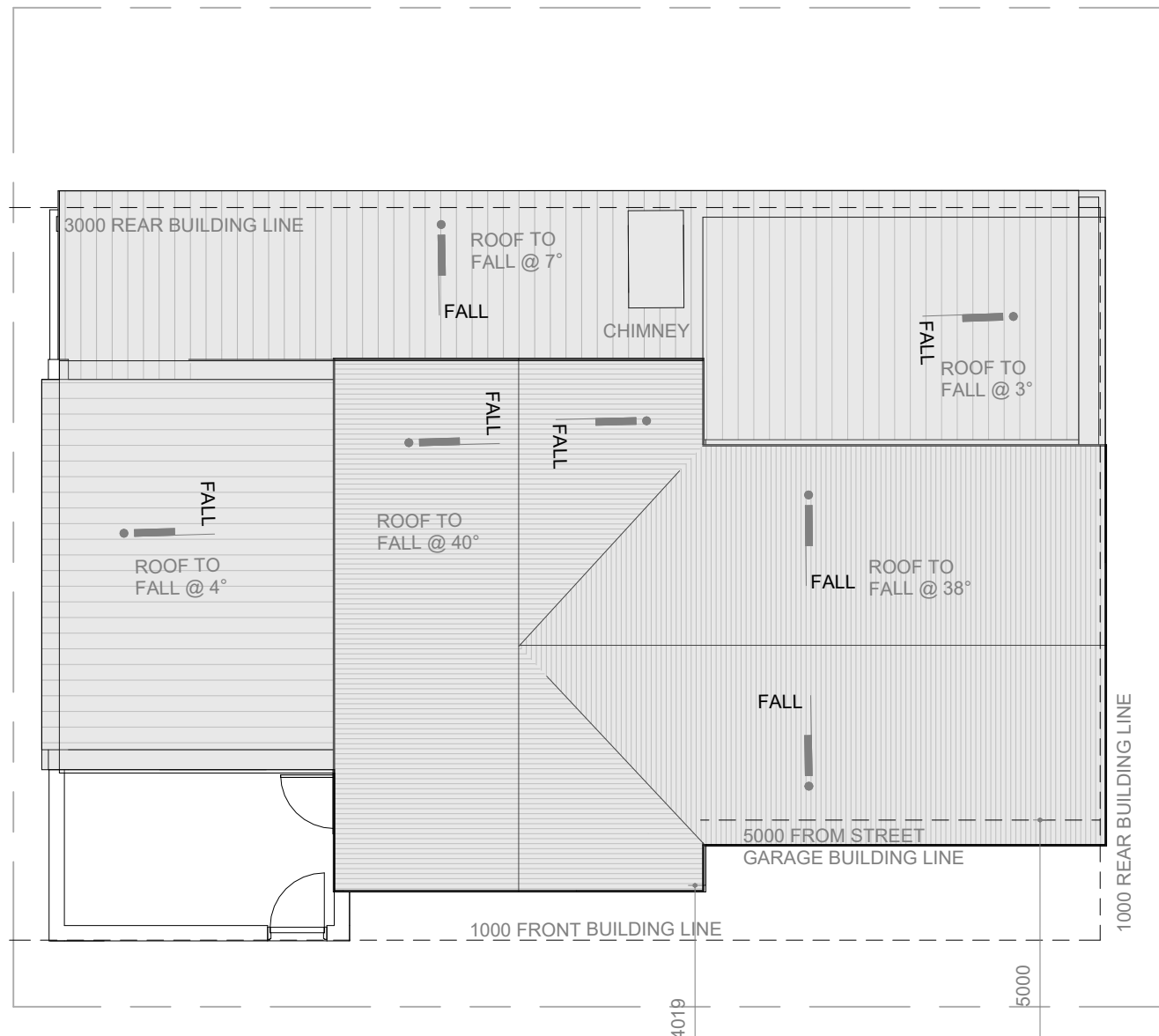
5 West Elev  
1 : 100



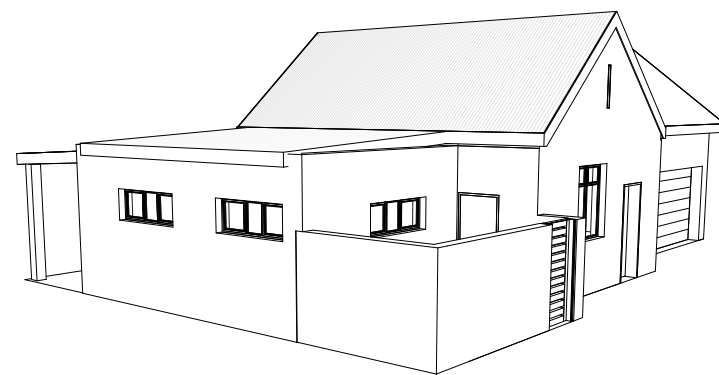
1 Ground Floor Plan  
1 : 100



7 3D View 1





6 Roof Plan  
1 : 100



8 3D View 2

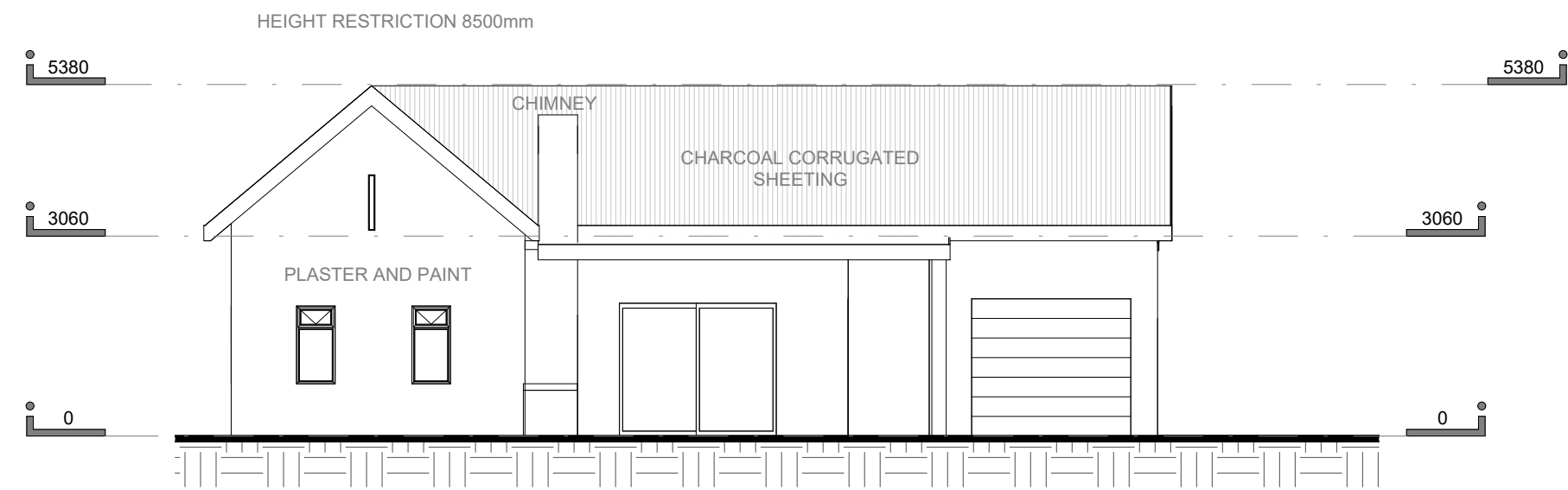
AREAS	
INTERNAL AREAS:	
ROOMS INTERNAL:	78m <sup>2</sup>
GARAGE:	28m <sup>2</sup>
PATIO:	22m <sup>2</sup>
GROSS SELLABLE AREA:	150m <sup>2</sup>
COVERED AREA:	127m <sup>2</sup>
FOOTPRINT:	155m <sup>2</sup>
TYPICAL SITE SIZE:	260m <sup>2</sup>
YARD:	9m <sup>2</sup>
DRIVEWAY:	17m <sup>2</sup>
GARDEN:	84m <sup>2</sup>
COVERAGE:	49%

ARCHITECT			
PROFESSIONAL INSURANCE			
PERSON RESPONSIBLE FOR ISSUE			
Revision	Date	Drawn	Description
			
<div><div>Tel: 011 706 5391 Cell Phone: 082 350 5353 www.lapalaka.com BRYANSTON - JHB P.O Box 639 Cramerview Bryanston 2060</div><div><div>LAPALAKA PROPERTY DEVELOPMENTS</div></div></div>			

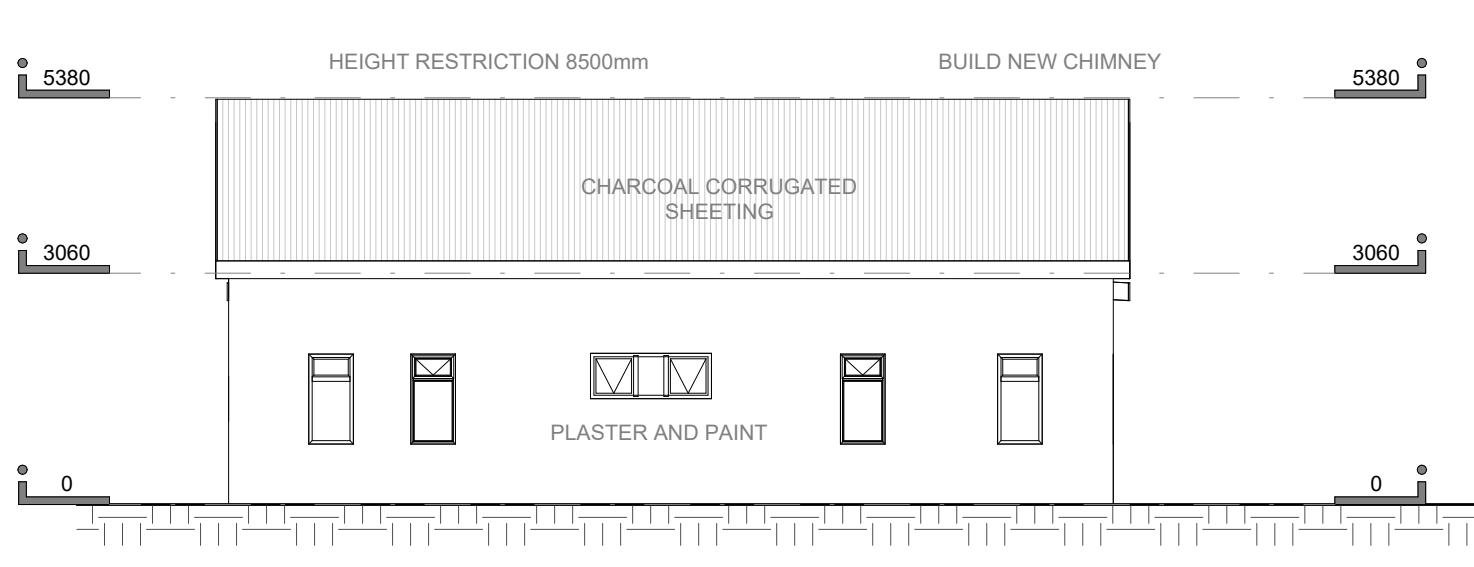
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client <b>BLUE RAIN PROPERTY DEV.</b>
signature
project <b>GLEN VILLAGE - PHASE 2</b>
stand number <b>Erf 52 - Phase 2</b>
engineer Reg No: signature
Architect Reg No: signature

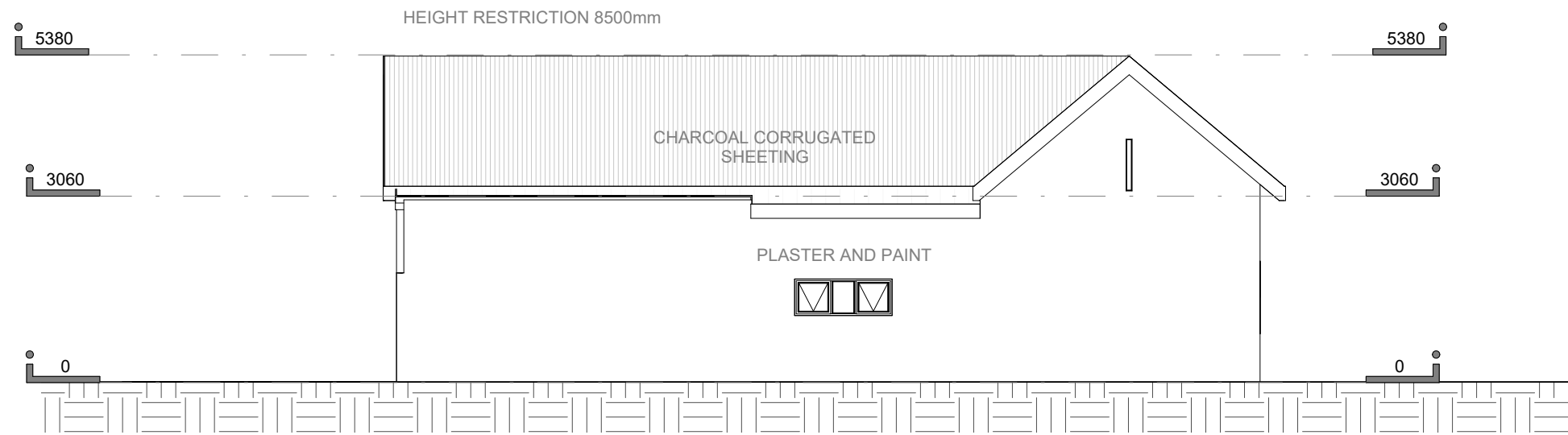
drawing description <b>TWEE A</b>	
job number <b>02</b>	drawing number <b>01</b>
drawn scale date	Author <b>1 : 100</b> Issue Date
revision number	issued for <b>INFORMATION</b>



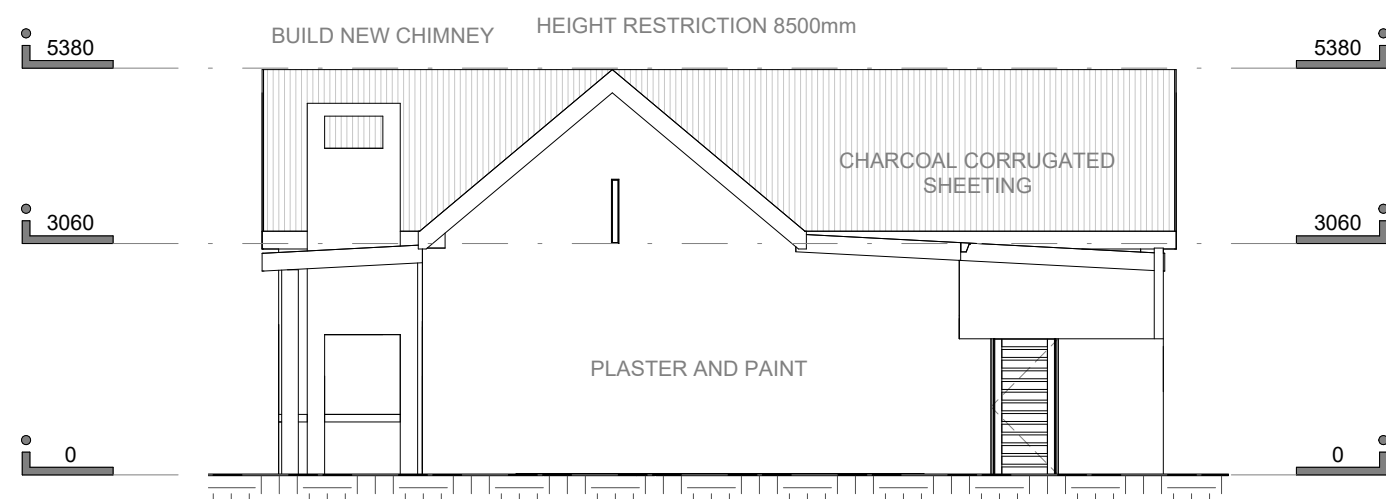
2 North Elev  
1 : 100



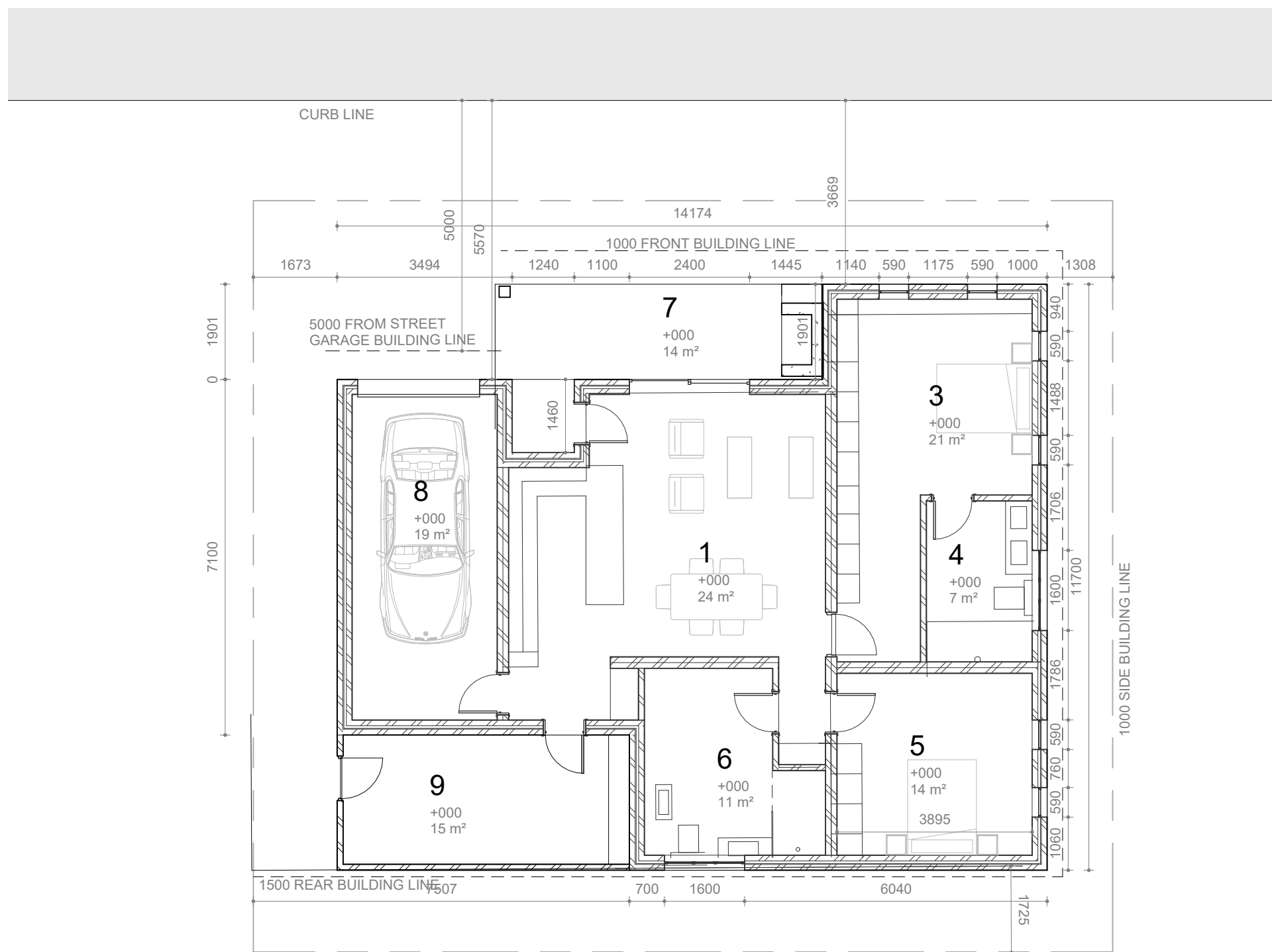
4 East Elev  
1 : 100



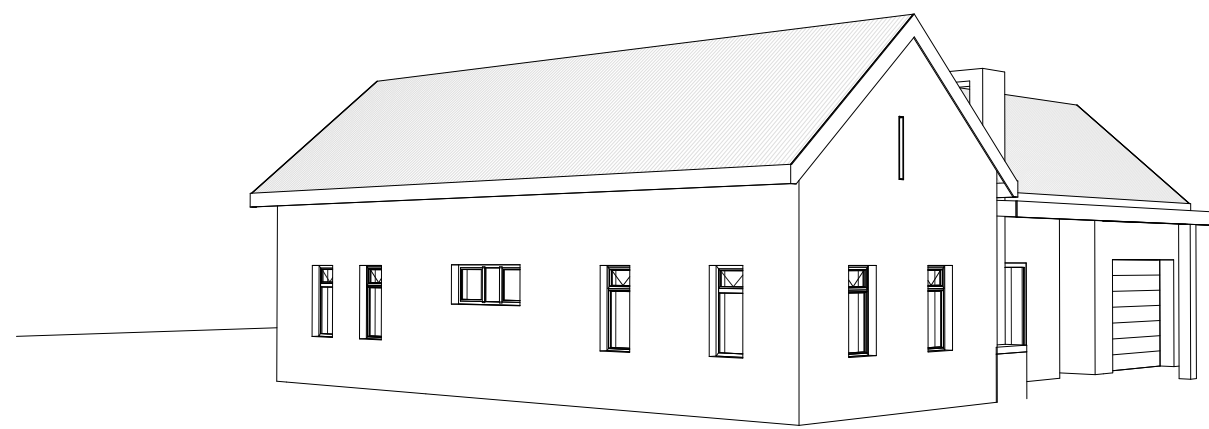
3 South Elev  
1 : 100



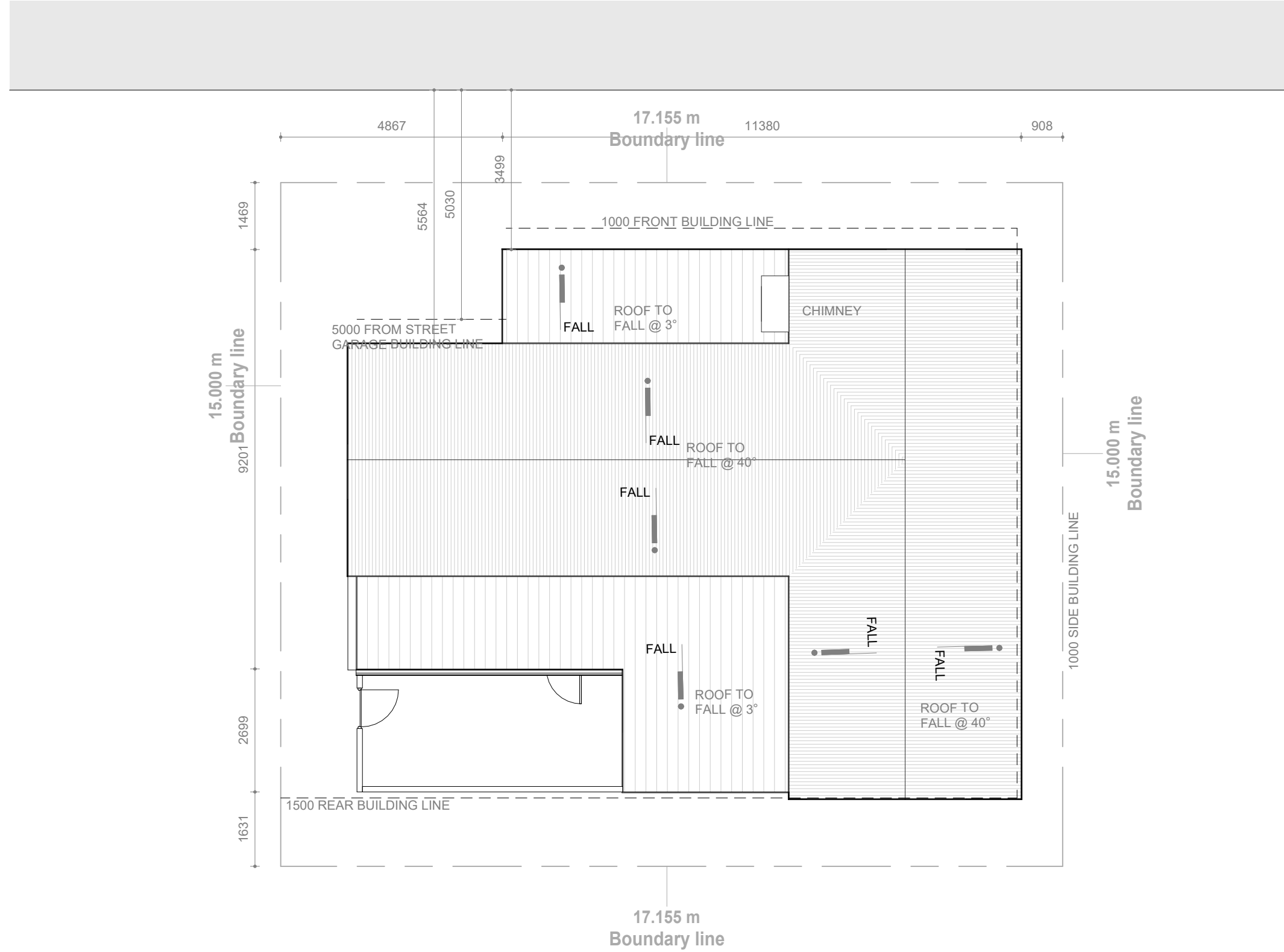
5 West Elev  
1 : 100



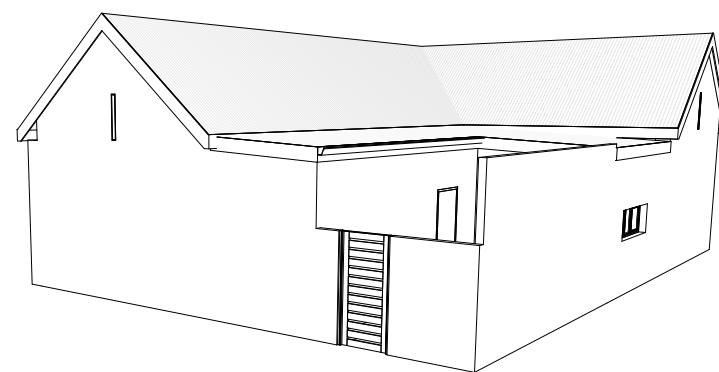
1 Ground Floor Plan  
1 : 100



7 3D View 1




6 Roof Plan  
1 : 100



8 3D View 2

AREAS	
INTERNAL AREAS:	
ROOMS INTERNAL:	77m <sup>2</sup>
GARAGE:	19m <sup>2</sup>
PATIO:	14m <sup>2</sup>
GROSS SELLABLE AREA:	144m <sup>2</sup>
COVERED AREA:	132m <sup>2</sup>
FOOTPRINT:	153m <sup>2</sup>
TYPICAL SITE SIZE:	257.5m <sup>2</sup>
YARD:	15m <sup>2</sup>
DRIVEWAY:	15m <sup>2</sup>
GARDEN:	11.5m <sup>2</sup>
COVERAGE:	51%

ARCHITECT			
PROFESIONAL INSURANCE			
PERSON RESPONSIBLE FOR ISSUE			
Revision	Date	Drawn	Description
			
<p>Tel: 011 706 5391 Cell Phone: 082 350 5353 <a href="http://www.lapalaka.com">www.lapalaka.com</a> BRYANSTON - JHB P O Box 639 Cranenview Bryanston 2060</p> <div><p>LAPALAKA PROPERTY DEVELOPMENTS</p></div>			

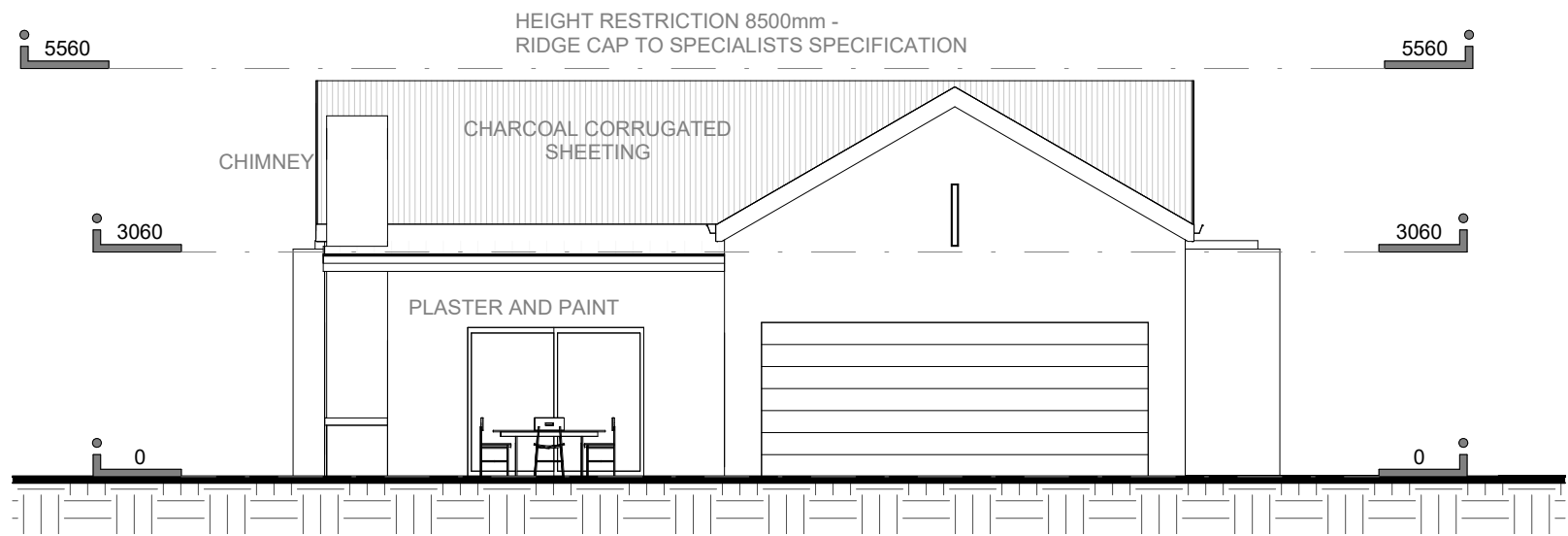
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client <b>BLUE RAIN PROPERTY DEV.</b>
signature
project <b>GLEN VILLAGE - PHASE 2</b>
stand number <b>Erf 52 - Phase 2</b>

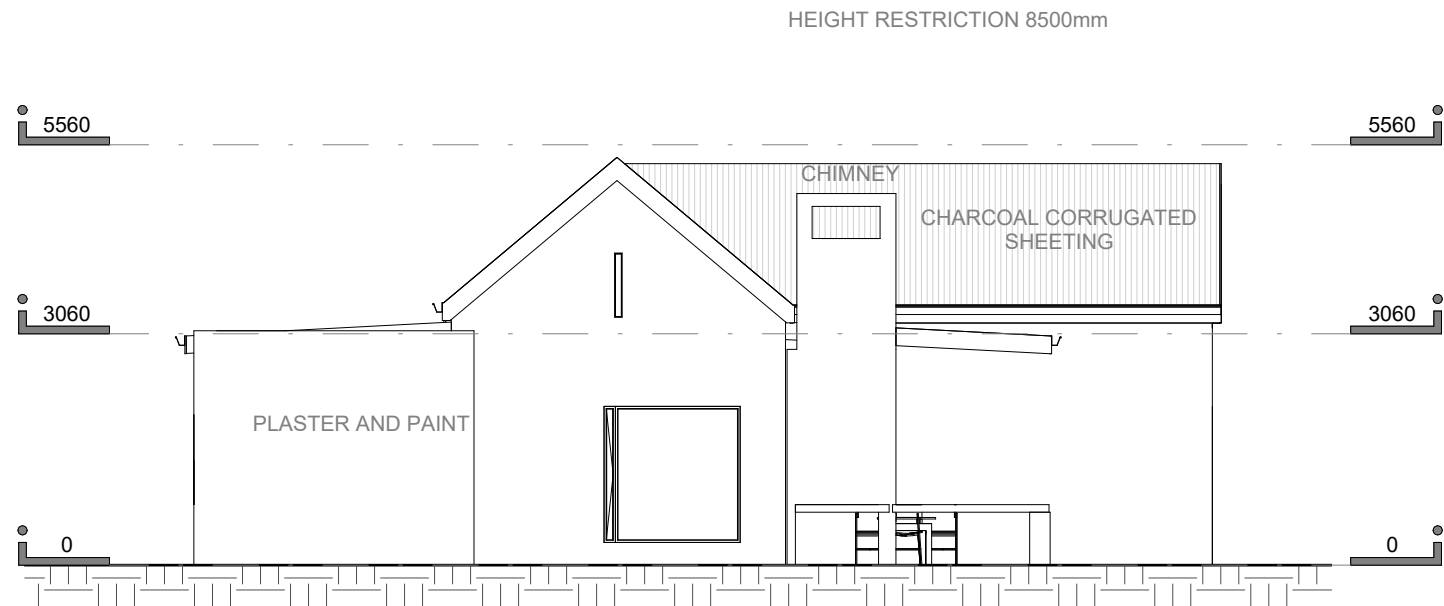
engineer Reg No: signature
Architect Reg No: signature

drawing description <b>TWEE B</b>	
job number <b>02</b>	drawing number <b>01</b>
drawn scale date	Author <b>1 : 100</b> Issue Date
revision number	issued for <b>INFORMATION</b>

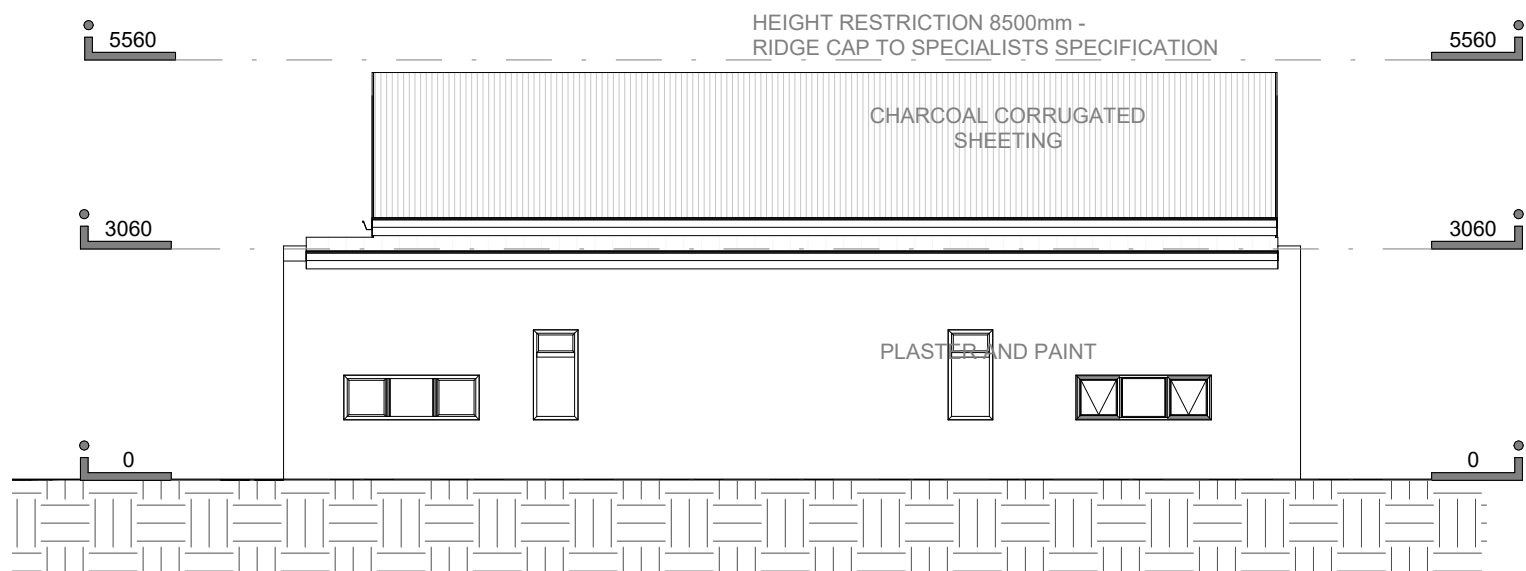




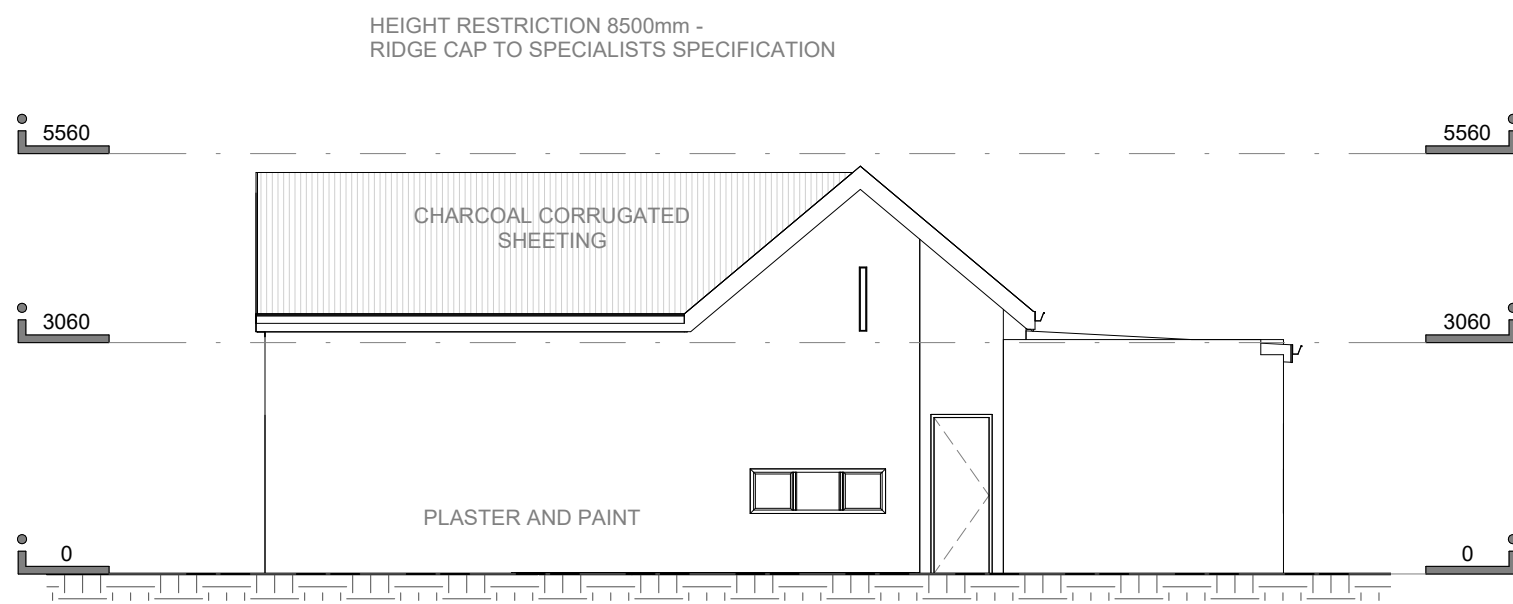
2 North Elev  
1 : 100



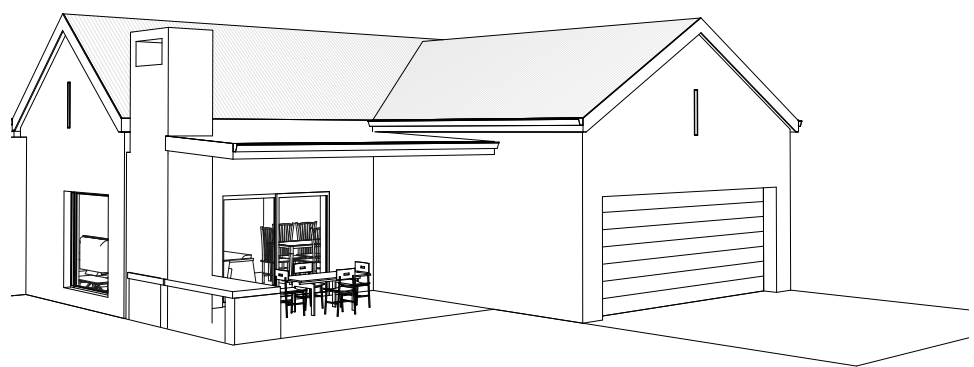
4 East Elev  
1 : 100



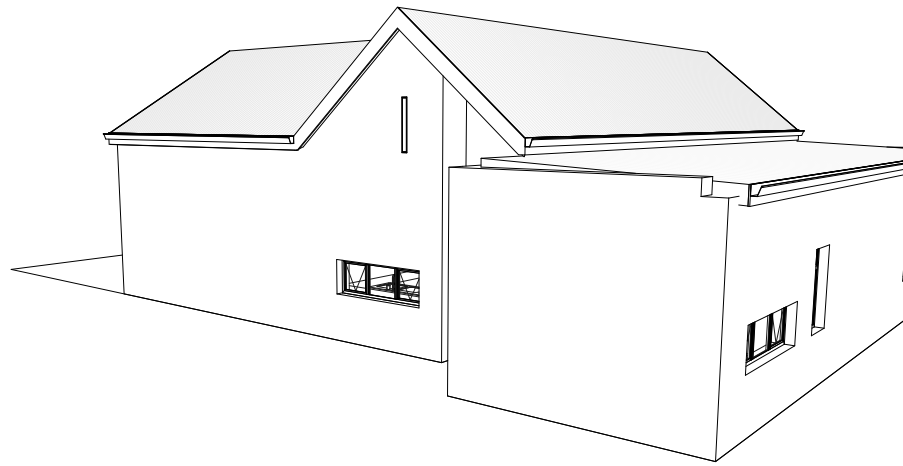
3 South Elev  
1 : 100



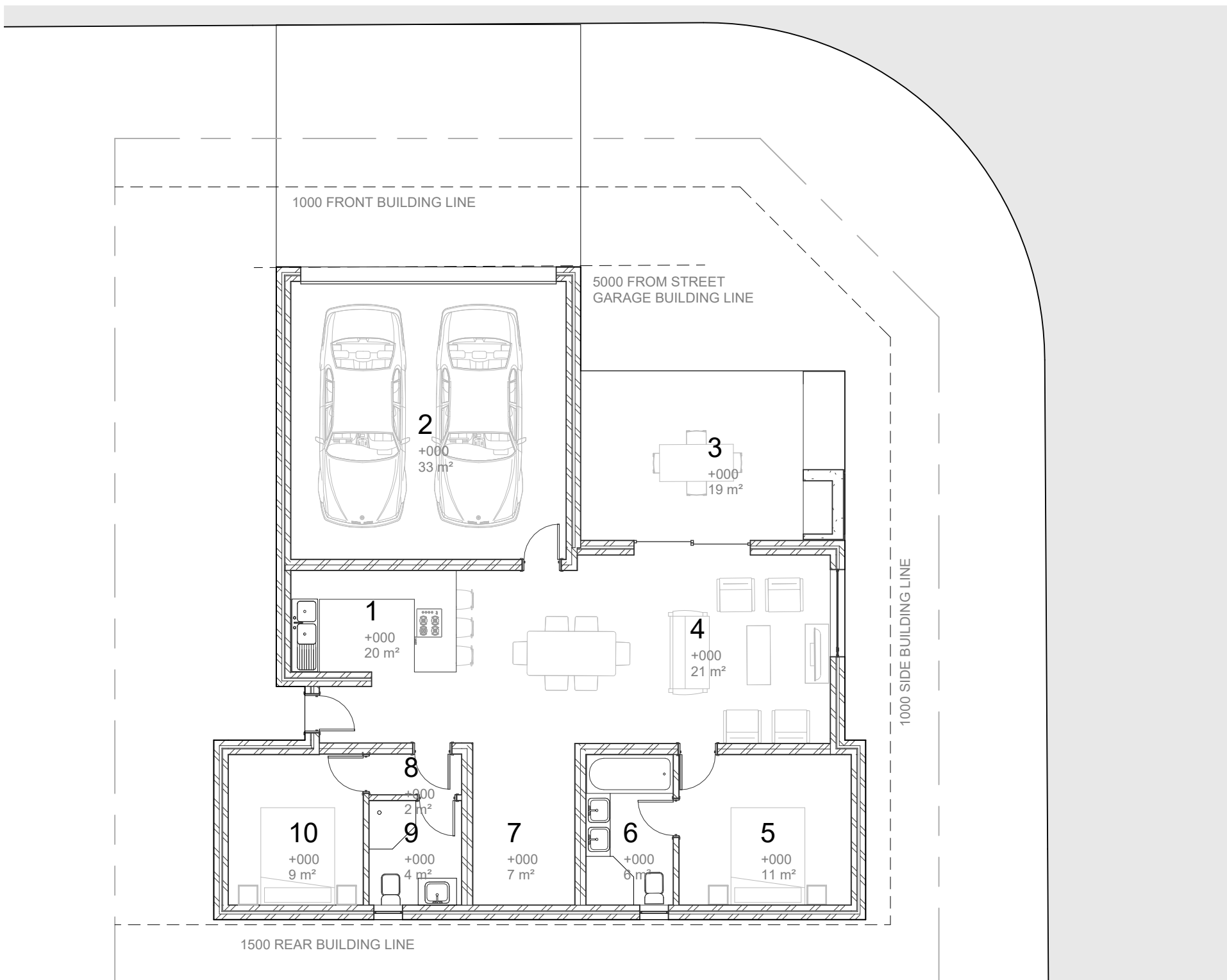
5 West Elev  
1 : 100



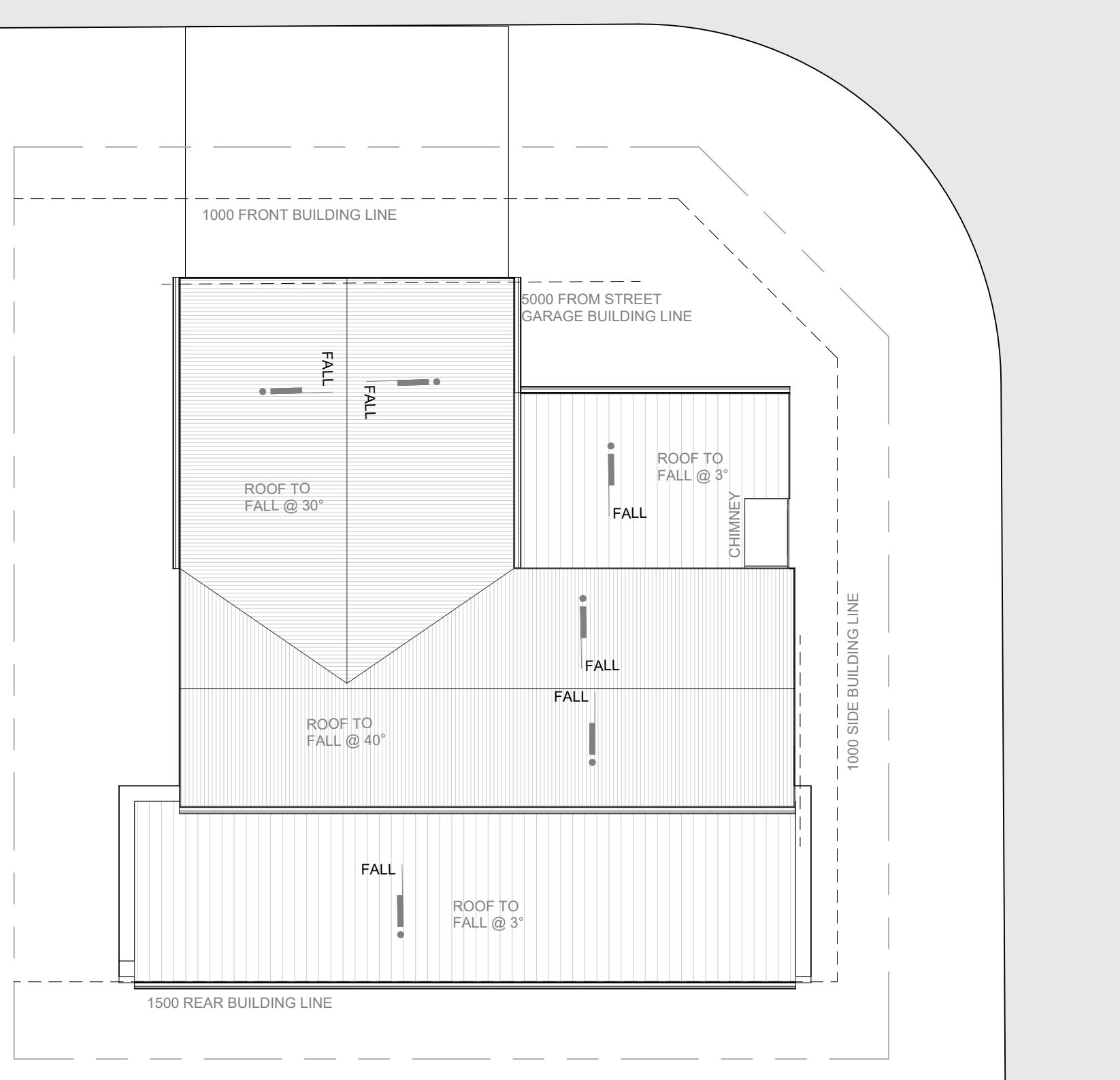
7 3D View 1



8 3D View 2



1 Ground Floor Plan  
1 : 100



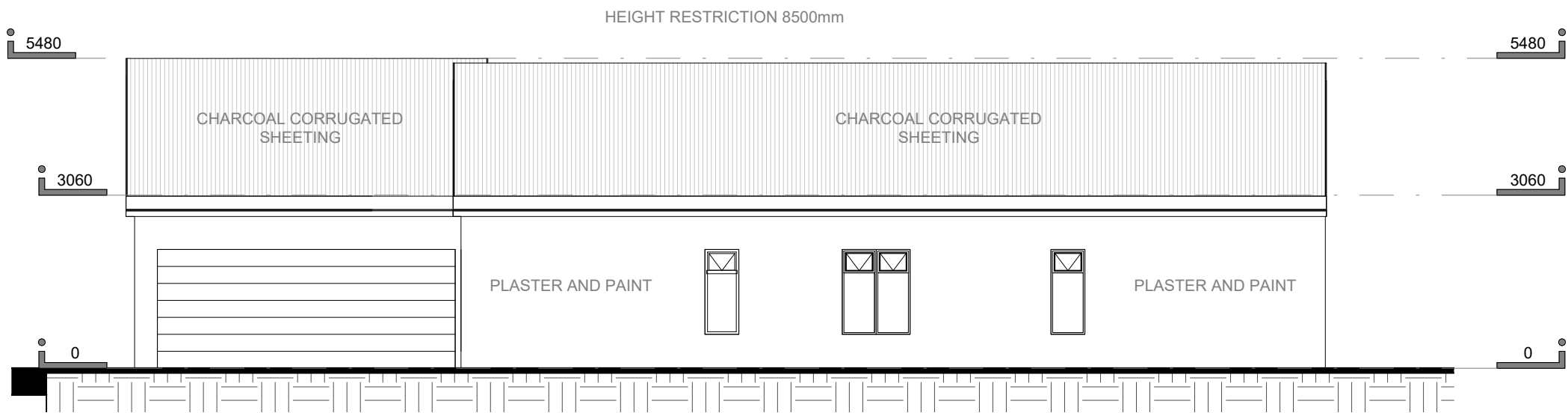
6 Roof Plan  
1 : 100

AREAS	
INTERNAL AREAS:	
ROOMS INTERNAL:	80m²
GARAGE:	33m²
PATIO:	19m²
GROSS SELLABLE AREA:	152m²
COVERED AREA:	133m²
FOOTPRINT:	157m²
SIDE DEPENDANT:	
TYPICAL SITE SIZE:	294.5m²
DRIVEWAY:	31m²
GARDEN:	106m²
COVERAGE:	45%

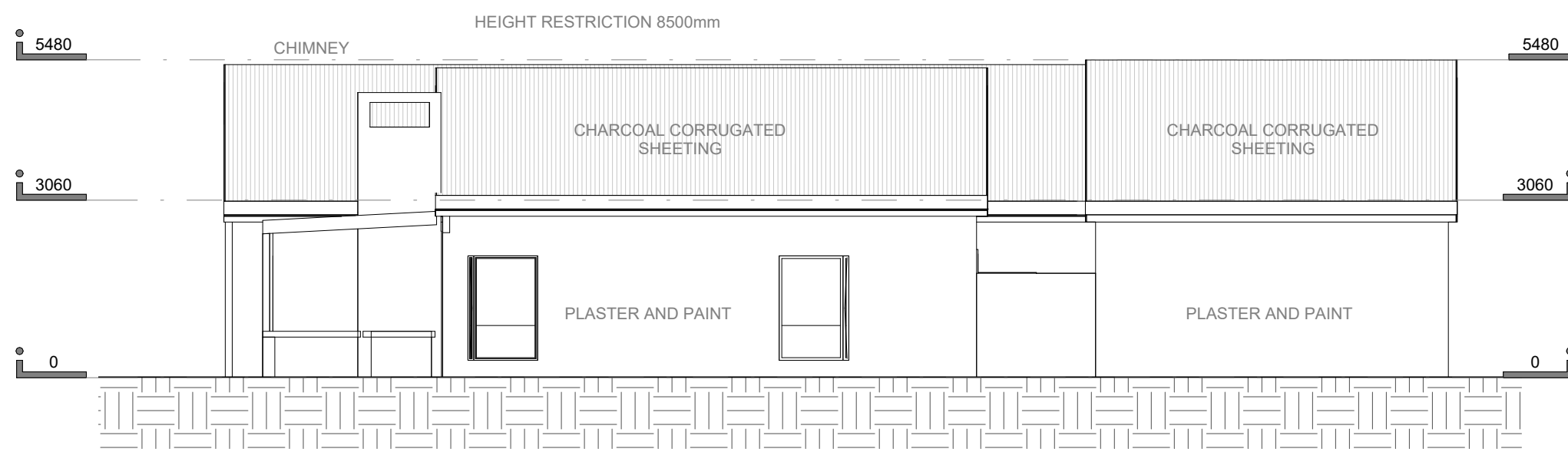
ARCHITECT				
PROFESSIONAL INSURANCE				
PERSON RESPONSIBLE FOR ISSUE				
Revision	Date	Drawn	Description	
				
<hr/>				
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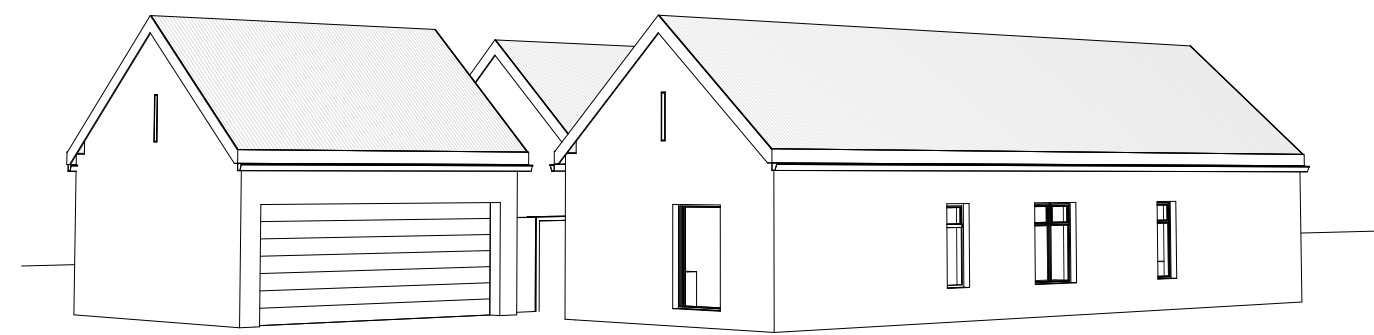
client		BLUE RAIN PROPERTY DEV.	
signature			
project		GLEN VILLAGE - PHASE 2	
stand number		Erf 52 - Phase 2	
engineer			
Reg No:			
signature			
architect			
Reg No:			
signature			
drawing description		TWE C	
job number	02	drawing number	01
drawn	Author	scale	1 : 100
date	Issue Date		
revision number	issued for	INFORMATION	



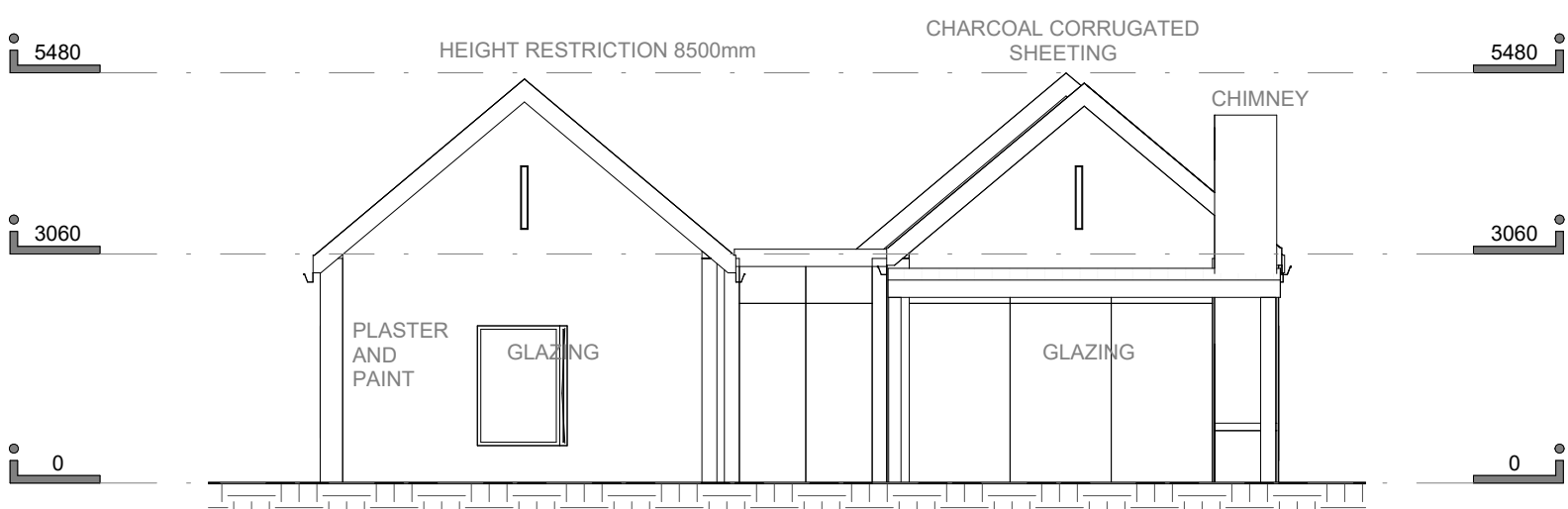
2 North Elev  
1 : 100



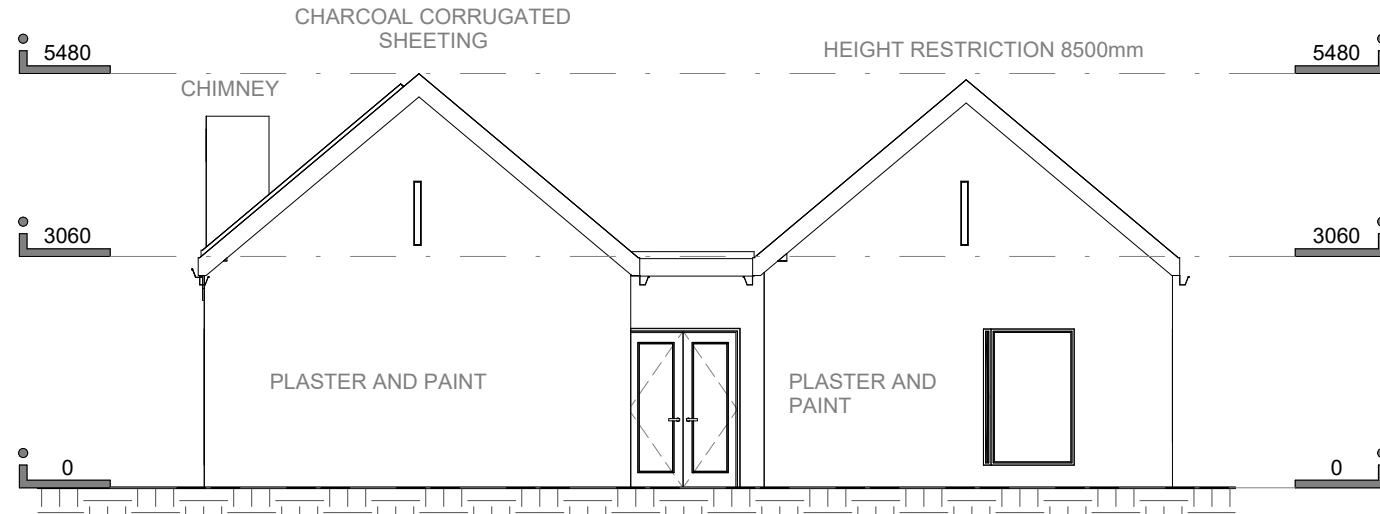
3 South Elev  
1 : 100



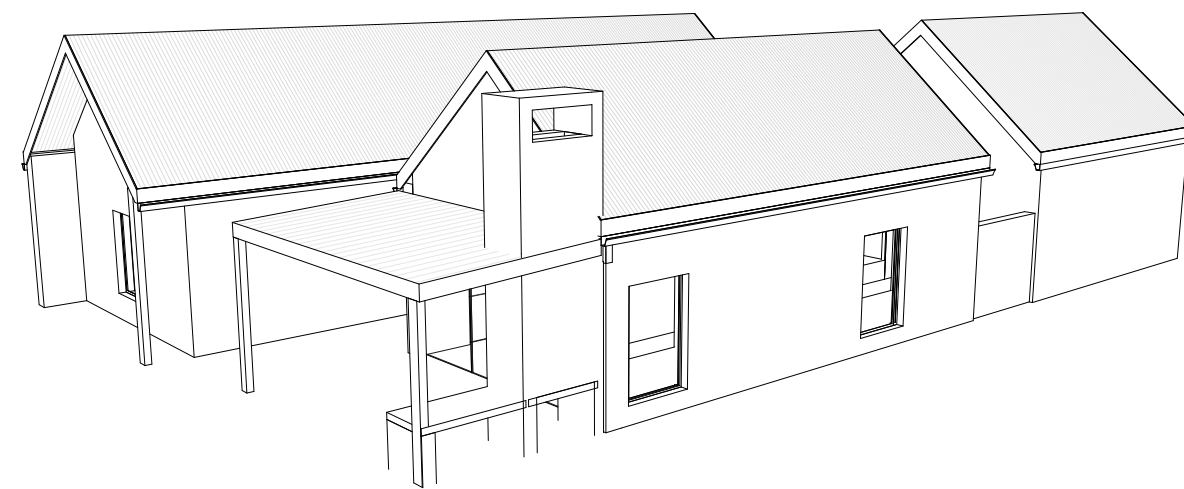
7 3D View 1



5 West Elev  
1 : 100

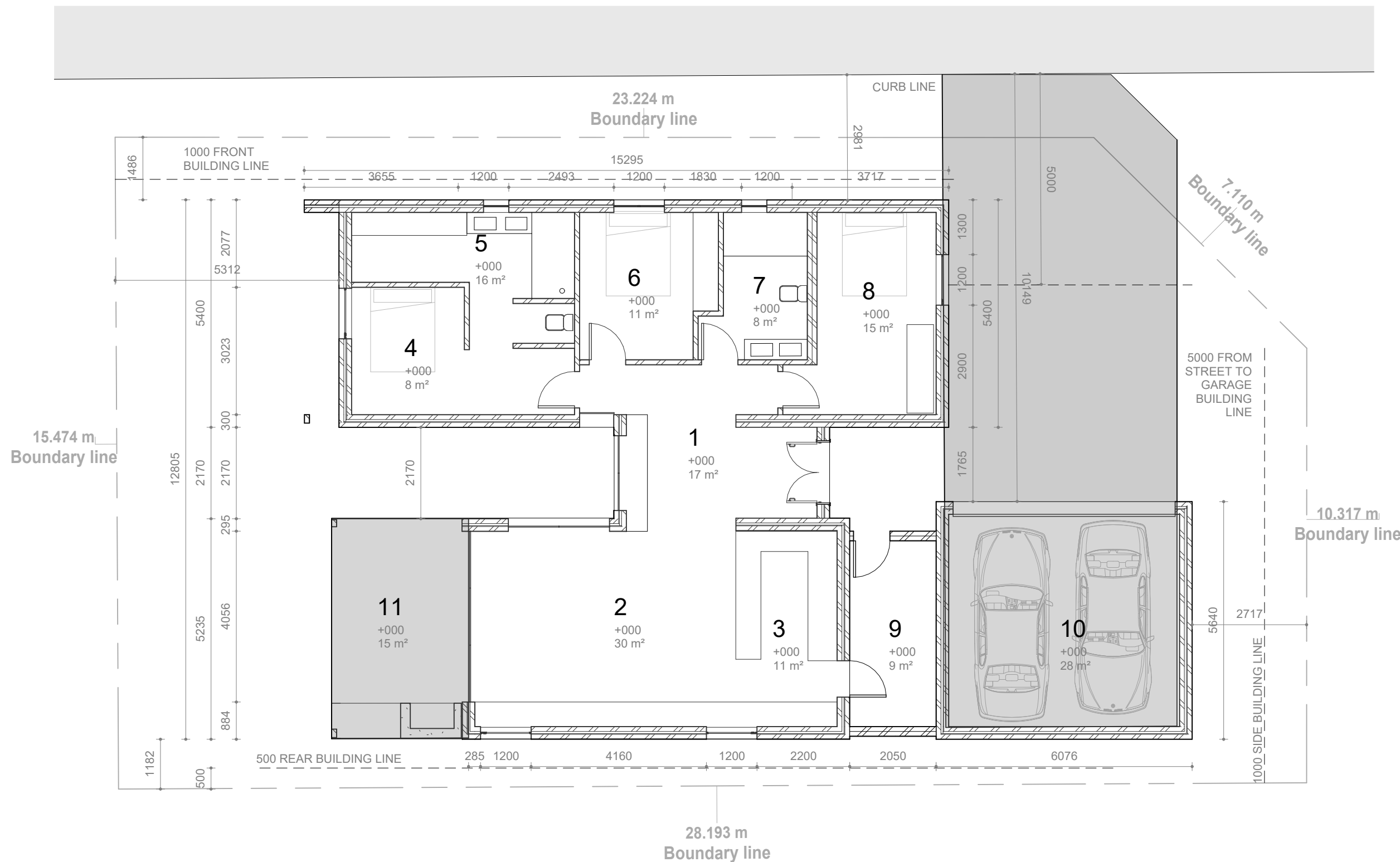


4 East Elev  
1 : 100

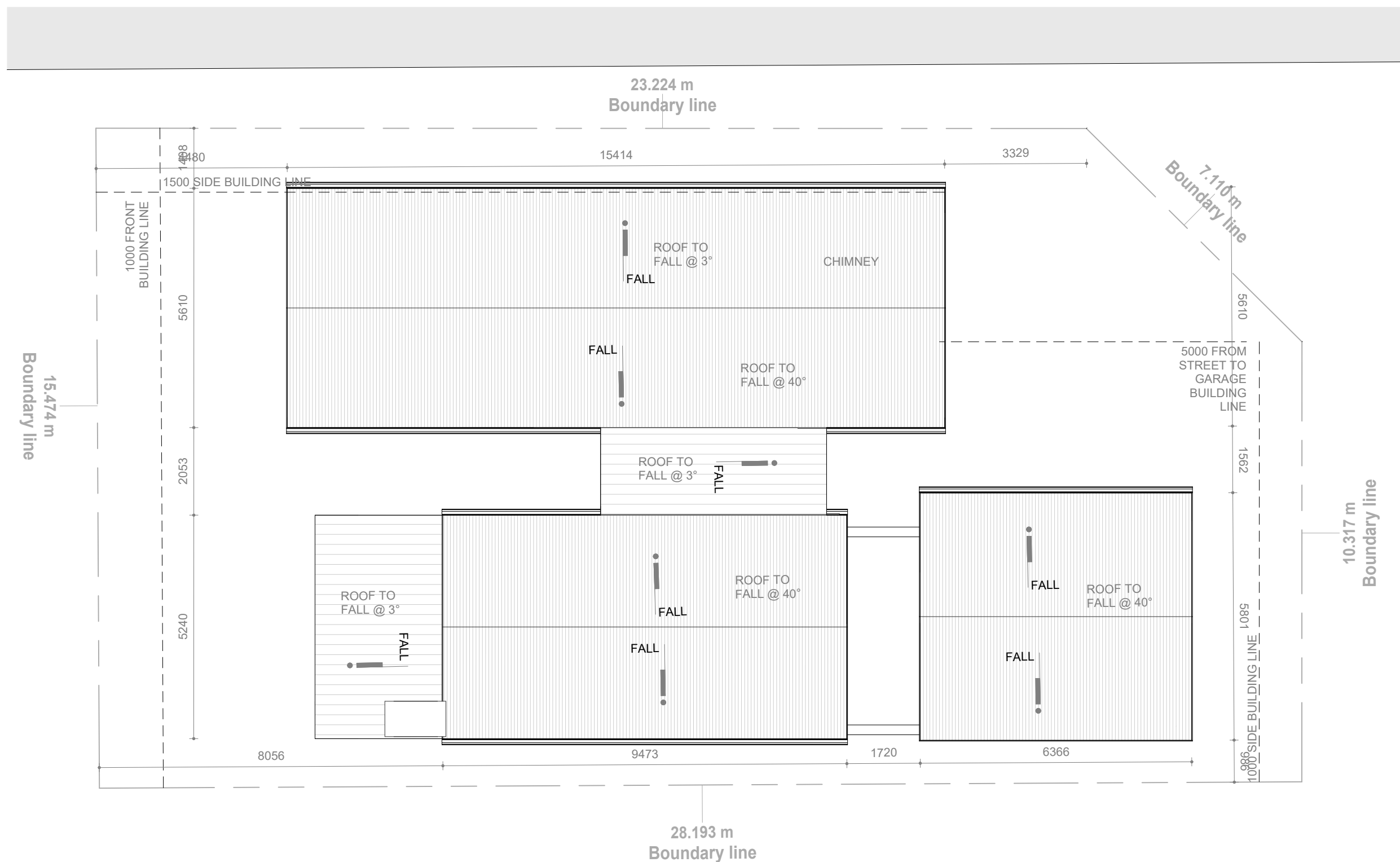


8 3D View 2

AREAS	
INTERNAL AREAS:	
ROOMS INTERNAL:	116m <sup>2</sup>
GARAGE:	28m <sup>2</sup>
PATIO:	15m <sup>2</sup>
GROSS SELLABLE AREA:	188m <sup>2</sup>
COVERED AREA:	172m <sup>2</sup>
FOOTPRINT:	200m <sup>2</sup>
TYPICAL SITE SIZE:	422m <sup>2</sup>
YARD:	9m <sup>2</sup>
COVERAGE:	41%

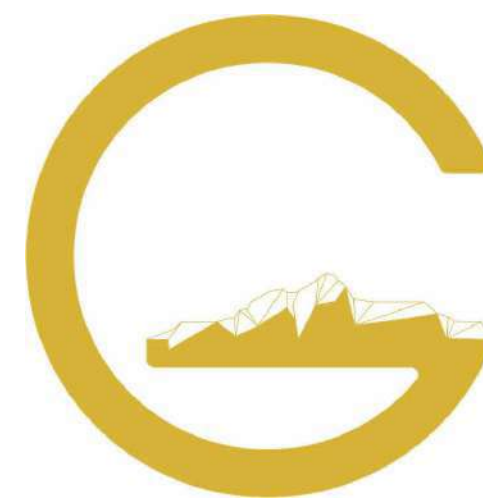


1 Ground Floor Plan  
1 : 100



6 Roof Plan  
1 : 100

ARCHITECT			
PROFESIONAL INSURANCE			
PERSON RESPONSIBLE FOR ISSUE			
Revision	Date	Drawn	Description



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Cell Phone: 082 350 5353  
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P.O. Box 639  
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client  
**BLUE RAIN PROPERTY DEV.**

signature

project  
**GLEN VILLAGE - PHASE 2**

stand number  
**Erf 52 - Phase 2**

engineer

Reg No:

signature

Architect

Reg No:

signature

drawing description  
**DRIE A**

job number  
**02**

drawing number  
**01**

drawn  
scale  
date

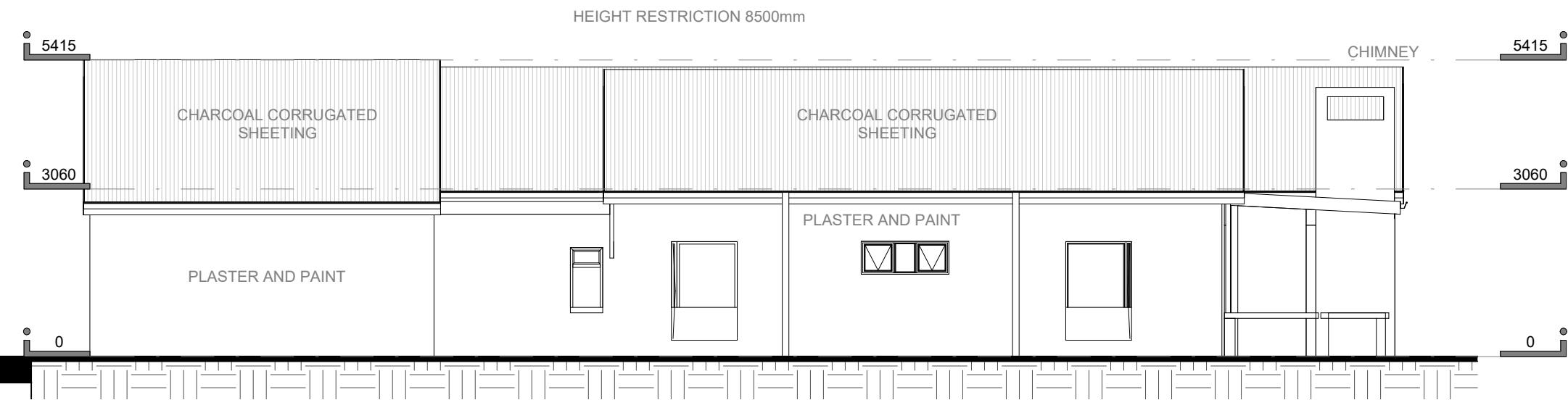
Author  
1 : 100  
Issue Date

revision number

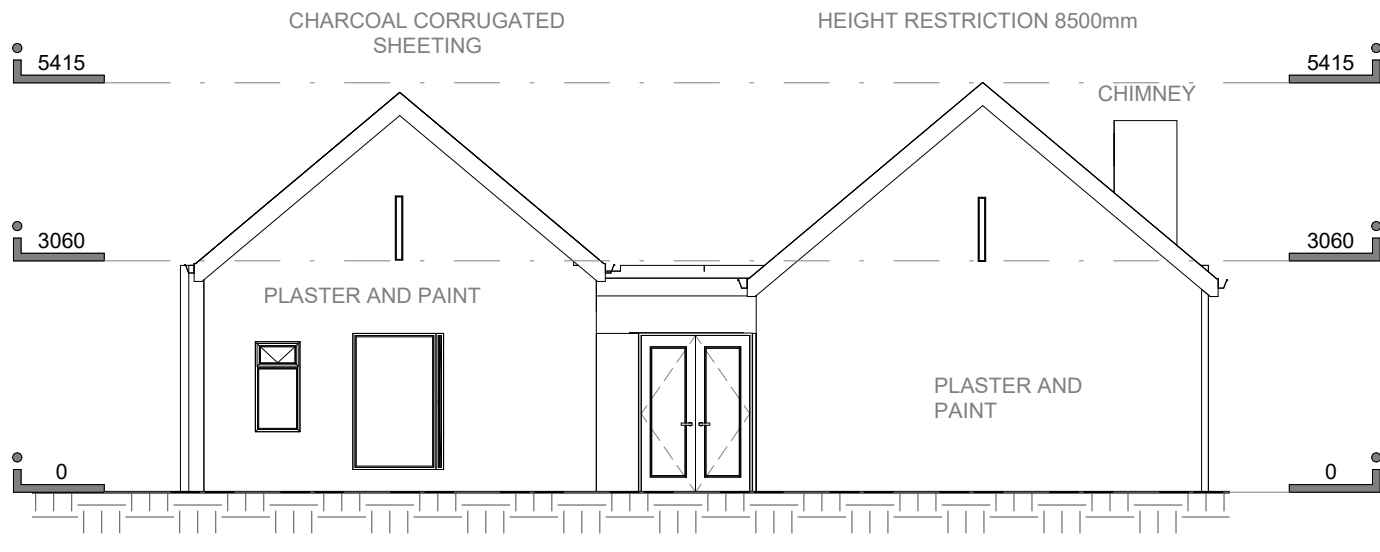
issued for

**INFORMATION**

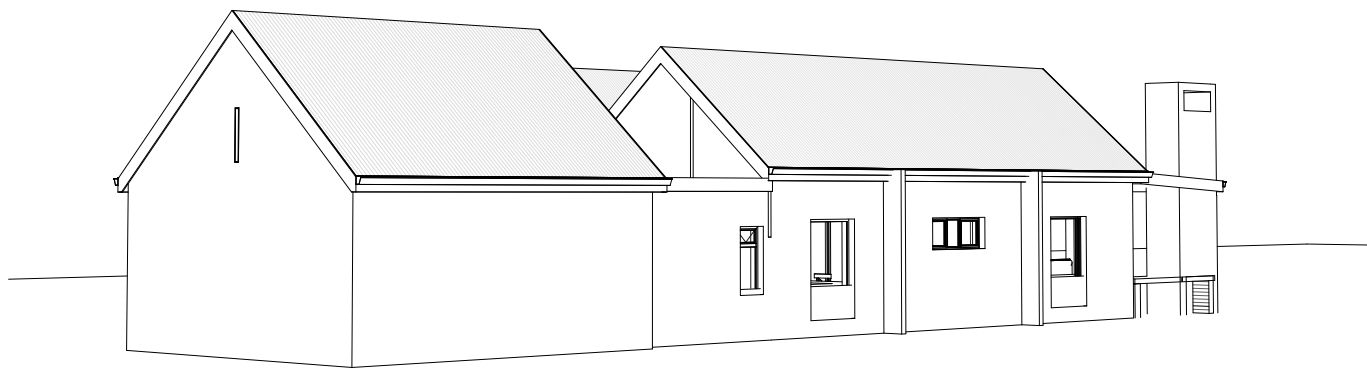




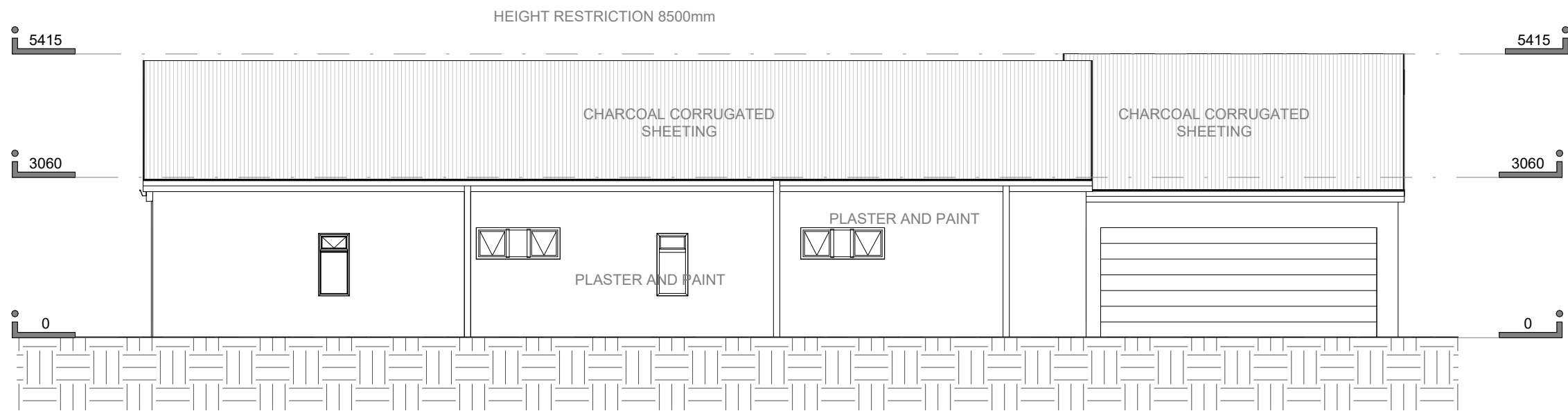
2 North Elev  
1 : 100



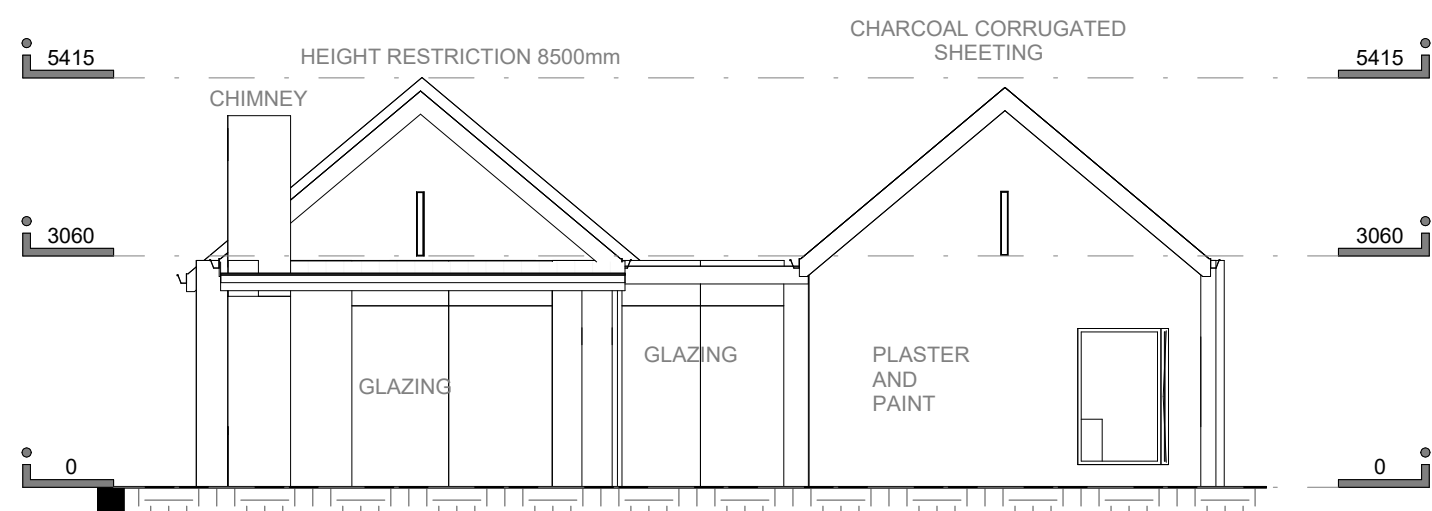
4 East Elev  
1 : 100



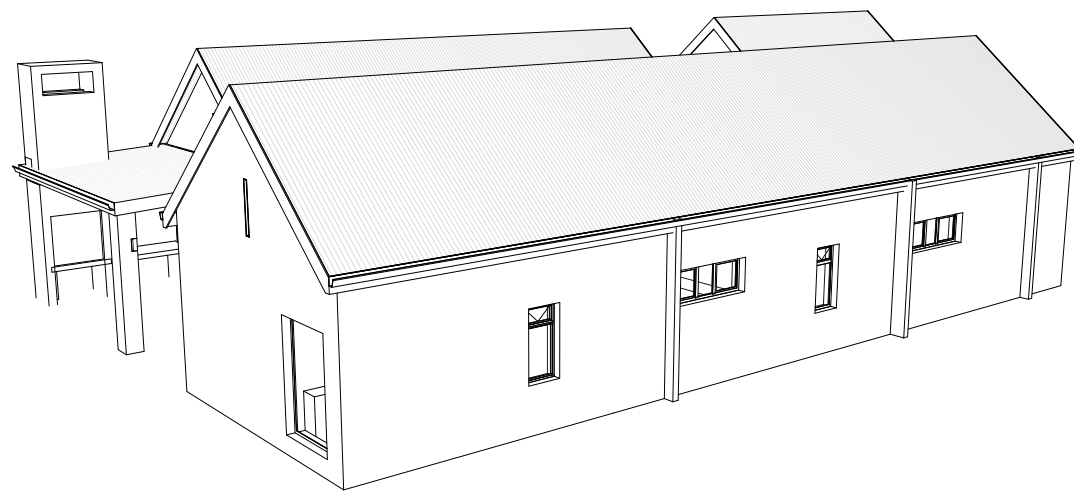
7 3D View 1



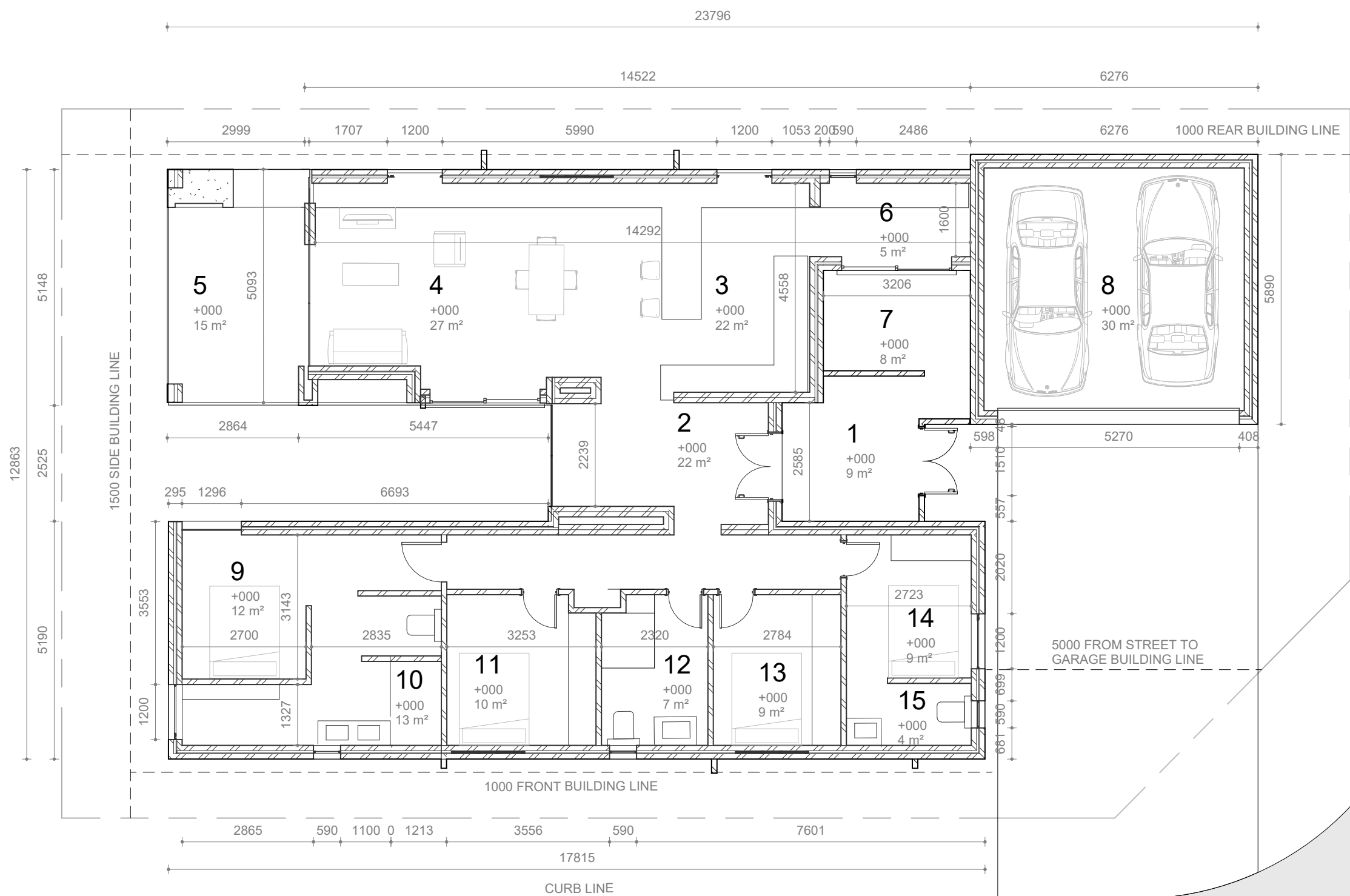
3 South Elev  
1 : 100



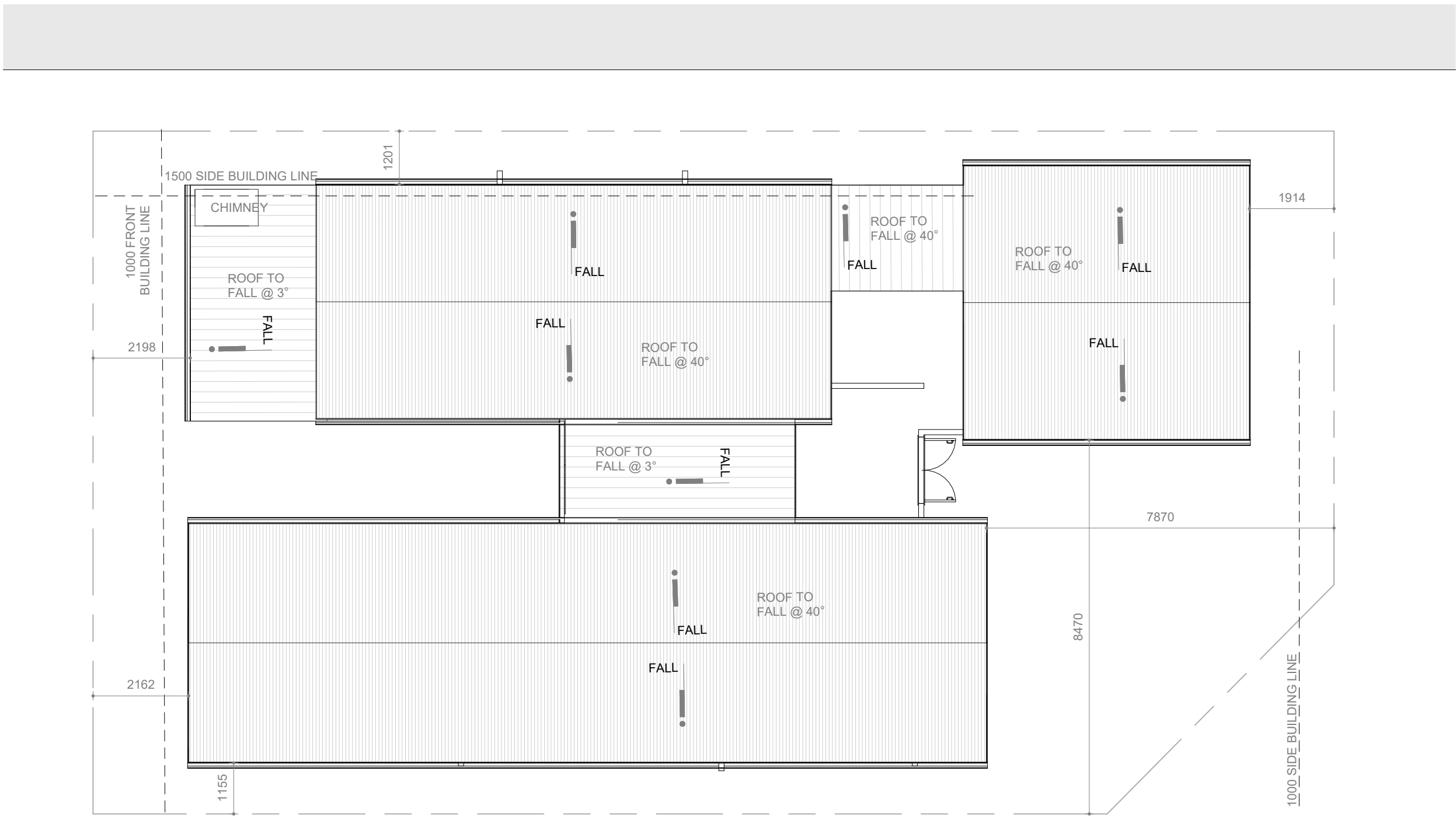
5 West Elev  
1 : 100



8 3D View 2



1 Ground Floor Plan  
1 : 100



6 Roof Plan  
1 : 100

AREAS	
INTERNAL AREAS:	
ROOMS INTERNAL:	140m <sup>2</sup>
GARAGE:	30m <sup>2</sup>
PATIO:	15m <sup>2</sup>
GROSS SELLABLE AREA:	223m <sup>2</sup>
COVERED AREA:	207m <sup>2</sup>
FOOTPRINT:	236m <sup>2</sup>
TYPICAL SITE SIZE:	422m <sup>2</sup>
YARD:	8m <sup>2</sup>
DRIVEWAY:	58m <sup>2</sup>
GARDEN:	125m <sup>2</sup>
COVERAGE:	49%

ARCHITECT			
PROFESIONAL INSURANCE			
PERSON RESPONSIBLE FOR ISSUE			
Revision	Date	Drawn	Description



Tel: 011 706 5391  
Cell Phone: 082 350 5353  
www.lapalaka.com  
BRYANSTON - JHB  
P.O. Box 539  
Cranenview Bryanston 2060



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client  
**BLUE RAIN PROPERTY DEV.**

signature

project  
**GLEN VILLAGE - PHASE 2**

stand number  
**Erf 52 - Phase 2**

engineer

Reg No:

signature

Architect

Reg No:

signature

drawing description  
**VIER A**

job number

02

drawing number

01

drawn

Author

scale

1 : 100

date

Issue Date

revision number

issued for

**INFORMATION**



- SIGNAGE -

SIGNAGE ON ENTRANCE WALL - SIGNAGE TO BE IN PROPORTION TO WALL HIGHT AND WIDTH (1300MM X 4600) & (1300MM X 1300MM) / GUARD HOUSE SIGNAGE (400MM X 1600MM)  
STEEL PLATED LAZER CUT BRUSHED METAL GOLD AND CLACK INLAY BRASS OR SIMILAR - MOUNTED WITH PINS - UNDERGLIGHT

ARCHITECT		
PROFESIONAL INSURANCE		
PERSON RESPONSIBLE FOR ISSUE		
Revision	Date	Description
Tel: 011 706 5391 Cell Phone: 082 350 5353 www.lapalaka.com BRYANSTON : JHB P.O Box 839 Cranmerview Bryanston 2060		
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client <b>QUICK STEP</b>		
signature		
project <b>GLEN VILLAGE - PHASE 2</b>		
stand number <b>Erf 52 - Phase 2</b>		
engineer Reg No: signature		
Architect Reg No: signature		
drawing description <b>LOGO + SIGNAGE</b>		
job number <b>02</b>	drawing number <b>010</b>	
drawn scale date	Author  Issue Date	
revision number	Issued for	
<b>INFORMATION</b>		



ZONING PHASE 2 PORTION B		
RESIDENTIAL USE		
GROUP HOUSING UNITS		
ERFS 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122		
PERMISSABLE	HEIGHT	ACTUAL
8,5 METERS TO ROOF RIDGE	HEIGHT	8,5 METERS TO ROOF RIDGE
2 BAYS PER UNIT. 0.25 FOR VISITERS	PARKING	2 BAYS PER UNIT. 0.3 FOR VISITERS
=< 60%	COVERAGE	53%
COMMERCIAL USE		
GYMNASIUM		
8,5 METERS TO ROOF RIDGE	HEIGHT	8,5 METERS TO ROOF RIDGE
10 BAYS PER 100M2 GLA = 10 X 1.22 = 12.2	PARKING	13
CAFE AND CONFERENCE ROOMS		
8,5 METERS TO ROOF RIDGE	HEIGHT	8,5 METERS TO ROOF RIDGE
4 BAYS PER 100M2 GLA = 4 X 1.45 = 5.8	PARKING	6
MEDICAL SUITES		
8,5 METERS TO ROOF RIDGE	HEIGHT	8,5 METERS TO ROOF RIDGE
4 BAYS PER ROOMS. 4X3 = 12	PARKING	14
COVERAGE		13.3 %

2

Zoning and Parking

1 : 700

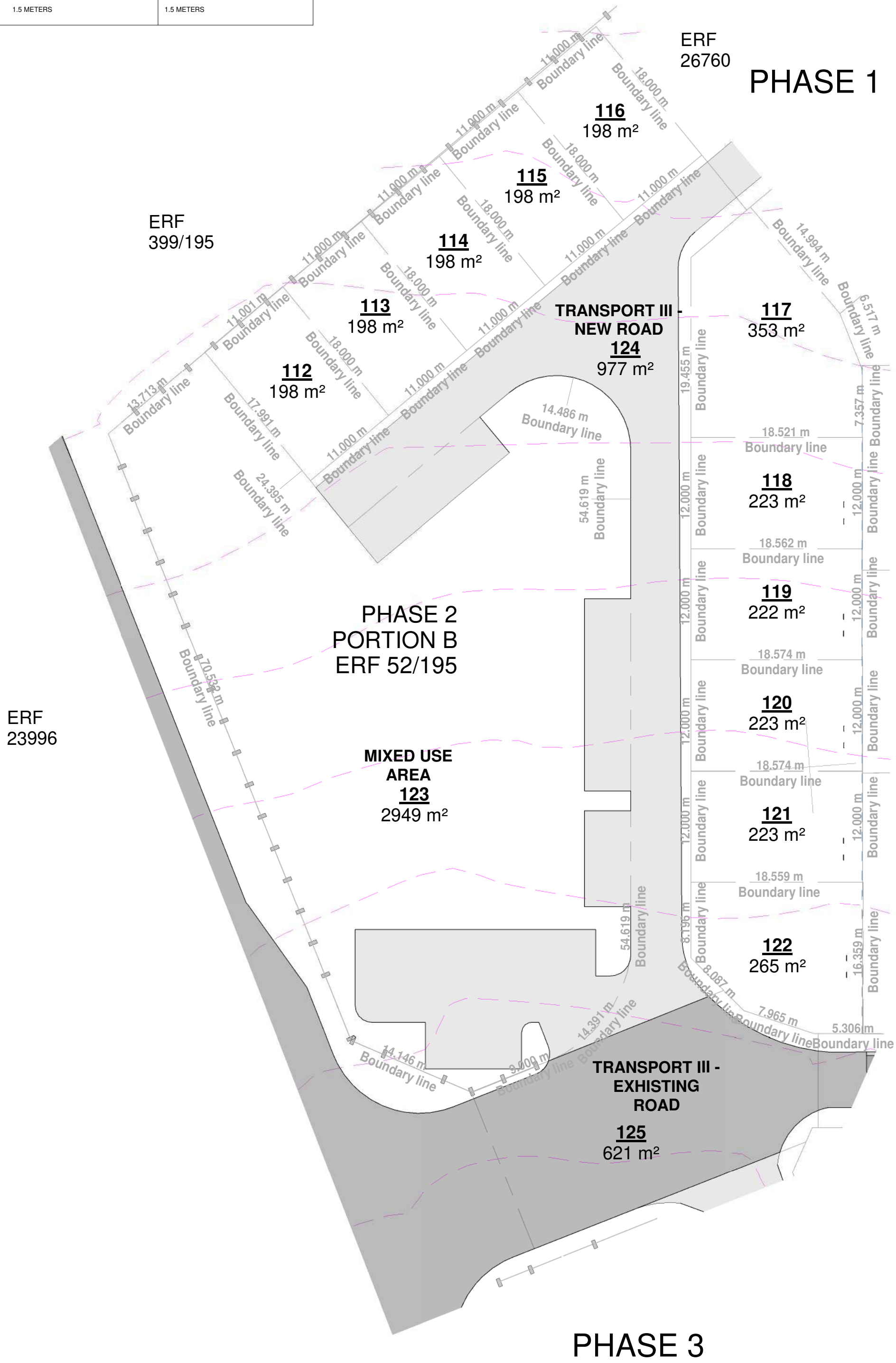
RESIDENTIAL UNITS			
ERFS	AREA	UNIT TYPE	
112	198 m²	EEN B	RESIDENTIAL
113	198 m²	EEN B	
114	198 m²	EEN B	
115	198 m²	EEN B	
116	198 m²	EEN B	
117	353 m²	TWEE C	
118	222 m²	EEN A	
119	222 m²	EEN A	
120	222 m²	EEN A	
121	222 m²	EEN A	
122	265 m²	EEN A	COMMERCIAL
123	2 948.6m²	MIXED USE AREA	
124	976.7m²	TRANSPORT NEW	
125	621.2m²	TRANSPORT EXISTING	TRANSPORT

3

Units

1 : 700

BUILDING LINES (SETBACKS) :	LESS THAN OR EQUAL TO 250M²	GREATER THAN 250, BUT NOT EXCEEDING 500M²
STREET BUILDING LINE	1 METER	1.5 METERS
SIDE BUILDING LINE	0 METER, 1 METER ON ALL OTHER SIDES	0 METER, 1.5 METER ON ALL OTHER SIDES
REAR BUILDING LINE	1.5 METERS	1.5 METERS



1

01. CADASTRAL BOUNDARIES Copy 1

1 : 350

LAND USE TABLES		
GENERAL RESIDENTIAL ZONE II GROUP HOUSING		
SITE AREA	PORTION A - PART B	7 046 MP
GROSS ERF AREAS	PORTION A - PART B	7 046 MP
NUMBER OF ERVEN GENERAL RESIDENTIAL ZONE II GROUP HOUSING		11
TRANSPORT ZONE II	ERF 124	977 MP
	ERF 125	621 MP
MIXED USE AREA	PORTION A	2 949 MP

PHASE 2  
PORTION A  
ERF : 52 /

ARCHITECT			
PROFESSIONAL INSURANCE			
PERSON RESPONSIBLE FOR ISSUE			
Revision	Date	Drawn	Description
Tel: 011 706 5391 Cell Phone: 082 350 5353 www.lapalaka.com BRYANSTON : JHB P.O. Box 839 Craemeriv Bryanston 2080			

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client
QUICK STEP
signature
project
GLEN VILLAGE - PHASE 2
stand number
Erf 52 - Phase 2

engineer
Reg No:
signature
Architect
Reg No:
signature

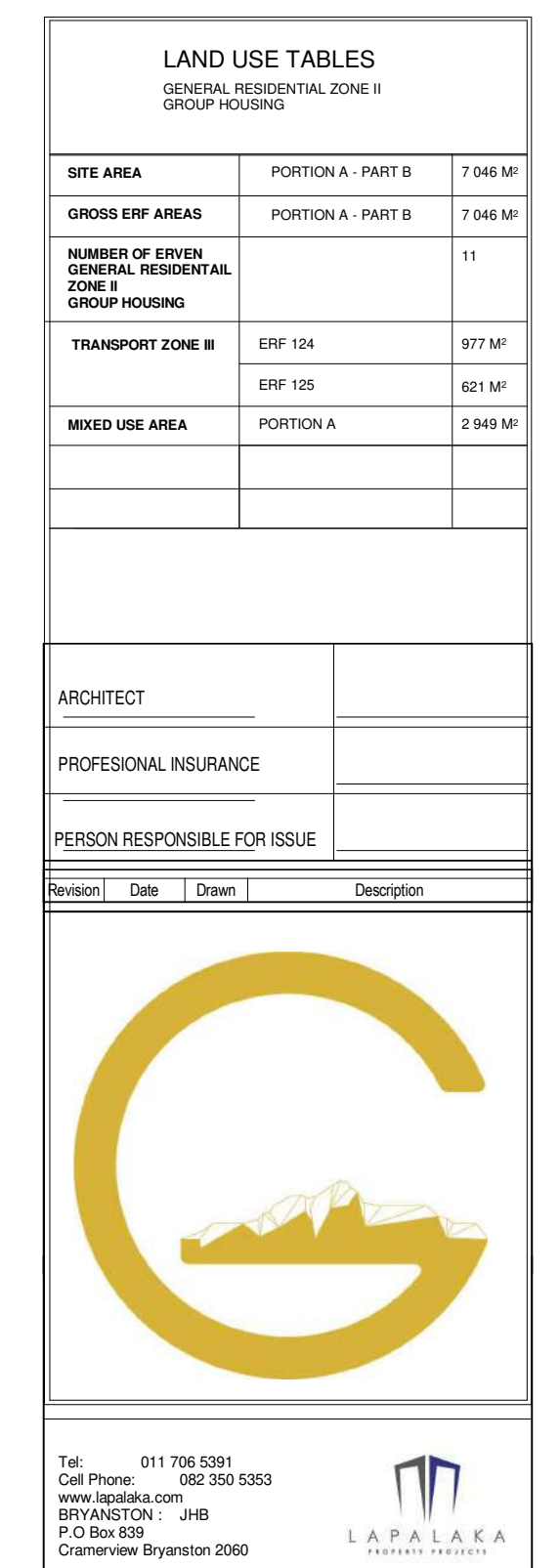
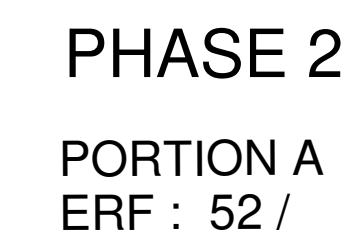
drawing description	
CADASTRAL BOUNDARIES	
job number	drawing number
02	011
drawn	Author
scale	As Indicated
date	Issue Date
revision number	Issued for
	INFORMATION





revision number	issued for
	<b>INFORMATION</b>





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**SCALING**

Drawings not to be scaled, report any discrepancies to architect before construction or manufacturing

client <b>QUICK STEP</b>
signature
project <b>GLEN VILLAGE - PHASE 2</b>
stand number <b>Erf 52 - Phase 2</b>

<b>engineer</b>
Reg No:
signature
<b>Architect</b>
Reg No:
signature

drawing description  
**MASSING**

job number		drawing number	
02		013	
	drawn	Author	
	scale	As indicated	
	date	Issue Date	

revision number	issued for
	<b>INFORMATION</b>



**PARKING - PORTION B**

**PARKING - RESIDENTIAL**

PARKING PROVIDED **26 BAYS**

AVE BAYS PER UNIT **2,3 B/U**

**PARKING - COMMERCIAL**

PARKING PROVIDED **26 BAYS**

## 5 Parking

**ANNEXURE “K”: LAND USE APPLICATION FORM**





## Application Form for Application(s) Submitted in terms of the Land Use Planning By-Law for George Municipality

**NOTE:** Please complete this form by using: Font: Calibri; Size: 11

### PART A: APPLICANT DETAILS

First name(s)	Johannes George		
Surname	Vrolijk		
SACPLAN Reg No. (if applicable)	A/1386/2010		
Company name (if applicable)	Jan Vrolijk Town Planner / Stadsbeplanner		
Postal Address	P O Box 710		
	George	Postal Code	6530
Email	janvrolijk@jvtownplanner.co.za		
Tel	044 873 3011	Fax	086 510 4383
		Cell	082 464 7871

### PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)

Registered owner	Quickstep 442 (Pty) Ltd Registration number 2003/052986/23		
Address	P O Box 4197		
	George-East	Postal code	6539
E-mail	gregyoung@xsinet.co.za		
Tel	N/a	Fax	N/a
		Cell	082 804 8943

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

Property Description [Erf / Erven / Portion(s) and	Remainder of Portion 52 of the Farm Kraaibosch 195
---	--

Farm number(s), allotment area.]											
Physical Address	<b>To the south-east of the Glenwoodlaan smallholdings, to the east of the George Riding Club and to the north of Kraaibosch Estate.</b>										
GPS Coordinates					Town/City		George				
Current Zoning	<b>Subdivisional Area</b>			Extent		<b>9.6669 hectare</b>		Are there existing buildings?		Y	<b>N</b>
Current Land Use	<b>Vacant</b>										
Title Deed number & date	<b>T27922/2003</b>										
Any restrictive conditions prohibiting application?	Y	<b>N</b>	If Yes, list condition number(s).								
Are the restrictive conditions in favour of a third party(ies)?	Y	<b>N</b>	If Yes, list the party(ies).								
Is the property encumbered by a bond?	Y	<b>N</b>	If Yes, list Bondholder(s)?								
Has the Municipality already decided on the application(s)?	Y	<b>N</b>	If yes, list reference number(s)?								
Any existing unauthorized buildings and/or land use on the subject property(ies)?					Y	<b>N</b>	If yes, is this application to legalize the building / land use?			Y	<b>N</b>
Are there any pending court case / order relating to the subject property(ies)?					Y	<b>N</b>	Are there any land claim(s) registered on the subject property(ies)?			Y	<b>N</b>
<b>PART D: PRE-APPLICATION CONSULTATION</b>											
Has there been any pre-application consultation?			Y	N	If Yes, please complete the information below and attach the minutes.						
Official's name	<b>Martin Botha &amp; Jeanne Fourie (Muller)</b>			Reference number		<b>Unknown</b>		Date of consultation		<b>8 December 2022</b>	

**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:**

- **Application is made in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2015 for the rezoning of the Remainder of Portion 52 of the Farm Kraaibosch 195 to a Subdivision Area to allow for**
  - **an estate development consisting of 174 Single Residential Zone II erven (Group housing which will be developed at a density of approximately 18 units per hectare), 1 Single Residential Zone II erf (Community facilities consisting of a clubhouse, gymnasium, coffee shop, hall for meetings and medical rooms), 9 Single Residential Zone II erven (Private open space) and 4 Single Residential Zone II erven (Private street); and**
  - **1 Transport zone II erf (Public Street).**
- **Application is made in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2015 for the subdivision of the Subdivision Area into a**
  - **Portion A with a Residential Zone II zoning;**
  - **Portion B with a Residential Zone II zoning;**
  - **Portion C with a Residential Zone II zoning; and**
  - **Portion D with a Residential Zone II and Transport Zone II zoning**
- **Application is made in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2015 for the subdivision of Portion A into 74 Single Residential Zone II erven consisting of**
  - **68 Single Residential Zone II erven (Group housing erven);**
  - **1 Single Residential Zone II erf (Community facilities consisting of a clubhouse, gymnasium, coffee shop, meeting hall and medical rooms);**
  - **4 Single Residential Zone II erven (Private open space); and**
  - **3 Single Residential Zone II erven (Private street).**

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

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

*Is the following compulsory information attached?*

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

*Minimum and additional requirements:*

<b>Y</b>	<b>N</b>	<b>N/A</b>	Conveyancer's Certificate		<b>Y</b>	<b>N</b>	<b>N/A</b>	Land Use Plan / Zoning plan
<b>Y</b>	<b>N</b>	<b>N/A</b>	Proposed Subdivision Plan (including street names and numbers)		<b>Y</b>	<b>N</b>	<b>N/A</b>	Phasing Plan
<b>Y</b>	<b>N</b>	<b>N/A</b>	Consolidation Plan		<b>Y</b>	<b>N</b>	<b>N/A</b>	Copy of original approval letter (if applicable)
<b>Y</b>	<b>N</b>	<b>N/A</b>	Site Development Plan		<b>Y</b>	<b>N</b>	<b>N/A</b>	Landscaping / Tree Plan
<b>Y</b>	<b>N</b>	<b>N/A</b>	Abutting owner's consent		<b>Y</b>	<b>N</b>	<b>N/A</b>	Home Owners' Association consent
<b>Y</b>	<b>N</b>	<b>N/A</b>	<del>Copy of Environmental Impact Assessment (EIA) /</del> <del>Heritage Impact Assessment (HIA) /</del> <del>Traffic Impact Assessment (TIA) /</del> <del>Traffic Impact Statement (TIS) /</del> <del>Major Hazard Impact Assessment (MHIA) /</del> <del>Environmental Authorisation (EA) /</del> <del>Record of Decision (ROD)</del> <del>(strikethrough irrelevant)</del>		<b>Y</b>	<b>N</b>	<b>N/A</b>	1 : 50 / 1:100 Flood line determination (plan / report)
<b>Y</b>	<b>N</b>	<b>N/A</b>	Services Report or indication of all municipal services / registered servitudes		<b>Y</b>	<b>N</b>	<b>N/A</b>	Required number of documentation copies <b>2 copies</b>
<b>Y</b>	<b>N</b>	<b>N/A</b>	Any additional documents or information required as listed in the pre-application consultation form / minutes		<b>Y</b>	<b>N</b>	<b>N/A</b>	Other (specify)

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

<b>Y</b>	<b>N/A</b>	National Heritage Resources Act, 1999 (Act 25 of 1999)		<b>Y</b>	<b>N/A</b>	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) ( <del>strikethrough irrelevant</del> )
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. <b>N/A</b>				
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?				

## SECTION I: DECLARATION

I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. The Municipality has not already decided on the application.
3. I'm aware that it is an offense in terms of section 86(1)(d) to supply particulars, information or answers in an application, knowing it to be false, incorrect or misleading or not believing them to be correct.
4. I am properly authorized to make this application on behalf of the owner and (where applicable) copies of such full relevant Powers of Attorney/Consent are attached hereto.
5. I have been appointed to submit this application on behalf of the owner and it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to me as the authorised agent and the owner will regularly consult with the agent in this regard (where applicable).
6. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
7. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/amendment/suspension forms part of this submission.
8. I am aware of the status of the existing bulk services and infrastructure in the subject area and that I am liable for any possible development charges which may be payable as a result of the proposed development.
9. I acknowledge that in terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to myself (the applicant). No information will be given to any third party and/or landowner (if the landowner is not the applicant). I herewith take responsibility to convey all correspondence to the relevant parties.

Applicant's signature:



Date:

**30 January 2023**

Full name:

**Johannes George Vrolijk**

Professional capacity:

**Professional Town Planner**

SACPLAN Reg. Nr:

**A/1386/2010**

**ANNEXURE "L": TITLE DEED**

293  
Millers Inc  
BEACON HOUSE  
123 MEADE STREET  
GEORGE  
6530

Prepared by me



CONVEYANCER  
Brett P. Hoffmann, A

SEELREG	R
DUTY	
FDD	
FEE	340,00.

T00027922 / 2003

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

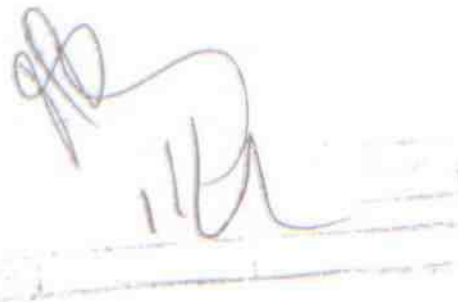
~~Elizabeth Johanna McCaul~~

**ALIDA HOFFMANN**



appeared before me, REGISTRAR OF DEEDS, at CAPE TOWN, the said  
appearer being duly authorised thereto by a Power of Attorney which said Power  
of Attorney was signed at George on 13 February 2003 granted to him by

**MADGE MARY SHANKLAND**  
Identity Number 220908 0048 08 0  
Unmarried





And the appearer declared that his said principal had, on 24 October 2002, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer in full and free property to and on behalf of:

QUICKSTEP 442 (PTY) LTD  
No. 2003/001056/07

or its Successors in Title or assigns,

PORTION 52, A PORTION OF PORTION 6 OF THE FARM KRAAI  
BOSCH NO. 195  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
PROVINCE OF THE WESTERN CAPE;

IN EXTENT 12,8049 (TWELVE COMMA EIGHT ZERO FOUR NINE)  
HECTARES

FIRST transferred and still held by Deed of Transfer No. T666/1947 with  
Diagram SG No. 6328/45 annexed thereto

A. SUBJECT to the conditions referred to in Deed of Transfer No.  
10841/1920;

B. SUBJECT FURTHER to the following special condition contained in  
Certificate of Amended Grant dated 23<sup>rd</sup> April 1913 (George Quilrents Vol.  
15 No. 11), namely:

"that the said land (KRAAI BOSCH) shall be subject to all such duties and  
regulations as either are already or shall in future be established  
respecting lands held on similar tenure."

but, by reason of its situation, the property hereby transferred is NOT  
ENTITLED to any benefits under the servitude referred to in item (a) of the  
endorsement dated 7<sup>th</sup> April 1938 on the said Deed of Transfer No.  
10841/1920, which item relates to the construction, use and maintenance  
of certain overhead lines or mains; subject however to the terms of the  
servitude referred to in item (b) of the said endorsement dated 7<sup>th</sup> April  
1938 on the said Deed of Transfer No. 10841/1920, namely:

"By Transfer No. 3355 dated 7.4.1938:

- (a) -----  
(b) the owner and his successors in title of the property thereby  
conveyed are entitled to construct, use and maintain overhead  
lines or mains over the remainder hereof, southward, and between  
the letters E.D. on the diagram thereof for conveying electricity. As  
will more fully appear on reference to the said Deed of Transfer."

C. SUBJECT FURTHER to the terms of the servitudes referred to in the  
undermentioned endorsements on the said Deed of Transfer No.  
10841/1920, namely:

the endorsement dated 12<sup>th</sup> May 1939, reading as follows:



"By Transfer No. 4824 dated 12.5.1939 (a) the owner and her successors in title of the property thereby conveyed is entitled to construct, use and maintain a 30 foot right of way "VIA" across the remainder of the land held hereunder along and southwards of the line L N O P Q from a point 30 feet East of point L marked on the diagram annexed to said deed; (b) the owner and his successors in title of the remainder hereof shall for himself and his successors continue to have and enjoy riparian rights in and to water in the Klein Zwart River with the owner of the aforesaid property in certain proportions. The owner and his successors in title of the property conveyed hereby shall be further entitled to erect a Pumping Plant on the Klein Zwart River and lay an underground pipe line therefrom. Subject to certain conditions as will more fully appear on reference to the said Transfer."

the endorsement dated 14<sup>th</sup> December 1940, reading as follows:

"By Not. Deed 357/1940 dated 11.4.1939, 1.5.1939, 15.4.1939, 23.6.1939 the owner of the property held hereunder has granted a water servitude over the within mentioned ppty. in favour of the Municipality of George with certain rights ancillary thereto. Subject to conditions, as will more fully appear on references to the said Notarial Deed."

the endorsement dated 1<sup>st</sup> April 1941, reading as follows:

"By Notarial Deed No. 67/1941 dated 25.1.1941, the owner and his successors in title of the remainder hereof has granted to the owner of the property held under Para 2 of Tfr. No. 2278/1934 the right to construct, use and maintain a right of way across the property held hereunder to link up with certain existing right of way thereover, as will more fully appear on reference to the said Notarial Deed."

the endorsement dated 31<sup>st</sup> December 1942, reading as follows:

"By Notarial Deed No. 295/1942, dated 30.11.1942, the owner of the within property has granted the owner of the property held under Deed of Transfer No. 4824 of 1939, an extension of a right of way 30 feet wide, along the line XYK, shewn on diagram No. 1127/1939, annexed to the said Deed of Transfer, as will more fully appear on reference to the said Notarial Deed, copy annexed hereto."

D. SUBJECT FURTHER to the terms of the servitude referred to in the endorsement dated 17<sup>th</sup> July 1946 on Deed of Transfer No. 9986/1943, which endorsement reads as follows:

"By Not. Deed No. 232 dd. 1.7.1946 the owner of the land held hereunder gives & grants to & infavour of the General Public the right to have & use a 40 ft. right of way along the northern boundary of the said land & the northern edge of which is indicated by the line e'Tg'a'd' on diagram No. 2797/1920 annexed to Transfer 10841/1930. Subject to conditions as will more fully appear on reference to said Not. Deed vide copy annexed hereto."

E. Subject Further to the terms of the servitude K 15/1972S referred to in the endorsement dated 07 January 1972 which endorsement reads as follows:



"The within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District Cape dated 26 May 1971) as will more fully appear on reference to the copy of said order annexed to servitude K 15/1972S.

- F. Subject Further to the terms of the servitude K 493/1977S referred to in the endorsement dated 07 June 1977 which endorsement reads as follows:

"The within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District Cape dated 03 June 1977 as will more fully appear on reference to the copy of said order annexed to servitude K 493/77S.

*am*

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

MADGE MARY SHANKLAND, Unmarried

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

QUICKSTEP 442 (PTY) LTD  
No. 2003/001056/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R400 000,00 (FOUR HUNDRED THOUSAND RAND).

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

THUS DONE and EXECUTED at the Office of the Registrar of Deeds at Cape Town on

2003

1 April

  
g.g.

In my presence

  
REGISTRAR OF DEEDS



## **ANNEXURE "M": COMPANY RESOLUTION**



**RESOLUTION PASSED AT A MEETING OF THE DIRECTORS OF QUICKSTEP 442 (PTY) LTD  
REGISTRATION NUMBER 2003/052986/23 HELD AT GEORGE ON 18 JANUARY 2023**

**RESOLVED THAT :**

Gregory Robert Young in his capacity as a Director of Quickstep 442 (Pty) Ltd Registration number 2003/052986/23 be authorised to

1. appoint Jan Vrolijk Town Planner to prepare, sign and submit the following applications to the George Municipality
  - An application in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2015 for the rezoning of the Remainder of Portion 52 of the Farm Kraaibosch 195 to a Subdivision Area to allow for
    - an estate development consisting of 174 Single Residential Zone II erven (Group housing which will be developed at a density of approximately 26 units per hectare), 1 Single Residential Zone II erf (Community facilities consisting of a clubhouse, gymnasium, coffee shop, hall for meetings and medical rooms), 9 Single Residential Zone II erven (Private open space) and 4 Single Residential Zone II erven (Private street); and
    - 1 Transport zone II erf (Public street).
  - An application in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2015 for the subdivision of the Subdivision Area into a
    - Portion A with a Residential Zone II zoning;
    - Portion B with a Residential Zone II zoning;
    - Portion C with a Residential Zone II zoning; and
    - Portion D with a Residential Zone II and Transport Zone II zoning
  - An application in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2015 for the subdivision of Portion A and B into 76 Single Residential Zone II erven consisting of
    - 68 Single Residential Zone II erven (Group housing erven) (Portions 2 to 12, 14 to 35, 37 to 39, 41 to 50, 52 to 55, 57 to 68 and 70 to 75);



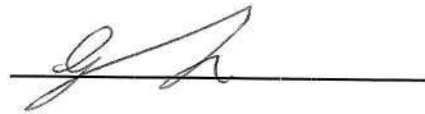
- 1 Single Residential Zone II erven (Community facilities consisting of a clubhouse, gymnasium, coffee shop, meeting hall and medical rooms) (Portion 1);
- 4 Single Residential Zone II erven (Private open space) (Portions 36, 40, 51 and 69); and
- 3 Single Residential Zone II erven (Private street) (Portions 13, 56 and 76).

2. to sign all documents which may be necessary for the mentioned application.

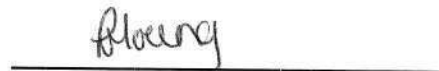
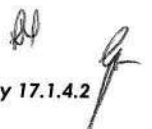
**MEMBERS**

**SIGNATURE**

**Gregory Robert Young**

A handwritten signature in cursive script, appearing to read 'G. R. Young', written over a horizontal line.

**Lyla Elizabeth Young**

A handwritten signature in cursive script, appearing to read 'L. E. Young', written over a horizontal line.Handwritten initials 'AL' and a signature, located in the bottom right corner of the page.





APPLICATION FOR SUBDIVISION OF A PORTION OF THE  
REMAINDER OF PORTION 52 OF THE FARM KRAAIBOSCH  
195

- 68 Single Residential Zone II erven (Group housing erven) (Portions 2 to 12, 14 to 35, 37 to 39, 41 to 50, 52 to 55, 57 to 68 and 70 to 75);
- 1 Single Residential Zone II erven (Community facilities consisting of a clubhouse, gymnasium, coffee shop, meeting hall and medical rooms) (Portion 1);
- 4 Single Residential Zone II erven (Private open space) (Portions 36, 40, 51 and 69); and
- 3 Single Residential Zone II erven (Private street) (Portions 13, 56 and 76).

Portion Nr	Colour notation	Zoning	Extent (m <sup>2</sup> )	% of total
2-12, 14-25, 37-39 41-50, 52-53, 57-68 and 70-75		Single Residential Zone II (Group housing)	18 948	65
1		Single Residential Zone II (Private open space)	1 941	6
36, 40, 51 and 68		Single Residential Zone II (Community facilities)	2 899	10
12, 58 and 76		Single Residential Zone II (Private street)	5 483	19
<b>TOTAL</b>			<b>29 271</b>	<b>100</b>

Subdivision of Portions A and B Remainder of Portion 52 of the Farm Kraaibosch 195	PROJECT: <b>1000101</b> PROJECT NUMBER: <b>1000101</b>		DATE: <b>01/01/2011</b>	
	<input checked="" type="checkbox"/> Development area	<input type="checkbox"/> Calculated information	DRAWING: <b>1000101</b>	SCALE: <b>1:1000</b>
	<input type="checkbox"/> Did not perform on site		ALTERNATIVE DEVELOPMENT AND INFORMATION REQUIRED	
			DRAWING NUMBER: <b>1000101/001</b>	
Glen Village Country Estate				
Subdivision	APPROVED BY: <b>JV</b> DRAWN BY: <b>1000101/001</b>			

**ANNEXURE "N": COMPANY DOCUMENT**

Certificate issued by the Commissioner of Companies & Intellectual  
Property Commission on Thursday, May 23, 2019 at 11:24



Companies and Intellectual  
Property Commission

a member of the dti group

Disclosure Certificate: Companies and Close Corporations

Registration Number: 2003 / 001056 / 07  
Enterprise Name: QUICKSTEP 442

ENTERPRISE INFORMATION

Registration Number: 2003 / 001056 / 07  
Enterprise Name: QUICKSTEP 442 (PTY) LTD  
Registration Date: 21/01/2003  
Business Start Date: 21/01/2003  
Enterprise Type: Private Company  
Enterprise Status: In Business  
Compliance Notice Status: NONE  
Financial Year End: February  
TAX Number: 9238442157  
Addresses: POSTAL ADDRESS

PO BOX 4197  
GEORGE-EAST  
GEORGE-EAST  
WESTERN CAPE  
6539

ADDRESS OF REGISTERED OFFICE

59 ERICA ROAD  
HEATHERLANDS  
GEORGE  
WESTERN CAPE  
6529

ACTIVE MEMBERS / DIRECTORS

Surname and First Names	Type	ID Number / Date of Birth	Contrib. (R)	Interest (%)	Appoint. Date	Address
YOUNG, GREGORY ROBERT	Director	6201185101084	0.00	0.00	12/02/2003	Postal: PO BOX 4197, GEORGE-EAST, GEORGE-EAST, WESTERN CAPE, 6539 Residential: 59 ERICA ROAD, HEATHERLANDS, GEORGE, WESTERN CAPE, 6529
YOUNG, LYLA ELIZABETH	Director	6405200069081	0.00	0.00	19/06/2015	Postal: PO BOX 4197, GEORGE-EAST, GEORGE-EAST, WESTERN CAPE, 6539 Residential: 59 ERICA ROAD, HEATHERLANDS, GEORGE, WESTERN CAPE, 6529

AUDITOR DETAILS

Auditor Name	Type	Status	Appointment Date	Resignation Date	Email Address
M OOSTHUIZEN	Auditor	Resign			
Profession Number: 952079					
DEON FOURIE & ASSOCIATES	Auditor	Resign	2003-02-12		
Profession Number: 928100A					
FOURIE SCHOEMAN INGELYF	Auditor	Resign	2008-09-26	2015-02-28	FBCO@MWES.CO.ZA
Profession Number: 928100					

Page 1 of 6

Physical Address  
the dti Campus - Block F  
77 McIntjies Street  
Sunnyside 0001

Postal Address: Companies  
P O Box 429  
Pretoria  
0001

Docex: 256  
Web: www.cipc.co.za  
Contact Centre: 086 100 2472 (CIPC)  
Contact Centre (International): +27 12 394 9573



**ANNEXURE "O": POWER OF ATTORNEY**

## POWER OF ATTORNEY

I the undersigned

**Gregory Robert Young**

the authorized Director of

**Quickstep 442 (Pty) Ltd Reg nr 2003/001056/07**

being the registered owner of

**Remainder of Portion 52 of the Farm Kraaibosch 195**

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

- An application in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2015 for the rezoning of the Remainder of Portion 52 of the Farm Kraaibosch 195 to a Subdivision Area to allow for
  - an estate development consisting of 174 Single Residential Zone II erven (Group housing which will be developed at a density of approximately 26 units per hectare), 1 Single Residential Zone II erf (Community facilities consisting of a clubhouse, gymnasium, coffee shop, hall for meetings and medical rooms), 9 Single Residential Zone II erven (Private open space) and 4 Single Residential Zone II erven (Private street); and
  - 1 Transport zone II erf (Public street).
- An application in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2015 for the subdivision of the Subdivision Area into a
  - Portion A with a Residential Zone II zoning;

Handwritten signature/initials in the bottom right corner.

LAND USE TABLE		DATE: 11/1/2006	
SHEET: 000001		PROJECT: 000001	
1	WATER	0.000000	0.000000
2	WATER	0.000000	0.000000
3	WATER	0.000000	0.000000
4	WATER	0.000000	0.000000
5	WATER	0.000000	0.000000
6	WATER	0.000000	0.000000
7	WATER	0.000000	0.000000
8	WATER	0.000000	0.000000
9	WATER	0.000000	0.000000
10	WATER	0.000000	0.000000
11	WATER	0.000000	0.000000
12	WATER	0.000000	0.000000
13	WATER	0.000000	0.000000
14	WATER	0.000000	0.000000
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31	WATER	0.000000	0.000000
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96	WATER	0.000000	0.000000
97	WATER	0.000000	0.000000
98	WATER	0.000000	0.000000
99	WATER	0.000000	0.000000
100	WATER	0.000000	0.000000





**ANNEXURE "P": CONVEYANCER CERTIFICATE**



# CONVEYANCER CERTIFIKAAT

I the undersigned,

**FRANCOIS SCHOLTZ BRUWER**

a Conveyancer of George, in the Province of Western Cape do hereby certify that the property known as

**REMAINDER OF PORTION 52 (A PORTION OF PORTION 6) OF THE FARM KRAAI BOSCH NO. 195, IN THE MUNICIPALITY AND DIVISION OF GEORGE; PROVINCE OF THE WESTERN CAPE;**

**IN EXTENT: 12,8049 (TWELVE comma EIGHT ZERO FOUR NINE) HECTARES**

**HELD BY DEED OF TRANSFER NO. T27922/2003**

is subject to the following conditions:

- A. **SUBJECT** to the conditions referred to in Deed of Transfer No. 10841/1920;
- B. **SUBJECT FURTHER** to the following special condition contained in Certificate of Amended Grant dated 23<sup>rd</sup> April 1913 (George Quitrents Vol. 15 No. 11), namely:-

"that the said land (KRAAI BOSCH) shall be subject to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."

but, by reason of its situation, the property hereby transferred is NOT ENTITLED to any benefits under the servitude referred to in item (a) of the endorsement dated 7<sup>th</sup> April 1938 on the said Deed of Transfer No. 10841/1920, which items relates to the construction, use and maintenance of certain overhead lines or mains; subject however to the terms of the servitude referred to in item (b) of the said endorsement dated 7<sup>th</sup> April 1938 on the said Deed of Transfer No. 10841/1920, namely:

"By transfer No. 3355 dated 7.4.1938:

(a) .....



(b) The owner and his successors in title of the property thereby conveyed are entitled to construct, use and maintain overhead lines or mains over the remainder hereof, southward, and between the letter E.D. on diagram thereof for conveying electricity. As will more fully appear on reference to the said Deed of Transfer."

C. SUBJECT FURTHER to the terms of the servitudes referred to in the undermentioned endorsements on the said Deed of Transfer No.10841/1920, namely:

the endorsement dated 12<sup>th</sup> May 1939, reading as follows:

"By Transfer No. 4824 dated 12.5.1939 (a) the owner and her successors in title of the property thereby conveyed is entitled to construct, use and maintain a 30 foot right of way "VIA" across the remainder of the land held hereunder along and southwards of the line L N O P Q from a point 30 feet East of point L marked on the diagram annexed to said deed; (b) the owner and his successors in title of the remainder hereof shall for himself and his successors continue to have and enjoy riparian rights in and to water in the Klein Zwart River with the owner of the aforesaid property in certain proportions. The owner and his successors in title of the property conveyed hereby shall be further entitled to erect a Plumbing Plant on the Klein Zwart River and lay an underground pipe line therefrom. Subject to certain conditions as will more fully appear on reference to the said transfer."

the endorsement dated 14<sup>th</sup> December 1940, reading as follows:

"By Not. Deed 357/1940 dated 11.4.1939, 1.5.1939, 15.4.1939, 23.6.1939 the owner of the property held hereunder has granted a water servitude over the within mentioned property in favour of the Municipality of George with certain rights ancillary thereto. Subject to conditions, as will more fully appear on references to the said Notarial Deed."

the endorsement dated 1<sup>st</sup> April 1941, reading as follows:



"By Notarial Deed No. 67/1941 dated 25.1.1941, the owner and his successors in title of the remainder hereof has granted to the owner of the property held under Para 2 of Transfer No. 2278/1934 the right to construct, use and maintain a right of way across the property held hereunder to link up with certain existing right of way thereover, as will more fully appear on reference to the said Notarial Deed."

the endorsement dated 31<sup>st</sup> December 1942, reading as follows:

"By Notarial Deed No. 295/1942, dated 30.11.1942, the owner of the within property has granted the owner of the property held under Deed of Transfer No. 4824 of 1939, an extension of a right of way 30 feet wide, along the line XYK, shown on Diagram No. 1127/1939, annexed to the said Deed of Transfer, as will more fully appear on reference to the said Notarial Deed, copy annexed hereto."

- D. SUBJECT FURTHER to the terms of the servitude referred to in the endorsement dated 17<sup>th</sup> July 1946 on Deed of Transfer No. 9986/1943, which endorsement reads as follows:

"By Notarial Deed No. 232 dd 1.7.1946 the owner of the land held hereunder gives and grants to and in favour of the general public the right to have and use a 40 ft. right of way along the northern boundary of the said land and the northern edge of which is indicated by the line e'f'g'a'd' on Diagram No. 2797/1920 annexed to Transfer 10841/1930. Subject to conditions as will more fully appear on reference to said Notarial Deed vide copy annexed thereto."

- E. SUBJECT FURTHER to the terms of the servitude K15/1972S referred to in the endorsement dated 07 January 1972 which endorsement reads as follows:

"The within described land is subject to a servitude with regard to apportionment of water in terms of an order of the Water Court (Water Court District Cape dated 26 May 1971) as will more fully appear on reference to the copy of said order annexed to servitude K 15/1972S."



F. SUBJECT FURTHER to the terms of the Servitude K 493/1977S referred to in the endorsement dated 07 June 1977 which endorsement reads as follows:

"The within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District Cape dated 03 June 1977) as will more fully appear on reference to the copy of said order annexed to servitude K493/77S.

I certify that after perusal of the above conditions there are no restrictive conditions to continue with the subdivision of the property as envisaged.

SIGEND AT GEORGE on this 17 day of OCTOBER 2012.



FRANCOIS SCHOLTZ BRUWER

## ANNEXURE “Q”: LOCATION PLAN



# Locality Plan - Remainder of Portion 52 of the Farm Kraaibosch 195



0 0.15 0.3 0.6 km

1:4,514

Date: 1/19/2023

Disclaimer:  
The George Municipality accepts no responsibility for  
and will not be liable for any errors or omissions  
contained herein.

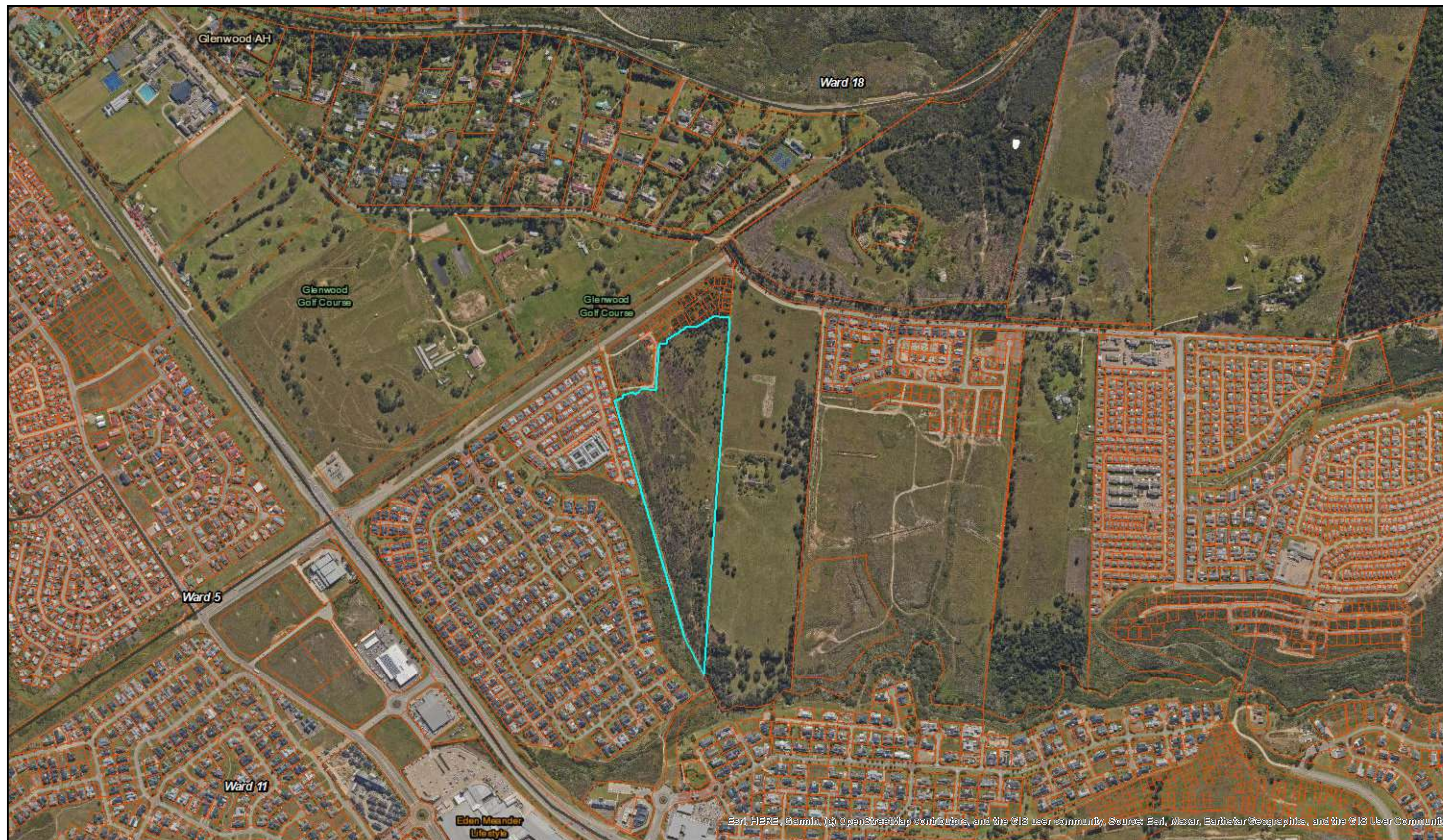




**ANNEXURE "R": AERIAL PHOTOGRAPH OF AREA**



# Aerial plan of wider area



0 0.325 0.65 1.3 km

1:9,028

Date: 1/19/2023

Disclaimer:  
The George Municipality accepts no responsibility for  
and will not be liable for any errors or omissions  
contained herein.





**ANNEXURE "S": SURVEYOR GENERAL DIAGRAM**

S. G. No. 6828/45

Approved

*Ken C. Sommers*  
Surveyor-General.

SIDES		ANGLES OF DIRECTION	SYSTEM 1925° CO-ORDINATES	
Cape	Feet		X	Y
AB	150.6	324.46.50	A + 140000.0	+ 11900000.0
BC	2684.4	4.26.50	B + 5419.4	+ 43392.7
CD	234.4	151.57.10	C + 5344.1	+ 43499.4
DE	2075.4	163.13.50	D + 5552.2	+ 46175.7
EA	1027.4	235.1.20	E + 5662.4	+ 45968.8
Ax	552.4	55.1.20	E + 6261.2	+ 43981.7
By	214.4	4.26.50		
Servitude Road				
AB	130.6	324.46.50		
Bb	62.7	4.26.50		
ba	179.1	144.46.30	b + 5348.9	+ 43561.9
aA	40.0	235.1.20	a + 5452.2	+ 43415.6

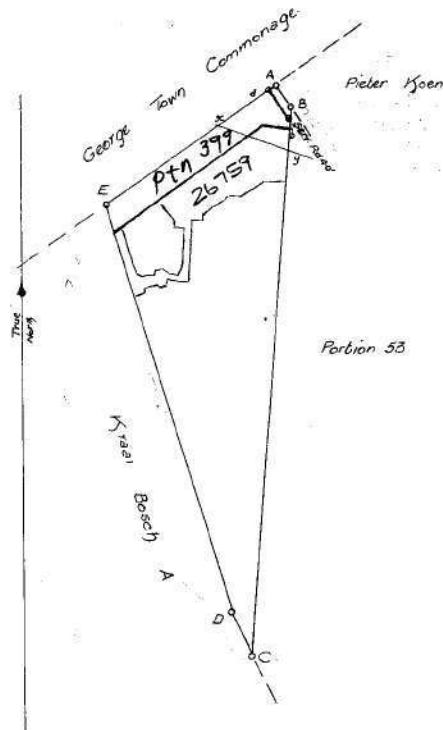


Figure ABba represents a servitude road 40 C.F. wide (Ptn Serv. Rd. 30' D/T. 1939-93 4824)

x black line y represents a servitude of High Tension Electrical Transmission Line vide 261/1941

A, concrete bn. 5' long & 7" x 6".

a.b. B & C, concrete bns. 5' long & 7" x 6" with centre feet.

D, planted along 8" x 3 1/2".

E, 16" x 6".

Portion 52

Portion 6

Kraai Bosch

George

195



Scale 1: 7500

The figure ABCDE

represents 14.9498 Morgen

of land being

Portion 52 (a portion of Lot A) of the farm

Kraai Bosch

situate in the Division of George

Province of Cape of Good Hope.

Surveyed in Aug. 1945 by me

*J. Samuel*

Land Surveyor.

This diagram is annexed to D/T No. 2797.1920 of the Margate Municipality (in the name of the Margate Municipality) which is a portion of the farm Kraai Bosch.

The original diagram is No. 2797.1920 annexed to D/T. 1920-178-10841.

S.G. File No. 57220  
S.R. No. E. 10841/45  
Geo. Q 15-11

Registrar of Deeds.

FOR RECORDS  
SEE BACK OF DIAGRAM

195/52

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM						
SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA PA. SQ. M.	TRANSFER NO.	INITIALED	REMARKS
6996/2013	2096/2013	Pln 399	1,8979 Ha	4660/2013	29	11,2007 Ha
1173/2015	2330/2015	Erf 26759 George	1,7402 Ha			9,6669 Ha

## ANNEXURE "T": ENVIRONMENTAL APPROVAL



**Western Cape  
Government**

Environmental Affairs and  
Development Planning

**DIRECTORATE: LAND MANAGEMENT  
REGION 3**

**EIA REFERENCE NUMBER:** 16/3/1/1/D2/19-0025/12

**ENQUIRIES:** Nicholas Kearns

**DATE OF ISSUE:**

**received**  
**2 August 2013**

*SH*

The Board of Directors  
Glen Haven Country Estate (Pty) Ltd.  
P.O. Box 4197  
GEORGE  
6539

**Attention: Mr. Gregory Young**

Tel: (044) 871 0676

Fax: (086) 680 1156

Dear Sir

**CORRECTION NOTICE FOR THE ENVIRONMENTAL AUTHORISATION ISSUED ("EA") 1  
AUGUST 2013 FOR THE PROPOSED GLEN HAVEN COUNTRY ESTATE AND ASSOCIATED  
INFRASTRUCTURE ON PORTION 52 OF FARM 195 KRAAIBOSCH, GEORGE**

1. Please be informed that in terms of Section 47A(1)(b) of the National Environmental Management Act, 1998 (Act no. 107 of 1998, as amended) the following listed activity under section B of the EA is hereby amended from

"Activity Number: 23

Activity Description:

*The construction of a road, outside urban areas,*

*(i) with a reserve wider than 13,5 meters or,*

*(ii) where no reserve exists where the road is wider than 8 metres, or*

*(iii) for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Notice 545 of 2010."*

**to read as follows:**

"Activity Number: 23

Activity Description:

The transformation of undeveloped, vacant or derelict land to –

- i. residential, retail, commercial, recreational, industrial or institutional use, inside an urban area, and where the total area to be transformed is 5 hectares or more, but less than 20 hectares, or
- ii. residential, retail, commercial, recreational, industrial or institutional use, outside an urban area and where the total area to be transformed is bigger than 1 hectare but less than 20 hectares; -

except where such transformation takes place for

- i. linear activities;
- ii. for purposes of agriculture or afforestation, in which case Activity 16 of Notice No. R. 545 applies."

2. Please ensure that reference is made to this correction notice in all future correspondence and that the notice is at all times attached to the environmental authorisation when distributed.
3. The Department apologizes for any inconvenience caused.



**MR. KOBUS MUNRO**  
**DIRECTOR: LAND MANAGEMENT (REGION 3)**

DATE OF NOTICE: 2.8.2013

Copied to: (1) Ms. S. Holder (Cape EAProc)

Fax: (044) 874 0432

(2) Mr. S. Carstens (George Municipality)

Fax: (086) 570 5995



**DIRECTORATE: LAND MANAGEMENT  
REGION 3**

**EIA REFERENCE NUMBER:** 16/3/1/1/D2/19-0025/12  
**ENQUIRIES:** Nicholas Kearns  
**DATE OF ISSUE:** 2013-08-01

The Board of Directors  
Glen Haven Country Estate (Pty) Ltd.  
P.O. Box 4197  
**GEORGE**  
6539

**received**  
**1 August 2013**  
*Sett.*

**Attention: Mr. Gregory Young**

Tel: (044) 871 0676  
Fax: (086) 680 1156

Dear Sir

**APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2010: THE PROPOSED GLEN HAVEN COUNTRY ESTATE AND ASSOCIATED INFRASTRUCTURE ON PORTION 52 OF FARM 195 KRAAIBOSCH, GEORGE**

With reference to your application for the abovementioned, find below the outcome with respect to this application.

**ENVIRONMENTAL AUTHORISATION**

**DECISION**

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, 2010, ("NEMA EIA Regulations") the competent authority herewith **grants environmental authorisation** to the applicant to undertake the list of activities specified in section B below with respect the revised Alternative 3 dated April 2013, as described in the Final Basic Assessment Report ("FBAR") dated 24 May 2013.

The granting of this environmental authorisation is subject to compliance with the conditions set out in section E below.

**A. DETAILS OF THE APPLICANT FOR THIS ENVIRONMENTAL AUTHORISATION**

Glen Haven Country Estate (Pty) Ltd.  
c/o Mr. Gregory Robert Young  
P.O. Box 4197

**GEORGE**

6539

Tel: (044) 871 0676

Fax: (086) 680 1156

The abovementioned company is the holder of this environmental authorisation and is hereinafter referred to as "the applicant".

**B. LIST OF ACTIVITIES AUTHORISED**

Government Notice No. R544 of 18 June 2010 –

Activity Number: 9

Activity Description:

*The construction of facilities or infrastructure exceeding 1000 metres in length for the bulk transportation of water, sewage or storm water -*

- (i) with an internal diameter of 0,36 metres or more; or*
- (ii) with a peak throughput of 120 litres per second or more,*

*excluding where:*

- a. such facilities or infrastructure are for bulk transportation of water, sewage or storm water or storm water drainage inside a road reserve; or*
- b. where such construction will occur within urban areas but further than 32 metres from a watercourse, measured from the edge of the watercourse.*

Activity Number: 11

Activity Description:

*The construction of:*

- (i) canals;*
- (ii) channels;*
- (iii) bridges;*
- (iv) dams;*
- (v) weirs;*
- (vi) bulk storm water outlet structures;*
- (vii) marinas;*
- (viii) jetties exceeding 50 square metres in size;*
- (ix) slipways exceeding 50 square metres in size;*
- (x) buildings exceeding 50 square metres in size; or*



(xi) infrastructure or structures covering 50 square metres or more

where such construction occurs within a watercourse or within 32 metres of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line.

Activity Number: 23

Activity Description:

The construction of a road, outside urban areas,

(i) with a reserve wider than 13,5 meters or,

(ii) where no reserve exists where the road is wider than 8 metres, or

(iii) for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Notice 545 of 2010.

The abovementioned list is hereinafter referred to as "the listed activities".

The applicant is herein authorised to undertake the following alternative related to the listed activities:

#### Alternative 3

The construction of an estate with retirement and residential components, comprising of:

- 171 units (1-3 bedroom),
- a Frailcare facility (40-bed frailcare & 40 care bedsitter units, with associated facilities)
- 50 townhouse units,
- administration offices,
- private open space,
- public open space,
- private roads, as well as
- a public road.

### C. PROPERTY DESCRIPTION AND LOCATION

The listed activities will take place on Portion 52 of Farm 195 Kraaibosch, George.

The SG 21 digit code is: C02700000000019500052

Co-ordinates:	33° 58'	30.50" South
	22° 30'	10.89" East

Hereinafter referred to as "the site".

**D. DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER**

Cape Environmental Assessment Practitioners (Cape EAPrac)  
c/o Ms. Sian Holder/ Louise-Mari van Zyl (Director)  
P.O. Box 710  
**GEORGE**  
6530

Tel: (044) 874 0365

Fax: (044) 874 0432

**E. CONDITIONS OF AUTHORISATION**

1. This environmental authorisation is valid for a period of **five years** from the date of issue. The holder must commence with all the listed activities within the said period or this environmental authorisation lapses and a new application for environmental authorisation must be submitted to the competent authority, unless the holder has lodged a valid application for the amendment of the validity period of this environmental authorisation, before the expiry of this environmental authorisation. In such instances, the validity period will be automatically extended ("the period of administrative extension") from the day before this environmental authorisation would otherwise have lapsed, until the amendment application for the extension of the validity period is decided. The listed activities, including site preparation, may not commence during the period of administrative extension.
2. The listed activities, including site preparation, may not commence within 20 (twenty) calendar days of the date of issue of this environmental authorisation. In the event that an appeal notice and subsequent appeal is lodged with the competent authority, the effect of this environmental authorisation may be suspended until such time as the appeal is decided.
3. The applicant must in writing, within 12 (twelve) calendar days of the date of this decision and in accordance with regulation 10(2)–
  - 3.1 notify all registered interested and affected parties of –
    - 3.1.1 the outcome of the application;
    - 3.1.2 the reasons for the decision as included in Annexure 1;
    - 3.1.3 the date of the decision; and
    - 3.1.4 the date of issue of the decision;
  - 3.2 draw the attention of all registered interested and affected parties to the fact that an appeal may be lodged against the decision in terms of Chapter 7 of the Environmental Impact Assessment Regulations, 2010 detailed in section F below;
  - 3.3 draw the attention of all registered interested and affected parties to the manner in which they may access the decision. and

- 3.4 publish a notice in the newspapers contemplated in regulation 54(2)(c) and (d), and which newspaper was used for the placing of advertisements as part of the Public Participation Process, that –
- 3.4.1 informs all interested and affected parties of the decision;
  - 3.4.2 informs all interested and affected parties where the decision can be accessed; and
  - 3.4.3 informs all interested and affected parties that an appeal may be lodged against the decision in terms of Chapter 7 of the Regulations;
4. The holder of the environmental authorisation must give the competent authority written notice of commencement of the construction activities and provide proof of compliance with the specified conditions of authorisation. With regard to the notices, the holder must –
- 4.1. within **thirty (30)** calendar days of the date of issue of this decision give notice, with proof of compliance with **conditions 2 and 3** above;
  - 4.2. give **seven (7)** calendar days' notice before commencement of construction activities. This notice must include proof of compliance with the following conditions described herein:  
**Conditions: 8 and 17**
5. The holder is responsible for ensuring compliance with the conditions by any person acting on his/her behalf, including an agent, sub-contractor, employee or any person rendering a service to the holder.
6. Any changes to, or deviations from the scope of the description set out in section B above must be accepted or approved, in writing, by the competent authority before such changes or deviations may be implemented. In assessing whether to grant such acceptance/approval or not, the competent authority may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder to apply for further authorisation in terms of the applicable legislation.
7. The applicant must notify the competent authority in writing, **within 24 hours** thereof if any condition herein stipulated is not being complied with.
8. The holder must appoint a suitably experienced environmental control officer ("ECO") for the construction phase before commencement of any land clearing or construction activities to ensure compliance with the Environmental Management Programme ("EMP") and the conditions contained herein.
9. Should a centralized gas system be installed a service provider for the monitoring and maintenance of the central gas system must be appointed and an emergency response plan should be developed in accordance with relevant safety requirements, prior to installation of the gas system. The

emergency response plan must be strictly implemented and updated, when necessary.

10. All mitigation measures recommended by the visual specialist, the electrical engineer and architect, as well as the screening of the Western and Southern boundaries must be strictly implemented.
11. An environmental audit report must be prepared and submitted to the competent authority annually during the construction phase of the development, with the final audit report to be submitted within one year following the completion of the construction phase.
12. All energy and water conservation measures and waste management principals described by the EMP must be implemented.
13. A public walkway must be established along the South Western Boundary of the property between the public and private open space. This public walkway will extend from the most southern point of the property all along the south western boundary of the property and within the road reserve.
14. No fencing may be erected between the areas to be zoned as public and private open space.
15. The Public Open Space in the South West of the property should be rehabilitated to as near as natural as possible.
16. The proposed development must include a minimum of 2.2ha of Private Open Space (or similar zoning) in the southern part of the property, as indicated in the April 2013 revised layout: Alternative 3.
17. The draft Environmental Management Programme ("EMP") submitted as part of the application for environmental authorisation is hereby approved on condition that the following amendments are made to the EMP, and must be implemented.
  - 17.1. Incorporate all the conditions given in this Environmental Authorisation;
  - 17.2. Be included in all contract documentation for all phases of the development;
  - 17.3. Describe the level and type of competency required of the Environmental Control Officer ("ECO"), or Environmental Site Agent where applicable;
  - 17.4. Determine the frequency of site visits;
  - 17.5. Meet the requirements outlined in Section 24N (2) & 3 of the National Environmental Management Act, 1998 (Act no 107 of 1998, as amended) ("NEMA") and Regulation 34 of the Environmental Impact Assessment Regulations 2006;



- 17.6. Provide for the utilization of local labour as far as possible, this may include record keeping and reporting procedures for monitoring purposes.

An application for amendment to the EMP must be submitted to the competent authority if any further amendments are to be made to the EMP, other than those mentioned above, and this may only be implemented once the amended EMP has been authorised by the competent authority. The EMP must be included in all contract documentation for all phases of implementation.

18. A copy of the environmental authorisation and the EMP must be kept at the site where the listed activities will be undertaken. Access to the site referred to in section C above must be granted and, the environmental authorisation and EMP must be produced to any authorised official representing the competent authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein. The environmental authorisation and EMP must also be made available for inspection by any employee or agent of the applicant who works or undertakes work at the site.
19. The applicant must submit an application for amendment of the environmental authorisation to the competent authority where any detail with respect to the environmental authorisation must be amended, added, substituted, corrected, removed or updated. Further, the rights granted by this environmental authorisation are personal rights (i.e. not attached to a property, but granted to a natural or juristic person). As such, only the holder may undertake the activities authorised by the competent authority. Permission to transfer the rights and obligations contained herein must be applied for in the following manner:
- 19.1. The applicant must submit an originally signed and dated application for amendment of the environmental authorisation to the competent authority stating that he/she wishes the rights and obligations contained herein to be transferred, and including (a) confirmation that the environmental authorisation is still in force (i.e. that the validity period has not yet expired or the activity/ies was/were lawfully commenced with); (b) the contact details of the person who will be the new holder; (c) the reasons for the transfer; (d) an originally signed letter from the proposed new holder acknowledging the rights and obligations contained in the environmental authorisation and indicating that he/she has the ability to implement the mitigation and management measures and to comply with the stipulated conditions.
- 19.2. The competent authority will issue an amendment to the new holder either by way of a new environmental authorisation or an addendum to the existing environmental authorisation if the transfer is found to be appropriate.

20. Non-compliance with a condition of this environmental authorisation or EMP may result in suspension of this environmental authorisation and may render the holder liable for criminal prosecution.
21. Notwithstanding this environmental authorisation, the holder must comply with any other statutory requirements that may be applicable to the undertaking of the listed activities.
22. An integrated waste management approach, which is based on waste minimisation and incorporates reduction, recycling, re-use and disposal, where appropriate, must be employed. Any solid waste must be disposed of at a landfill licensed in terms of the applicable legislation.
23. No surface or ground water may be polluted due to any actions on the site. The applicable requirements with respect to relevant legislation pertaining to water must be met.
24. The applicable requirements with respect to relevant legislation pertaining to cutting, damaging, disturbing or destroying protected trees or trees from a natural forest must be adhered to.
25. The applicable requirements with respect to relevant legislation pertaining to occupational health and safety must be adhered to.
26. Should any heritage remains be exposed during excavations or any actions on the site, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape (in accordance with the applicable legislation). Heritage remains uncovered or disturbed during earthworks must not be further disturbed until the necessary approval has been obtained from Heritage Western Cape. Heritage remains include: archaeological remains (including fossil bones and fossil shells); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine shell heaps; stone artifacts and bone remains; structures and other built features; rock art and rock engravings; shipwrecks; and graves or unmarked human burials.

A qualified archaeologist must be contracted where necessary (at the expense of the applicant and in consultation with the relevant authority) to remove any human remains in accordance with the requirements of the relevant authority.

## **F. APPEALS**

Appeals must comply with the provisions contained in Chapter 7 of the NEMA EIA Regulations.

1. An appellant must –

- 1.1. submit a notice of intention to appeal to the Minister, within 20 (twenty) calendar days of the date of the decision;
- 1.2. submit the appeal within 30 (thirty) calendar days after the lapsing of the 20 (twenty) calendar days contemplated in regulation 60(1), for the submission of the notice of intention to appeal; and
- 1.3. within 10 (ten) calendar days of having lodged the notice of intention to appeal, provide each person and organ of state registered as an interested and affected party in respect of the application, or the applicant, with –
  - 1.3.1. a copy of the notice of intention to appeal form; and
  - 1.3.2. a notice indicating where and for what period the appeal submission will be made available for inspection by such person, organ of state, or applicant, on the day of lodging it with the Minister, and that a responding statement may be made on the appeal within 30 (thirty) calendar days from the date the appeal submission was lodged with the Minister.
2. A person, organ of state or applicant who submits a responding or answering statement in terms of regulation 63 must within 10 (ten) calendar days of having submitted the responding or answering statement, serve a copy of the statement on the other party.
3. If the person, organ of state or applicant fails to meet a timeframe with respect to the requirements as detailed above, the person, organ of state or applicant must immediately submit a written explanation to the Ministry providing a concise explanation for the non-compliance.
4. All notice of intention to appeal and appeal forms must be submitted by means of one of the following methods:

By post: Western Cape Ministry of Local Government, Environmental Affairs and Development Planning  
Private Bag X9186  
CAPE TOWN  
8000

By facsimile: (021) 483 4174; or

By hand: Attention: Mr J. de Villiers (Tel: 021-483 3721)  
Room 809  
8th Floor Utilitas Building, 1 Dorp Street, Cape Town, 8001
5. A prescribed notice of intention to appeal form and appeal form as well as assistance regarding the appeal processes is obtainable from the office of the Minister at: Tel. (021) 483 3721, E-mail [Jaap.DeVilliers@westerncape.gov.za](mailto:Jaap.DeVilliers@westerncape.gov.za) or URL <http://www.westerncape.gov.za/eadp>.

**G. DISCLAIMER**

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this environmental authorisation shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully



**MR. KOBUS MUNRO**  
**DIRECTOR: LAND MANAGEMENT (REGION 3)**

DATE OF DECISION: 1.8.2013

Copied to: (1) Ms. S. Holder (Cape EAPrac)  
(2) Mr. S. Carstens (George Municipality)

Fax: (044) 874 0432  
Fax: (044) 878 2511

**FOR OFFICIAL USE ONLY:****EIA REFERENCE NUMBER:**

16/3/1/1/D2/19-0025/12

**NEAS EIA REFERENCE NUMBER:**

WCP/EIA/0000912/2012



## **ANNEXURE 1: REASONS FOR THE DECISION**

In reaching its decision, the competent authority, *inter alia*, considered the following:

- a) The information contained in the application form dated and received by the competent authority on 16 May 2012, the Final Basic Assessment Report dated 24 May 2013 and received by the competent authority on 27 May 2013, the EMP submitted together with the Final Basic Assessment Report.
- b) Relevant information contained in the Departmental information base, including, the Guidelines on Public Participation and Alternatives (dated March 2013);
- c) The objectives and requirements of relevant legislation, policies and guidelines, including section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998);
- d) The comments received from interested and affected parties and the responses provided thereon, as included in the Final Basic Assessment report dated 24 May 2013;

No site visits were conducted. The competent authority had sufficient information before it to make an informed decision without conducting a site visit.

All information presented to the competent authority was taken into account in the consideration of the application for environmental authorisation. A summary of the issues which, according to the competent authority, were the most significant reasons for the decision is set out below.

### **1. Public Participation**

The public participation process included:

- identification of and engagement with interested and affected parties;
- fixing a notice board at the site and any alternative site where the listed activities are to be undertaken in 2011 ;
- giving written notice to the owners and occupiers of land adjacent to the site and any alternative site where the listed activities are to be undertaken, the municipality and ward councillor, and the various organs of state having jurisdiction in respect of any aspect of the listed activities on 2 December 2010 and again on 12 November 2012; and
- the placing of a newspaper advertisement in the 'George Herald' on 8 November 2012.

All the concerns raised by interested and affected parties were responded to and adequately addressed during the public participation process. Specific management and mitigation measures have been considered in this environmental authorization and in the EMP to adequately address the concerns raised.

The Department concurs with the environmental assessment practitioner's responses to the issues raised during the public participation process and has included appropriate conditions in this environmental authorization and in the EMP.

## 2. Alternatives

### Alternative 1

This entails the construction of a Retirement Village comprising of 177, 1 to 3 bedroom retirement units, a frail care center consisting of 40 single-care bed units and 40 care unit bedsitters, administration offices, recreational/sports facilities, as well as private open space and private roads. Stakeholders raised several concerns with this proposal from an environmental, density, character and integration perspective, therefore this alternative was not deemed to be suitable.

### Alternative 2

This entails the construction of a Retirement Village comprising of 168, 1 to 3 bedroom retirement units, a frail care center consisting of 40 single-care bed units and 40 care unit bedsitters, administration offices, recreational/sports facilities, as well as private and public open space and private roads. This alternative incorporated the public open space in the Southern section of the property in order to address the concerns raised by stakeholders regarding the Modderkloof / Modderrug river system beyond the southern point.

### Alternative 3

This entails the construction of an estate which includes both Residential and Retirement components. It consists of 171 retirement units / dwellings of one to three bedrooms, a double-storey frail care center / Facility consisting of 40 frail care beds, 40 bedsitter apartments & a parking area. This alternative would further include 50 townhouse residential units / dwellings configured into 12 to 16 units, each comprising 3 to 4 dwellings as well as an Administration Centre. This alternative incorporates a municipal road which crosses the middle of the development, which connects the public road with the internal private roads network. This alternative incorporates a large private open space (approximately 2.1639ha) to the south of the municipal road as well as seven private open spaces (approx. 0.4006ha) within the dwelling layout.

### Alternative 3 Revised April 2013 (Herewith authorized)

This alternative is a variation of Alternative 3 above. However the revised alternative includes a strip of public open space below the proposed Municipal Road, extending along the western property boundary at a width of approximately 5m, widening to approximately 65m from the southern property point where it meets the boundary with Portion 53/195 (eastern boundary), as noted in Appendix Alternative 3 Revised Layout (April 2013). The Public Open Space described above will be separated from the Private Open Space by the presence of a public walkway, which will extend along the side of the municipal road until the northern boundary of the property.

### "No-Go" Alternative

The "no-go" alternative proposes that no development whatsoever take place on the property. Accordingly, the property would remain vacant old pasture land, to be used for occasional cattle grazing land. Given the forward planning that has been approved for this area the no-go alternative would not be in keeping with the designated forward planning for the Kraaibosch area.

## 3. Impacts, assessment and mitigation measures

### 3.1. Activity Need and Desirability

According to the EAP the development will provide additional housing in a sought after area, as well as providing a much desired retirement component as demonstrated by the interest research shown from data gathered by local real estate agents. It is further claimed that the social benefits such as job creation will stimulate the local building sector.

### 3.2. Regional/ Planning Context

In 2007 the George and Environs Regional Structure plan was amended to earmark the property for township development. The surrounding area has already begun in its transformation towards the newly designated purpose of the area (residential). It is claimed that due to the approval of surrounding developments and the construction of neighboring residential areas this development can be seen as infill development. The Spatial Development Framework caters for expansion in the Kraaibosch area. After consultation and reworking of the preferred alternative the development is now in accordance with the local structure plan, as well as the Kraaibosch Roads Master Plan. As is noted by the EAP the Kraaibosch Roads Master Plan, has been addressed by the provision of a new public road across Portion 52 of 195. This new public road is to be aligned off the 'Servitude / Estate Road' along the property western boundary and then eastwards.

### 3.3. Services/ Bulk Infrastructure

#### Water

The George Municipality has confirmed that they have sufficient capacity to provide the proposed development with potable water. The water saving measures proposed by the project will reduce the strain on the municipal water network supply. The development will make use of a rain water harvesting system that will collect rainwater from the roofs of houses and be stored in rainwater tanks. This water will then be used for irrigation purposes.

#### Stormwater

The storm water system will be designed according to the municipality's requirements. The stormwater or surface runoff within the housing areas will be collected and channeled in adjacent to the roads where needed.

#### Solid Waste

The municipal landfill site will be used for the disposal of all general solid waste materials. The George municipality has confirmed that they have sufficient capacity to accommodate the solid waste produced by this development, as per services agreement between the developer and the municipality. The EMP has highlighted various methods in which solid waste will be dealt with and minimized on the property.

All medical waste generated by the frailcare unit will be temporarily stored in containers supplied by, removed and disposed by a registered Health Care Risk Waste Services Company/Provider. The medical waste provided and temporarily stored will be below the threshold/classifications identified within the Waste Act.

#### Sewage



The local authority has confirmed that development can connect to the existing sewage system and flow to the existing pump station where it will be pumped to the existing sewage treatment plant.

#### 3.4. Cumulative

Potential cumulative impacts associated with the proposed development include the following:

- Economic: potentially positive – direct & indirect, temporary & permanent employment opportunities, skills development of local labour, increased municipal tax, strengthening of the local economy etc.
- Reduced business/sales for other residential/retirement developments in the immediate vicinity of the development site: Neutral - unlikely to be significant as there appears to be a sufficiently large demand / market for retirement accommodation in the Kraaibosch area of the George.

#### 3.5. Biodiversity

The small unnamed tributary runs just outside the western property boundary and forms part of an Ecological Support Area, which extends south down to the Modderkloof/Modderrug River (beyond the property) towards the Swart River to the east. The majority of the property is completely transformed by past agricultural activities and invasion by alien vegetation and is designated as being urban / farm transformation.

#### 3.6. Visual / Sense of Place

Kraaibosch is rapidly developing as a residential and commercial node of George with the target property surrounded by emerging development. It is anticipated that the development and associated alien plant removal, indigenous greening, landscaping and screening of the currently disturbed vacant site may well improve the visual appeal of the property.

#### 3.7. Traffic

The trips generated by the development are fewer than originally anticipated by Vela VKE in their development of the Kraaibosch Roads Master Plan. With the completion of the 'Servitude Road' between Knysna Road and Glenwood Avenue as part of this development there should not be significant traffic impacts associated with the proposed residential / retirement estate.

#### 3.8. Heritage / Archaeological / Built Environment

It was confirmed that the site does not contain any features of heritage interest or value. A Record of Decision (RoD) issued by Heritage Western Cape was received on 8 February 2011. No historic or prehistoric archaeological resources were identified and therefore, the study area is not archaeologically sensitive. Consequently, from an archaeological point of view there is no objection to the proposed development.

#### 3.9. Socio-economic

Benefits to society in general and the local community as result of the proposed activity include service provision (in the form of the new public road linking to the 'Servitude Road', which will provide access to other Kraaibosch properties that wish to develop); retirement, health, frail care & wellbeing services and facilities; affordable town housing apartments for middle-income groups, positive economic impacts to the local and

regional economy; access to recreational facilities (bowling green and clubhouse), an area of public open space, as well as employment opportunities throughout the construction and operational phases. The construction phase of the development will provide a capital investment of approximately R280 million and would create in the order of 180 jobs on site. The EMP requires that preference be given to local labour as well as locally sourced building materials. There is a growing need for low skilled labour in the George Municipal area and the proposed development and consequent employment opportunities during both the construction and operational phases will positively contribute to alleviating unemployment in the municipal area.

#### 3.10. Impact Assessment and significance

The approved alternative has an overall smaller impact on the receiving environment due to the increase open space and the inclusion of the public road through the property. The layout has been adapted to accommodate the environmental constraints of the site by excluding development in the Southern section of the property and includes ecological corridors within the development layout.

### 4. Recommendations

4.1. The landscaping and re-vegetation to be undertaken in the development and its associated open spaces should be undertaken with local indigenous trees and shrubs.

#### National Environmental Management Act Principles

The National Environmental Management Act Principles (set out in section 2 of the NEMA, which apply to the actions of all organs of state, serve as guidelines by reference to which any organ of state must exercise any function when taking any decision, and which must guide the interpretation, administration and implementation of any other law concerned with the protection or management of the environment), *inter alia*, provides for:

- the effects of decisions on all aspects of the environment to be taken into account;
- the consideration, assessment and evaluation of the social, economic and environmental impacts of activities (disadvantages and benefits), and for decisions to be appropriate in the light of such consideration and assessment;
- the co-ordination and harmonization of policies, legislation and actions relating to the environment;
- the resolving of actual or potential conflicts of interest between organs of state through conflict resolution procedures; and
- the selection of the best practicable environmental option.

The development will result in both negative and positive impacts.

#### Negative Impacts:

The proposal will result in a loss of valuable ecological support area, which feeds the Modderkloof/Modderrug River (beyond the property).

#### Positive Impacts:

The development of the property will ensure the continual management of the site and eradicate the alien vegetation currently found on site. The development caters for the need for this type of development in the George area, as expressed by Susan Deacon

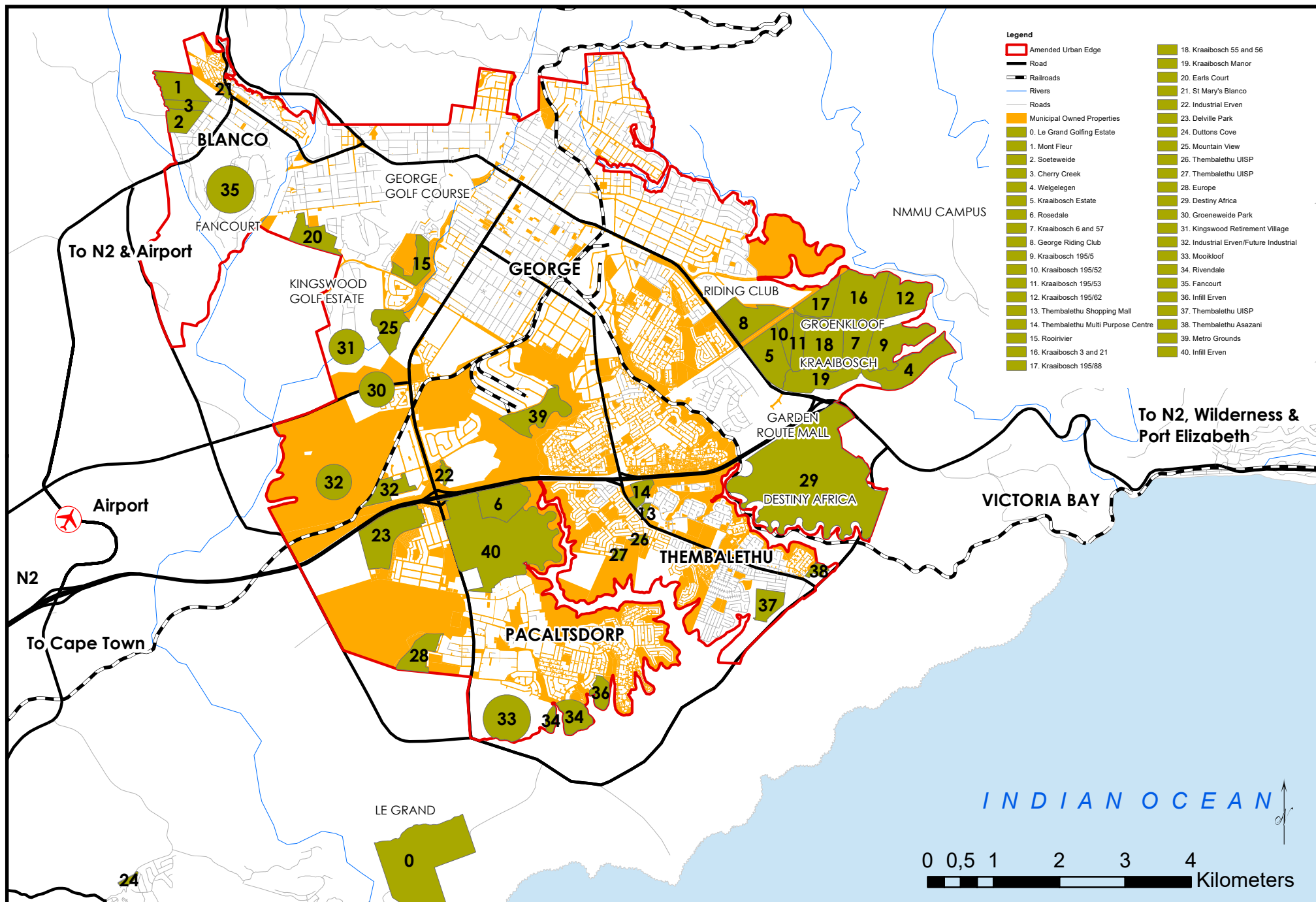


Properties. The inclusion of the public road in the approved layout will contribute towards municipal infrastructure services.

In view of the above, the NEMA principles, compliance with the conditions stipulated in this environmental authorisation, and compliance with the EMP, the competent authority is satisfied that the proposed listed activity/ies will not conflict with the general objectives of integrated environmental management stipulated in Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and that any potentially detrimental environmental impacts resulting from the listed activity/ies can be mitigated to acceptable levels.

-----END-----

**ANNEXURE “U”: MAP 14: GEORGE CITY AREA AND SPATIAL BUDGET**



Document Path: S:\SHARED TEGNIES\Spatial Planning\MSDF2019\MSDF 2019 Map Shapefiles\MSDF Map 14.mxd

**MAP 14 : George City Area and Spatial Budget (George Municipality, 2013)**

## **ANNEXURE "V": KRAAIBOSCH ROADS MASTER PLAN**





Revisions			
No.	Date	Description	Initial
0A	2009-10-15	DRAWING COMPLETED	SM

for	VELA VKE Consulting Engineers (Pty) Ltd.	for	CLIENT
date		date	

Designed By	S.M
Checked By	
Drawn By	S.M
Checked By	



PO Box 8022  
Roggebaai 8012  
e-mail: [enquiries@velavke.co.za](mailto:enquiries@velavke.co.za)  
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**VELA VKE**  
CONSULTING ENGINEERS (PTY) LTD  
CESA Member



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KRAIBOSCH RESIDENTIAL ESTATE (PTY) LTD

UPGRADING OF KNYSNA ROAD  
AND  
ACCESS ROADS TO KRAIBOSCH RESIDENTIAL ESTATE

KRAIBOSCH ROAD NETWORK PLANNING

KEY PLAN – OPTION 1

A1	Scale	1 : 2500
	VELA VKE drawing no.	C0964-T-P-001
	Client drawing no.	
Revision No.	0A	