



Municipal Manager
P O Box 19
George
6530

Ref: Re/52/195

5 February 2024

Sir

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

Attached hereto, please find an application for the

- (a) rezoning, in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality (2023), of the Remainder of Portion 52 of the Farm Kraai Bosch No 195, Division George from a Subdivisional Area comprising of an Estate Housing site (3 phases) and 2x Public Streets to a Subdivisional Area comprising of an Estate Housing site (2 phases) and 1 Public Street.
- (b) subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023), of the Subdivisional Area, into the following:
 - (i) Phase 3:
 - Portion C — Single Residential Zone II (Estate Housing — 30 du/ha);
and
 - Portion D — Single Residential Zone II (Estate Housing — 30 du/ha).

- (ii) Phase 4:

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SACPLAN REG No. A/1386/2010

- Portion E —Single Residential Zone II (Estate Housing — 8 du/ha);
 - Portion H — Single Residential Zone II (Estate Housing — Private Open Space); and
 - Portion G — Transport Zone II (Public Street).
- (c) subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023), of Portion D (Estate Housing site), to create 5 group housing erven.
- (d) subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023) of Portion C (Estate Housing site), to create the following land uses:
- 63 group housing erven;
 - 1 erf for communal facilities ancillary to the estate;
 - 7 private open space erven; and
 - 2 private road erven.

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

5 February 2024



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MOTIVATION REPORT: REZONING AND SUBDIVISION: THE 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 14 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 have been completed.

Following the above the following applications for the Remainder of Portion 52 of the Farm Kraaibosch 195 were provisionally approved on 20 October 2023:

- *Rezoning, in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality (2023), of the Remainder of Portion 52 of the Farm Kraai Bosch No 195, Division George, from a Subdivisional Area (Retirement Resort) to a Subdivisional Area comprising of an Estate Housing site (3 phases) and 2x Public Streets;*
- *Subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023), of the Subdivisional Area, in accordance with Plan No Re 52/195/2 dated August 2023 (attached as Annexure A), into the following:*

(a) Phase 2:

- (i) Portion A—Single Residential Zone II (Estate Housing — 23du/ha);*
- (ii) Portion B— Single Residential Zone II (Estate Housing — 23 du/ha); and*
- (iii) Portion F —Transport Zone II (Public Street);*

(b) Phase 3:

- (i) Portion C— Single Residential Zone II (Estate Housing — 18du/ha);*
- (ii) Portion D— Single Residential Zone II (Estate Housing — 18du/ha);*

(c) Phase 4:

- (i) Portion E —Single Residential Zone II (Estate Housing — 18du/ha);*
- (ii) Portion G — Single Residential Zone II (Estate Housing — Private Open Space);*

(iii) *Portion H — Transport Zone II (Public Street);*

- *Subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023) of Portion A (Estate Housing site), in accordance with Plan No Re 52/195/3 dated August 2023 (attached as Annexure B) to create the following land uses:*

- (a) *14 group housing erven;*
- (b) *1 erf for communal facilities ancillary to the estate (consisting of a clubhouse, gymnasium, coffee shop and meeting hall for the HOA);*
- (c) *1 private road erf;*

- *Subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023) of Portion B (Estate Housing site), in accordance with Plan No Re 52/195/3 dated August 2023 (attached as Annexure B) to create the following land uses:*

- (a) *54 group housing erven;*
- (b) *4 private open space erven;*
- (c) *3 private road erven;*

The provisional approval letter dated 20 October 2023 is attached hereto as **Annexure “G”** whilst the application was finally approved by the George Municipality on 13 November 2023. The final approval letter dated 13 November 2023 is attached hereto as **Annexure “H”**.

In terms of conditions contained in the aforementioned approval an application for approval of the SDP for Phase 2 (Portion A) was submitted on 14 November 2023. This application is at present being processed by the George Municipality.

Phase 2 has already been surveyed and transfer of the outline figure of Phase 2 from the owner to the developer is already in process. The required services for Phase 2 are presently being installed.

It is now the intention of the owners to obtain the necessary land use approvals to allow for the development of Phase 3 of the development proposal. Phase 3 will consist of Phase C and Phase D as indicated in the approval dated 20 October 2023.

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 Phase 3 (Phase C and Phase D as per approval dated 20 October 2023) of the development proposal for the Remainder of Portion 52 of the Farm Kraaibosch 195.

A conceptual layout for Phase 3 (Phase C and Phase D) has been prepared and is attached hereto as **Annexure "I"**.



No development proposal has as yet been prepared for Phases E, G and H as per the approval dated 20 October 2023. Once approval has been obtained for Phases C and D the necessary applications will be submitted for the development of Phases E, G and H.

In terms of the conceptual layout it is proposed to subdivide Phases C and D into 68 Single Residential Zone II (group housing) erven with 1-to-3-bedroom units to be developed on the erven as indicated on the conceptual layout plan. All roads within Phases C and D will be private roads and 7 private open spaces are proposed. One erf for communal facilities ancillary to the estate is also to be provided in Phase C.

The southern boundary of the proposed Phase C does, however, differ slightly from the southern boundary of Phase C as indicated on the approved phasing subdivision layout plan dated 20 October 2023. A copy of the approved phasing plan dated 20 October 2023 is attached hereto as **Annexure “J”**. The Phasing Subdivision Plan dated 20 October 2023 will thus have to be amended to allow for the revised southern boundary for Phase 3 as proposed in this application.

In terms of the approval dated 20 October 2023 the density of Phase C and Phase D is set at 18 units per hectare. In terms of the development proposal for Phases C and D, a development with a density of 30 du/ha is proposed. The proposed density thus differs with the approval of 20 October 2023 which stipulates a density of 18 du/ha. The approval of 20 October 2023 will thus have to be amended to allow for the increased density. The number of erven to be developed in Phases C and D is, however, still in accordance with the conditions of the approved ROD.

The process to be followed and the exact wording of the application to allow for the development Phases C and D as indicated is discussed in detail in points 3 and 4 of this Motivation Report.

In terms of this application approval is thus sought for all planning applications to allow for the development of Phases C and D in accordance with the conceptual layout plan attached hereto as **Annexure “I”**.

In terms of the conceptual development proposal Phases C and D will make provision for a development consisting of the following erven:

- 68 Single Residential Zone II (Group housing) erven at a density of 30 du/ha;
- 1 Single Residential Zone II (Communal facilities ancillary to the estate) erf;
- 2 Single Residential Zone II erven (Private streets); and
- 7 Single Residential Zone II erven (Private open spaces).

In terms of the Record of Decision (ROD) issued for the development a development was approved consisting of 171 group housing erven. At this stage 68 group housing erven have been approved for Phase A and B on 20 October 2023 whilst 68 group housing erven are proposed in terms of this application for Phases C and D. In terms of the ROD it thus leaves 35 group housing erven for Phase 4 (Phases E, G and H) which will mean that the Phase 4 will have a density of approximately 8 dwelling units per hectare. As the density for Phase 4 will be extremely low it is the intention of the owners to apply for amendment of the ROD to allow for a higher density for Phase 4. The owners have already appointed Sharples Environmental Services to attend to the application for amendment of the ROD. A separate pre-application and application will be submitted for Phase 4 once the detail layout plan for Phase 4 has been finalized.

The different land uses proposed for Phases C and D will be discussed in more detail in the following points.

2.2 Single Residential Zone II (Group housing – 68 erven)

Phases C and D will make provision for 68 Single Residential Zone II erven on which group housing units is to be developed. The development area has a size of 2,3426 hectares which means that the 68 Single Residential Zone II (Group housing) erven will be developed at a density of approximately 30 units per hectare.

The area of the group housing erven, excluding open spaces and streets amounts to 1,5934 hectares. The group housing erven will thus have an average size of approximately 234m².

The street layout is in accordance with the applications that have been approved since 5 November 2013. Minor changes have been made to the internal erf boundaries of the group housing erven to allow for the development of group housing of various sizes.

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 (Private open space – 7 erven)

In terms of the development proposal, 7 private open spaces are proposed within Phases C and D. The seven private open spaces form 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 this phase will have an area of approximately 1 107m². The seven 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.

2.4 Single Residential Zone II (Private road – 2 erven)

All streets within the proposed Phases C and D will be registered as private streets. Phases C and D will obtain access via the proposed entrance access control structure to the townhouse development as per the approval dated 20 October 2023.

Smalblaar Street will have a width of 17 metres whilst Langvlei Crescent will have a width of 10 metres. The road width of Bergrivier Street ranges between 10 metres and 14 meters.

The private roads 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.

2.5 Single Residential Zone I (Communal facilities ancillary to the estate – 1 erf)

It is the owner's intention to use the portion of land (marked Portion 73 on the subdivision plan) situated to the south of the proposed gatehouse for purposes of housing the management facilities of the estate. Although there will be Home Owners Association offices interface that is part of the communal clubhouse facilities to be developed on the communal facilities erf which forms part of the 20 October 2023 approval, Portion 73 will be dedicated more toward the "back of house" staff operations and working space.

The owners have looked at multiple placements for this facility and have settled on Portion 73 adjacent to the gatehouse, for the following reasons:

- The site is very unsuitable for residential development..
- Ease of access to remove all garden refuse out of the estate.
- Onsite staff and can be monitored by gatehouse security.
- The site is large enough to accommodate the required facility (as stipulated below) and can be set back from the street and adjacent erven sufficiently to be concealed by landscaping.

It is the intention to house inter alia the following function associated with the management of an estate in the building to be erected on this portion:

- Storerooms
 - ⇒ Storage areas for estate maintenance equipment, tools, and supplies.
- Garden Refuse Area
 - ⇒ A designated location for residents to dispose of garden waste, such as branches, leaves, and grass clippings.
 - ⇒ Recycling bins if applicable.
- Staff Toilets and Change Rooms
 - ⇒ Restroom facilities for estate staff.

- ⇒ Separate change rooms for male and female staff if needed.
- ⇒ Lockers for staff belongings.
- Maintenance Room
 - ⇒ A workspace equipped with tools and equipment for maintenance staff to perform repairs and upkeep.
 - ⇒ Storage for spare parts and maintenance supplies.
- Material Store
 - ⇒ Storage for construction materials, spare parts, and other estate-related supplies.

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. The development proposed in terms of this application will become members of both Owners' Associations.

2.7 Architectural Guidelines, Site Development Plan and Landscape Plan

Architectural guidelines and the Site Development Plan and Landscape Plan for Phase C and Phase D will be submitted for consideration and approval once the applications listed in point 4 below has been approved.

2.8 Street names

The two streets proposed within the proposed Phases C and D will be registered as private streets. The proposed street names for the two streets as well as the street addresses are shown on the plan attached hereto as **Annexure "K"**.

The northern street forms an extension of a private street already approved on 20 October 2023 as part of Phase B and will be named accordingly, namely Langvlei Crescent.

The western street forms an extension of a private street already approved on 20 October 2023 as part of Phase B and will be named accordingly, namely Smalblaar Street.

The southern street forms an extension of a private street already approved on 20 October 2023 as part of Phase B and will be named accordingly, namely Bergrivier Street.

No new street names are thus proposed.

2.9 Phasing of development proposal

Due to the size and scope of development the proposed Phases C and D will be developed as a single phase.

3. PRE- APPLICATION

The pre-application consultation discussion of the above-mentioned proposal by the relevant officials of George Municipality took place on 6 December 2023. The completed pre-application consultation form with the municipal comments on the proposal is attached hereto as **Annexure “L”**. The signed pre-application consultation application form contains the following comments that need to be addressed in the application:

“Town Planning:

- *A Rezoning from Single Residential Zone II (Estate Housing – 18 du/ha) to Single Residential Zone II (Estate Housing – 26 du/ha) should be submitted to increase the density, and not an Amendment of Conditions of Approval application, given the fact that the density was approved as part of the 20 October 2023 decision and not as a condition. (Refer to Schedule 3, in the George Integrated Zoning Scheme Bylaw, 2023)*
- *The standard public participation process will apply.*

- *Street names must be confirmed/approved by Corlize Bester prior to the submission of the application.*
- *It is requested that written confirmation from the Environmental Assessment Practitioner be submitted, confirming compliance with the existing Environmental Authorisation for Phase 3.*

CES:

- **Access:** *Access and parking must comply with the GIZS 2023. All parking must be accommodated on site, and no parking will be allowed within the road reserve.*
- **Roads:** *The development is included within the Kraaibosch Road cost model. An updated TIA must be provided (for the purpose of determining the amount of trips generated and updated the cost model) as per the signed SLA. The Developer remains liable for the road payments as indicated within the addendum of the SLA.*
- **Water & Sewer:** *Services are currently available, subject to confirmation of capacity required.*
- **Stormwater:** *Development to conform to the applicable Stormwater By-law.*
- **DC:** *Normal DC's in terms of the DC policy will apply on services, once same become available, if not yet paid on building plan.*

ETS:

- *The approved electrical services report to be updated as per the latest development requirements and submitted to ETS for comments.”*

In terms of the pre-application, it is indicated, because the density for Phases C and D as approved is to be increased, that a rezoning and subdivision application is required and not an amendment of conditions of approval as suggested by the applicant.

Note has been taken of this requirement and the application has been worded according to the recommendation as per the signed pre-application.

4. APPLICATION

- Application is made for the rezoning, in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality (2023), of the Remainder of Portion 52 of the Farm Kraai Bosch No 195, Division George as indicated on the plan attached hereto as **Annexure “M”**, from a Subdivisional Area comprising of an Estate Housing site (3 phases) and 2x Public Streets to a Subdivisional Area comprising of an Estate Housing site (2 phases) and 1 Public Street.
- Application is made for the subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023), of the Subdivisional Area, in accordance with Plan No Re/52/195/1/2024 dated January 2024 attached hereto as **Annexure “N”**, into the following:
 - (a) Phase 3:
 - (i) Portion C — Single Residential Zone II (Estate Housing — 30 du/ha); and
 - (ii) Portion D — Single Residential Zone II (Estate Housing — 30 du/ha).
 - (b) Phase 4:
 - (i) Portion E — Single Residential Zone II (Estate Housing — 8 du/ha);
 - (ii) Portion G — Single Residential Zone II (Estate Housing — Private Open Space); and
 - (iii) Portion H — Transport Zone II (Public Street).
- Application is made for the subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023), of Portion D (Estate Housing site), in accordance with Plan No Re/52/195/2/2024 dated January 2024 attached hereto as **Annexure “O”**, to create 5 group housing erven (Portions 1 to 5).
- Application is made for the subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023) of Portion C (Estate Housing site), in

accordance with Plan No Re/52/195/2/2024 dated January 2024 attached hereto as **Annexure "O"**, to create the following land uses:

- (a) 63 group housing erven Portions 6 to 15, 17 to 19, 21 to 23, 25 to 30, 32 to 40, 42 to 45, 47 to 50, 52 to 60, 62 to 72 and 74 to 78.
- (b) 1 erf for communal facilities ancillary to the estate (Portion 73);
- (c) 7 private open space erven (Portions 20, 24, 31, 41, 46, 51 and 61); and
- (d) 2 private road erven (Portions 16 and 78).

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

5. OWNERSHIP

5.1 Property description

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

5.2 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.

5.3 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 "Q"**. This title deed does not yet reflect that Phase 2 has been transferred from the owner to the developer. The endorsed title deed indicating that Phase 2 has been transferred from the title deed will be provided to the George Municipality as soon as it is available.

5.4 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 4 of this Motivation Report is attached hereto as **Annexure “R”**.

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 “S”**.

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 4 of this Motivation Report is attached hereto as **Annexure “T”**.

5.5 Bondholder's consent

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

5.6 Conveyancer's certificate

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

6. GENERAL INFORMATION REGARDING THE REMAINDER OF PORTION 52 OF THE FARM KRAAIBOSCH 195

6.1 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 of the Remainder of Portion 52 of the Farm Kraaibosch 195 is shown on the plan attached hereto as **Annexure "V"**.

6.2 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.

6.3 Extent

The Remainder of Portion 52 of the Farm Kraaibosch 195 which forms the subject of this application has an area of 9,6668 hectares. The proposed Phases C and D has an area of approximately 2,3426 hectares.

6.4 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, 16 April 2021 and 20 October 2023.

6.5 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 "W"**.

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

7.1 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 applications as set out in point 5 above can be regarded as being desirable as far as the mentioned aspects are concerned.

7.2 Physical characteristics of the property

7.2.1 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.

7.2.2 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.

7.2.3 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 in the section.

All vegetation in this phase will be removed. Once this phase has been serviced and developed it will be landscape in accordance with a landscape plan to be approved by the George Municipality.

7.2.4 Drainage pattern

As has already been indicated in paragraph 7.2.1 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 will be addressed in more detail in the civil engineering design plans to be submitted for the proposed development.

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

7.2.5 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.

7.2.6 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.

7.3 Density proposed in terms of the development proposal

In terms of the development proposal for Phases C and D will have a development density of approximately 30 dwelling units per hectare which is in keeping with the general density strived for by the George Municipality for the Kraaibosch development precinct.

7.4 Main proposed land uses

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

7.5 Compatibility of development proposal with existing planning documentation and policies

7.5.1 Introduction

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

7.5.2 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 2023. 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 that enable redress in access to land by disadvantaged communities and persons.	Not applicable	The George Municipality has adopted the George Integrated Zoning Scheme By-law, 2023, which incorporates 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, 2023 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 2023 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, 2023 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 2023 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, 2023.
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 6.4 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 Annexure "X" .
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	Services will be installed at the developer'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, 2023 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.

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, 2023 which prescribes procedures and timeframes

		which developers must adhere to when submitting land use applications and which officials needs to take into consideration when considering applications. This application has been prepared in keeping with the requirements as per the George Municipality: By-law on Land Use Planning, 2023 and the application will from date of submission be dealt with and be considered within the timeframes 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, 2023.

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	This is general principle that municipalities need to comply with.	Input was received from all spheres of government when the George Spatial Development Framework, 2023 was drafted. An integrated approach, guided by the spatial planning and land use management systems as

embodied in this Act.		embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework, 2023. As the development proposal complies with the contents of the George Spatial Development Framework, 2023 in can be stated that the proposal complies with this specific criterion.
All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.	This is general principle that municipalities need to comply with.	Input was received from all government departments and sectors when the George Spatial Development Framework, 2023 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, 2023 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, 2023 which prescribes procedures and timeframes which developers must adhere to when submitting land use applications and which officials needs to take into consideration when considering applications. This application has been prepared in keeping with the requirements as per the George Municipality: By-law on Land Use Planning, 2023 and the application will from date of submission be dealt with and be considered within the timeframes prescribed in the by-law.
The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes	This is general principle that municipalities need to comply with.	This application will be advertised in accordance with the stipulations as contained in the George Municipality: By-law on Land Use Planning, 2023. All parties will be given the opportunity to participate in the public participation

of public participation that afford all parties the opportunity to provide inputs on matters affecting them.		process and will be afforded the opportunity to provide input on the application.
Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.	This is general principle that municipalities need to comply with.	The George Municipality: By-law on Land Use Planning, 2023 contains clear procedures 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.

7.5.3 "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 7.5.4 to 7.5.6.

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 7.5.2 above. The comments in paragraph 7.5.2 are thus also relevant as far as Section 59 of LUPA is concerned.

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

7.5.4.1 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 7.5.2 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.

7.5.4.2 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 is at this moment not used for agricultural purposes. 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.

7.5.4.3 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.

7.5.4.4 "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.

7.5.4.5 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, 2023. This development proposal, which will be developed at an average density of approximately 30 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, 2023. The objectives as prescribed in the development framework are therefore achieved with this application.

7.5.4.6 Summary

From the content of point 7.5.4 it seems clear that the application can indeed be considered compatible with the WC-PSDF.

7.5.5 George Spatial Development Framework, 2023

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 framework various policies with regards the George urban edge, urban sprawl, residential development, residential densities, etc is proposed. The Kraaibosch area within which the Remainder of Portion 52 of the Farm Kraaibosch 195 is located complies with all the proposed policies as far as residential development is concerned. The development proposal therefore complies with the broad principles contained in the George Spatial Development Framework, 2023.

7.5.6 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 "Y"**.

7.5.7 George Integrated Zoning Scheme By-law, 2023

The Remainder of Portion 52 of the Farm Kraaibosch 195 is zoned as detailed in point 6.4 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, 2023. All erven will be developed within the land use parameters as per the zoning scheme.

7.5.8 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 "U"**.

No problem is therefore foreseen in this regard.

7.5.9 Summary

From the contents of point 7.5 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.

7.6 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.

7.7 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.

A Traffic Impact Assessment (TIA) was undertaken with the planning of Phase 2 of the development which was approved by the George Municipality on 20 October 2023. In terms of this TIA the entrance to the development had to move southward to allow for the development as ultimately envisaged. The number of erven added to the development as proposed in terms of the phase 3 are within the parameters as indicated in the TIA and can as such be accommodated within the TIA recommendations.

7.8 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 and the Traffic Impact Assessment approved by virtue of the approval dated 20 October 2023.

7.9 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 the Remainder of Portion 52 of the Farm Kraaibosch 195 was expropriated to form the "servitude road". A public street to be developed in phases along the western, south western and southern boundary of the Remainder of Portion 52 of the Farm Kraaibosch 195 will also be provided 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.

7.10 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.

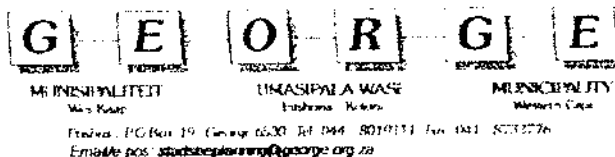
8. SUMMARY

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, 2023.

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

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

7B

OK



G E O R G E

MUNISIPALITEIT
West-Keap

UMASIPALA WASI
Indalo ka-Kapa

MUNICIPALITY
West-Keap

George, 195/52, 195/52, 195/52, 195/52, 195/52, 195/52

E-mail: marina.george@george.gov.za
Kraaibosch 195/52, George

Me M Welman

044 – 801 9171

12 September 2013

GEREGISTREERDE POS

Jan Vrolijk Stadsbeplanner
Posbus 710
GEORGE
6530

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

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) 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 I" 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 2,1639ha;

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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af

- (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 (Groepbehuisingontwikkeling) 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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Qf

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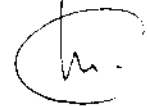
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Neem asseblief kennis dat hierdie goedkeuring nie uitgeoefen mag word voordat die 21-dae appèl tyd verstryk het nie. Daar sal weer met u in verbinding getree word na verstryking van bogenoemde tydperk.

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

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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

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;

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(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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Glen Haven

Proposed Site development plan for Phase 1, Portion 52 of 195 Kraaibosh George

JDS Design Studio

[illegible]

Site Plan

Project number: 253!

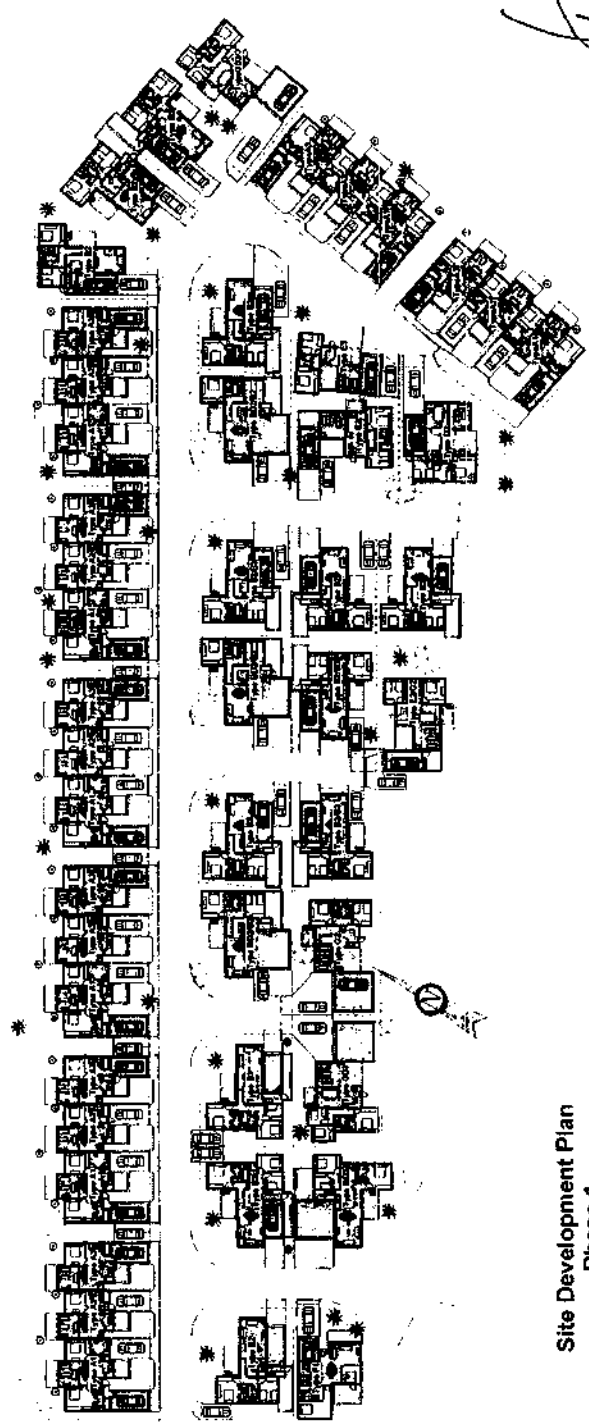
Date 08/09/2014 |

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Site Development Plan Phase 1

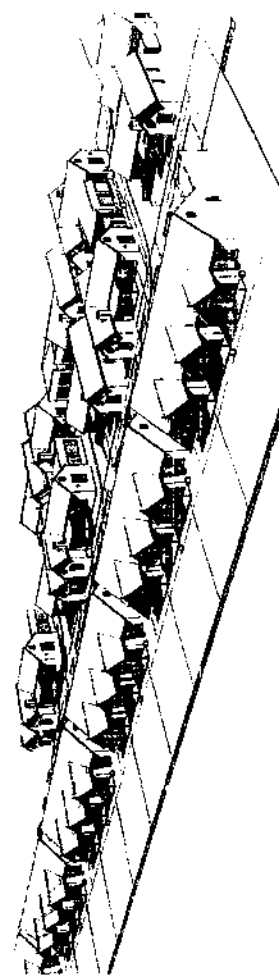
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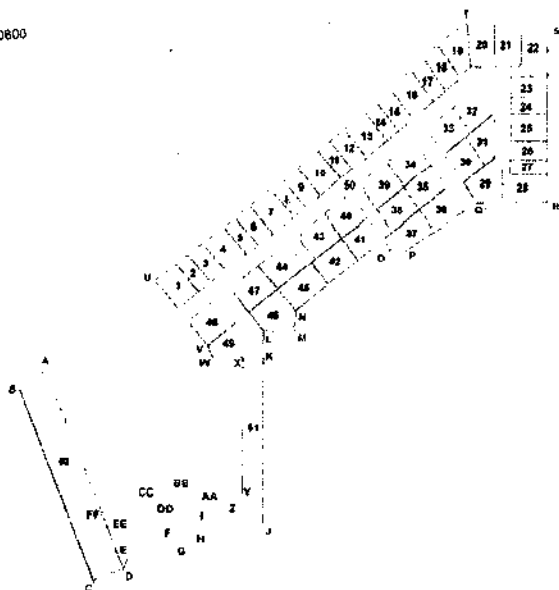
2015-09-30

TOWN PLANNING SECTION



GlenHaven
RETIREMENT VILLAGE

WG23 X+ 3760800



Kraaibosch Country Estate

WG23 X-3761600

WG23 X+ 3761600

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

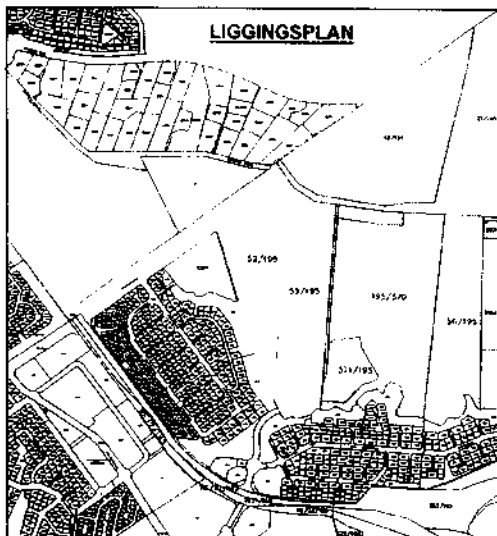
ANSWER

- 1 In Goedkoopse uitgerek deur die George Munstapalei vir die herensoning, onderverdeling, afblyking en vergoeding van die Restant van Gedeele 52 van die Plaas Kraaibosch 195 gedateer 5 November 2013 verwys.
- 2 Kanskook word in terme van Artikel 24 van die Ordonnansie op Grondgebruiksplaning, 1985 (Ord 15 van 1985) gedoen om die gedeelte gemerk A - FF vanaf die Restant van Gedeele 52 van die Plaas Kraaibosch 195 af te sny.
- 3 Kanskook word gedoen om die gedeelte gemeem in 12 hierbo in terme van Artikel 24 van die Ordonnansie op Grondgebruiksplaning, 1985 (Ord 15 van 1985) te onderverdel in 50 Residensiële sone III eerste besaaiende uit 49 dorpbuissingsone op 1 privaat straat, 1 Residensiële sone II af vir 'n privaat straat en 1 Vervoersone 1 en vir 'n publieke straat.
- 4 Kanskook word in terme van die regulasie 47 van die Artikel 6 Skemaregules geding vir die toetsomming van die Munstapalei van George om 25 van die onderverdelde gedeeltes as 'n vergoedingsgebruik vir groepsbuiting aan te wend.

30/09/15



LIGGINGSPLAN



Soenering	Grootte (Ha) % van totaal	Gedeelte Nommers	Kleur Wolvasie
Residensiële sone II	1,0821	62	1-49
Residensiële sone III	0,2530	17	50
Residensiële sone II	0,1390	11	51
Vervoersone II	0,1649	10	52
Totaal	1,7390	100	52

Onderverdeling: 'n Gedeelte van
die Restant van Gedeelte 52 van
die Plaas Kruisbosch No 195

**Glenhaven
Retirement Village**

Onderverdelingsplan

[illegible]

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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

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

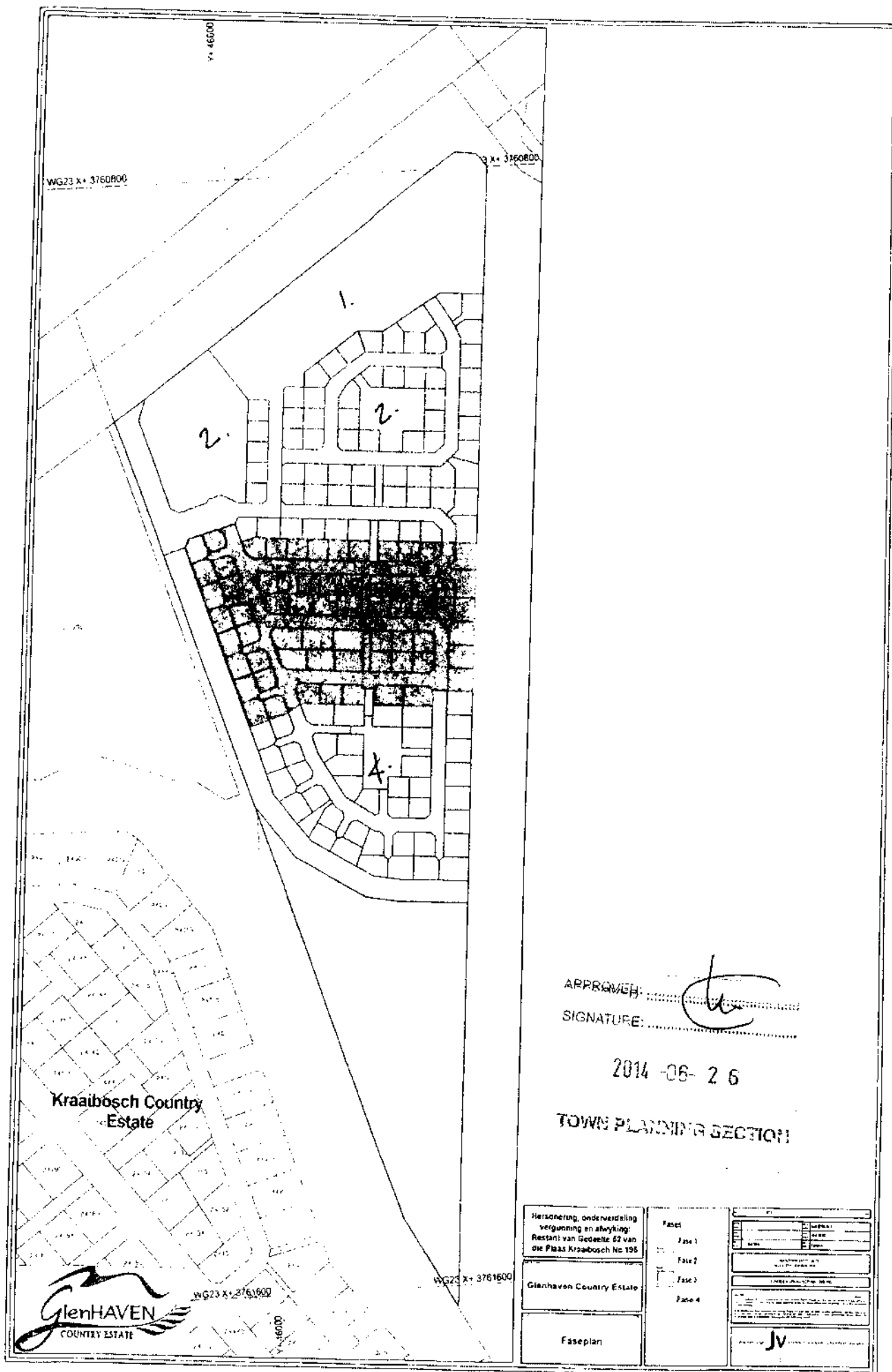


T BOTHA
MUNICIPAL MANAGER

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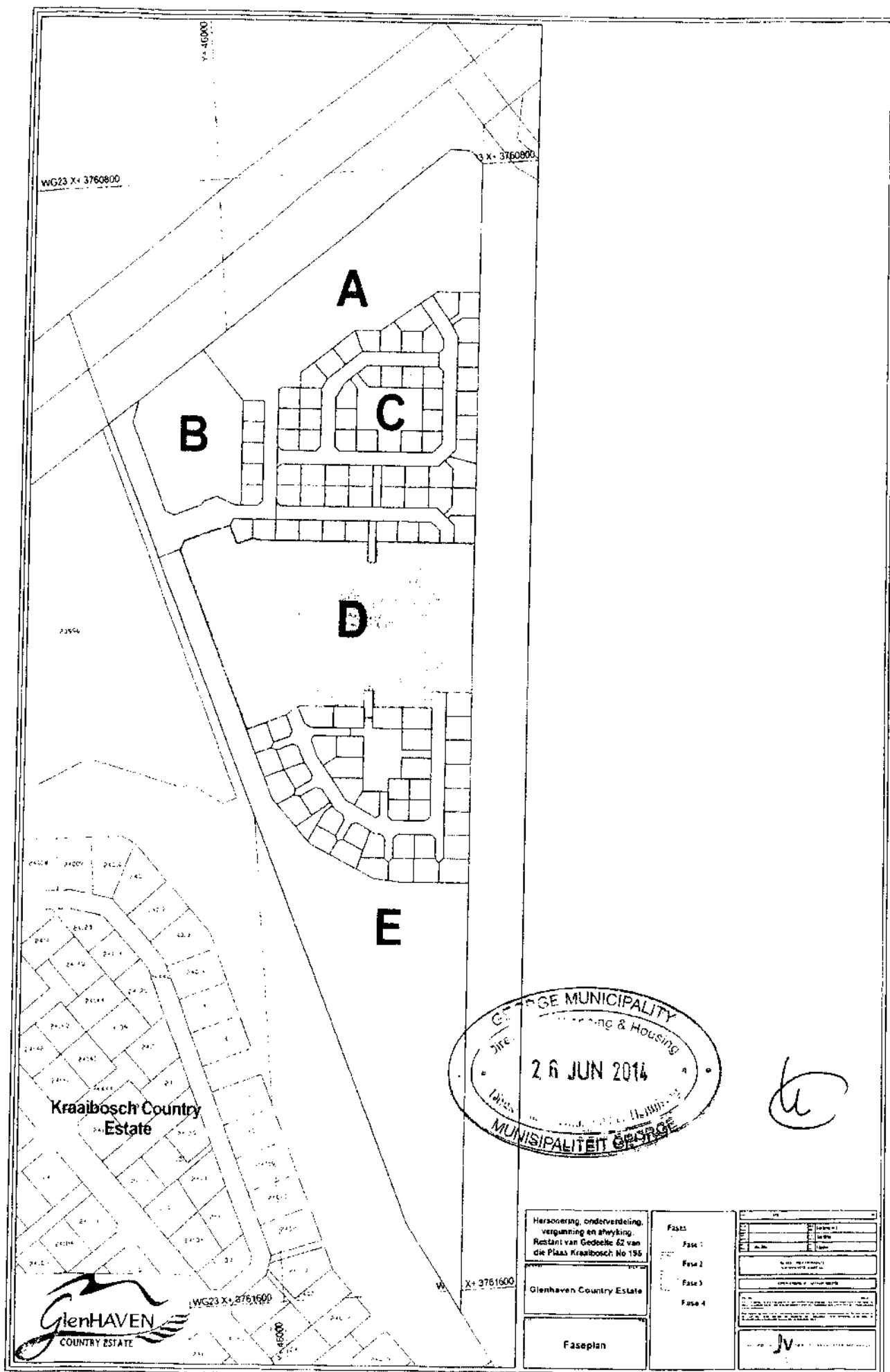
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Hiermee word die vergoeding, onderverdeling, vergoeding en slyping, Restant van Gedeelte 62 van die Plaas Kraaibosch No 195	Fase 1	<table border="1"> <tr> <td>Naam</td> <td></td> </tr> <tr> <td>Adres</td> <td></td> </tr> <tr> <td>Telefoon</td> <td></td> </tr> <tr> <td>Handtekening</td> <td></td> </tr> </table>	Naam		Adres		Telefoon		Handtekening	
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Glenhaven Country Estate										
Faseplan										

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WG23 X+ 3760800

Kraaibosch Country Estate

WG23 X+ 3761600

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 uitgeëk 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)

WG23 X+ 3761600

LIGGINGSPLAN

WG23 X+ 3761600

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	
Totaal	1,8106	100	53	

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

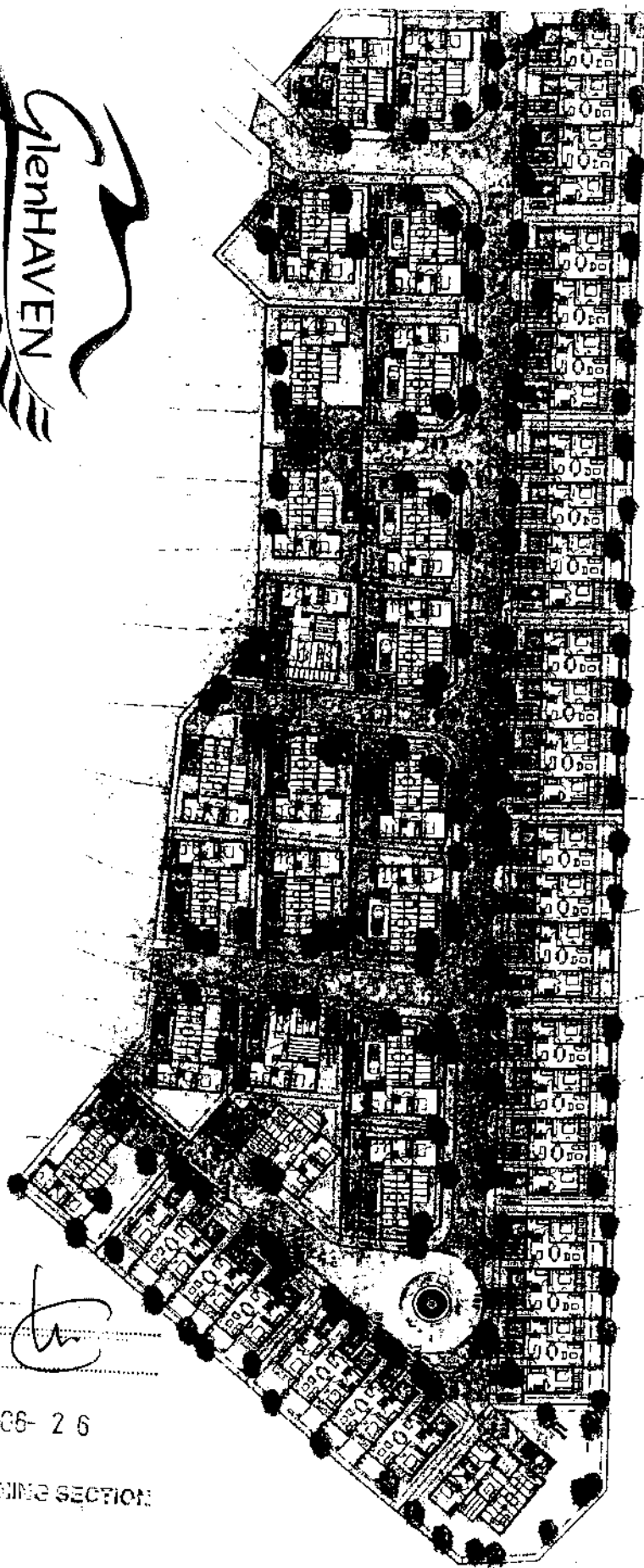
Glenhaven Retirement Village

Onderverdelingsplan

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APPROVED: _____
SIGNATURE: _____

2014 -06- 2 6

TOWN PLANNING SECTION

GLENHAVEN RETIREMENT VILLAGE SITE PLAN	
ADW	201

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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

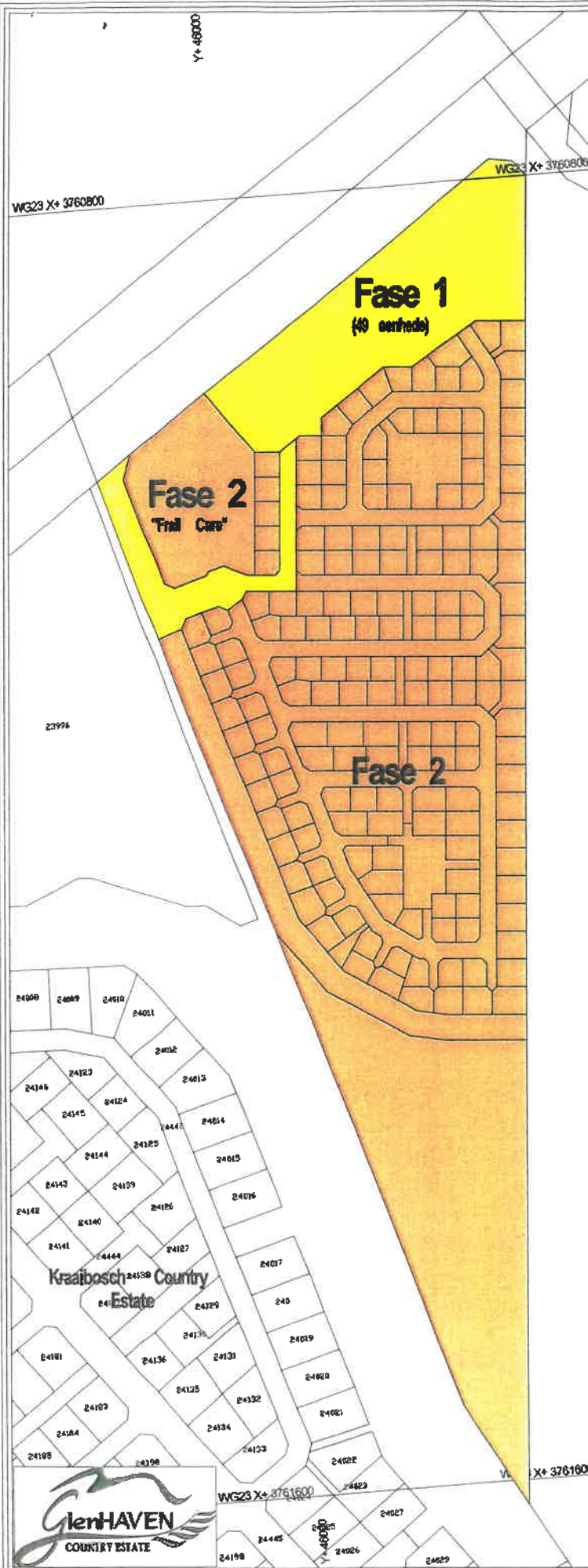


D POWER

DEPUTY DIRECTOR: PLANNING AND DEVELOPMENT

S:\SHARED TEGNIES\MARISA ARRIES\Approvals& Final Approvals\Kraaibosch195_52(extension of approval)\vrolijk.docx





MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 80 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.

2021/04/16.
DATE
DATUM

MUNICIPAL MANAGER
MUNISIPALE BESTUURDER

Project No.	24008	Project Name	GlenHaven Country Estate
Client	Mr. J. J. J. J.	Client Address	24008, 24009, 24010, 24011, 24012, 24013, 24014, 24015, 24016, 24017, 24018, 24019, 24020, 24021, 24022, 24023, 24024, 24025, 24026, 24027, 24028, 24029, 24030, 24031, 24032, 24033, 24034, 24035, 24036, 24037, 24038, 24039, 24040, 24041, 24042, 24043, 24044, 24045, 24046, 24047, 24048, 24049, 24050, 24051, 24052, 24053, 24054, 24055, 24056, 24057, 24058, 24059, 24060, 24061, 24062, 24063, 24064, 24065, 24066, 24067, 24068, 24069, 24070, 24071, 24072, 24073, 24074, 24075, 24076, 24077, 24078, 24079, 24080, 24081, 24082, 24083, 24084, 24085, 24086, 24087, 24088, 24089, 24090, 24091, 24092, 24093, 24094, 24095, 24096, 24097, 24098, 24099, 24100, 24101, 24102, 24103, 24104, 24105, 24106, 24107, 24108, 24109, 24110, 24111, 24112, 24113, 24114, 24115, 24116, 24117, 24118, 24119, 24120, 24121, 24122, 24123, 24124, 24125, 24126, 24127, 24128, 24129, 24130, 24131, 24132, 24133, 24134, 24135, 24136, 24137, 24138, 24139, 24140, 24141, 24142, 24143, 24144, 24145, 24146, 24147, 24148, 24149, 24150, 24151, 24152, 24153, 24154, 24155, 24156, 24157, 24158, 24159, 24160, 24161, 24162, 24163, 24164, 24165, 24166, 24167, 24168, 24169, 24170, 24171, 24172, 24173, 24174, 24175, 24176, 24177, 24178, 24179, 24180, 24181, 24182, 24183, 24184, 24185, 24186, 24187, 24188, 24189, 24190, 24191, 24192, 24193, 24194, 24195, 24196, 24197, 24198, 24199, 24200, 24201, 24202, 24203, 24204, 24205, 24206, 24207, 24208, 24209, 24210, 24211, 24212, 24213, 24214, 24215, 24216, 24217, 24218, 24219, 24220, 24221, 24222, 24223, 24224, 24225, 24226, 24227, 24228, 24229, 24230, 24231, 24232, 24233, 24234, 24235, 24236, 24237, 24238, 24239, 24240, 24241, 24242, 24243, 24244, 24245, 24246, 24247, 24248, 24249, 24250, 24251, 24252, 24253, 24254, 24255, 24256, 24257, 24258, 24259, 24260, 24261, 24262, 24263, 24264, 24265, 24266, 24267, 24268, 24269, 24270, 24271, 24272, 24273, 24274, 24275, 24276, 24277, 24278, 24279, 24280, 24281, 24282, 24283, 24284, 24285, 24286, 24287, 24288, 24289, 24290, 24291, 24292, 24293, 24294, 24295, 24296, 24297, 24298, 24299, 24300, 24301, 24302, 24303, 24304, 24305, 24306, 24307, 24308, 24309, 24310, 24311, 24312, 24313, 24314, 24315, 24316, 24317, 24318, 24319, 24320, 24321, 24322, 24323, 24324, 24325, 24326, 24327, 24328, 24329, 24330, 24331, 24332, 24333, 24334, 24335, 24336, 24337, 24338, 24339, 24340, 24341, 24342, 24343, 24344, 24345, 24346, 24347, 24348, 24349, 24350, 24351, 24352, 24353, 24354, 24355, 24356, 24357, 24358, 24359, 24360, 24361, 24362, 24363, 24364, 24365, 24366, 24367, 24368, 24369, 24370, 24371, 24372, 24373, 24374, 24375, 24376, 24377, 24378, 24379, 24380, 24381, 24382, 24383, 24384, 24385, 24386, 24387, 24388, 24389, 24390, 24391, 24392, 24393, 24394, 24395, 24396, 24397, 24398, 24399, 24400, 24401, 24402, 24403, 24404, 24405, 24406, 24407, 24408, 24409, 24410, 24411, 24412, 24413, 24414, 24415, 24416, 24417, 24418, 24419, 24420, 24421, 24422, 24423, 24424, 24425, 24426, 24427, 24428, 24429, 24430, 24431, 24432, 24433, 24434, 24435, 24436, 24437, 24438, 24439, 24440, 24441, 24442, 24443, 24444, 24445, 24446, 24447, 24448, 24449, 24450, 24451, 24452, 24453, 24454, 24455, 24456, 24457, 24458, 24459, 24460, 24461, 24462, 24463, 24464, 24465, 24466, 24467, 24468, 24469, 24470, 24471, 24472, 24473, 24474, 24475, 24476, 24477, 24478, 24479, 24480, 24481, 24482, 24483, 24484, 24485, 24486, 24487, 24488, 24489, 24490, 24491, 24492, 24493, 24494, 24495, 24496, 24497, 24498, 24499, 24500, 24501, 24502, 24503, 24504, 24505, 24506, 24507, 24508, 24509, 24510, 24511, 24512, 24513, 24514, 24515, 24516, 24517, 24518, 24519, 24520, 24521, 24522, 24523, 24524, 24525, 24526, 24527, 24528, 24529, 24530, 24531, 24532, 24533, 24534, 24535, 24536, 24537, 24538, 24539, 24540, 24541, 24542, 24543, 24544, 24545, 24546, 24547, 24548, 24549, 24550, 24551, 24552, 24553, 24554, 24555, 24556, 24557, 24558, 24559, 24560, 24561, 24562, 24563, 24564, 24565, 24566, 24567, 24568, 24569, 24570, 24571, 24572, 24573, 24574, 24575, 24576, 24577, 24578, 24579, 24580, 24581, 24582, 24583, 24584, 24585, 24586, 24587, 24588, 24589, 24590, 24591, 24592, 24593, 24594, 24595, 24596, 24597, 24598, 24599, 24600, 24601, 24602, 24603, 24604, 24605, 24606, 24607, 24608, 24609, 24610, 24611, 24612, 24613, 24614, 24615, 24616, 24617, 24618, 24619, 24620, 24621, 24622, 24623, 24624, 24625, 24626, 24627, 24628, 24629, 24630, 24631, 24632, 24633, 24634, 24635, 24636, 24637, 24638, 24639, 24640, 24641, 24642, 24643, 24644, 24645, 24646, 24647, 24648, 24649, 24650, 24651, 24652, 24653, 24654, 24655, 24656, 24657, 24658, 24659, 24660, 24661, 24662, 24663, 24664, 24665, 24666, 24667, 24668, 24669, 24670, 24671, 24672, 24673, 24674, 24675, 24676, 24677, 24678, 24679, 24680, 24681, 24682, 24683, 24684, 24685, 24686, 24687, 24688, 24689, 24690, 24691, 24692, 24693, 24694, 24695, 24696, 24697, 24698, 24699, 24700, 24701, 24702, 24703, 24704, 24705, 24706, 24707, 24708, 24709,

ANNEXURE "F": MUNICIPAL APPROVAL DATED 14 OCTOBER 2022

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

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

Email: 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 Kraaibosch 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 Kraaibosch 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.

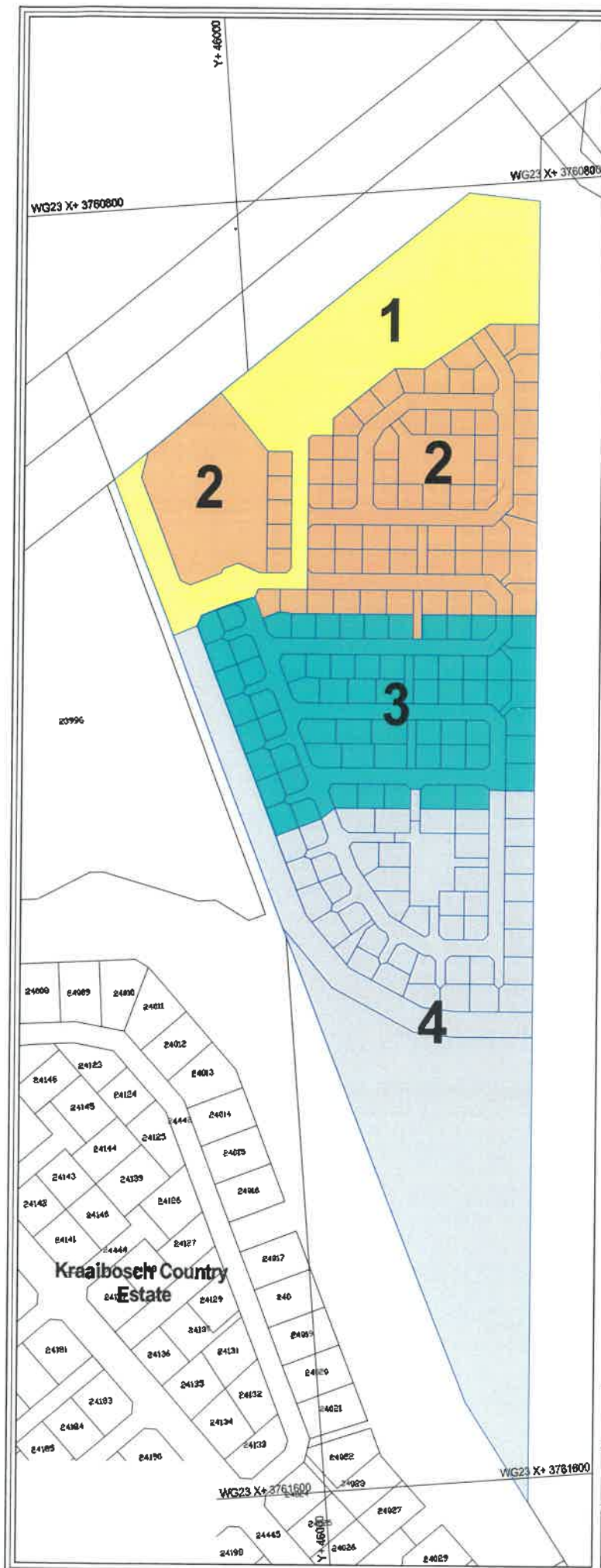
Yours faithfully



C. PETERSEN

SENIOR MANAGER: PLANNING

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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

1	2	3	4
5	6	7	8
9	10	11	12
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ANNEXURE "G": MUNICIPAL APPROVAL DATED 20 OCTOBER 2023

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

Collaborator No.: 2539890
Reference / Verwysing: Remainder of Portion 52 of farm Kraaibosch No. 195
Date / Datum: 20 October 2023
Enquiries / Navrae: Primrose Nako

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O BOX 710
GEORGE
6530

**APPLICATION FOR REZONING AND SUBDIVISION: REMAINDER OF PORTION 52 OF THE FARM
KRAAIBOSCH NO 195, DIVISION GEORGE**

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2023 decided that the following applications applicable to the Remainder of Portion 52 of the Farm Kraai Bosch No 195, Division George:

1. Rezoning, in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality (2023), of the Remainder of Portion 52 of the Farm Kraai Bosch No 195, Division George, from a Subdivisional Area (Retirement Resort) to a Subdivisional Area comprising of an Estate Housing site (3 phases) and 2x Public Streets;
2. Subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023), of the Subdivisional Area, *in accordance with Plan No Re 52/195/2 dated August 2023* (attached as **Annexure A**), into the following:
 - (a) Phase 2:
 - (i) Portion A – Single Residential Zone II (Estate Housing – 23du/ha);
 - (ii) Portion B – Single Residential Zone II (Estate Housing – 23 du/ha); and
 - (iii) Portion F – Transport Zone II (Public Street);
 - (b) Phase 3:
 - (i) Portion C – Single Residential Zone II (Estate Housing – 18du/ha);
 - (ii) Portion D – Single Residential Zone II (Estate Housing – 18du/ha);
 - (c) Phase 4:
 - (i) Portion E – Single Residential Zone II (Estate Housing – 18du/ha);
 - (ii) Portion G – Single Residential Zone II (Estate Housing – Private Open Space);
 - (iii) Portion H – Transport Zone II (Public Street);

3. Subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023) of Portion A (Estate Housing site), *in accordance with Plan No Re 52/195/3 dated August 2023* (attached as **Annexure B**) to create the following land uses:
 - (a) 14 group housing erven;
 - (b) 1 erf for communal facilities ancillary to the estate (consisting of a clubhouse, gymnasium, coffee shop and meeting hall for the HOA);
 - (c) 1 private road erf;
4. Subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023) of Portion B (Estate Housing site), *in accordance with Plan No Re 52/195/3 dated August 2023* (attached as **Annexure B**) to create the following land uses:
754 group housing erven;
 - (a) 4 private open space erven;
 - (b) 3 private road erven;

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

REASONS

- (i) The capacity and ability to provide engineering services has been addressed and reviewed by the relevant department and no negative impacts on bulk engineering services are foreseen.
- (ii) The proposed development aligns with the spatial objectives for the area including the optimization of available infrastructure, improving the functionality of public transport facilities, proximity to certain amenities and raising densities from the current norm in the area, but remains reconcilable with the existing character of the area.
- (iii) The proposals were not opposed and from this perspective it can be derived that it does not affect public interest.
- (iv) The proposed development is an appropriate fit within the current and future land use planning contexts.
- (v) The proposal will not present no negative impacts on surrounding property rights.

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely:

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

General:

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality (2023), the above-mentioned approval shall lapse if not implemented within a period of five (5) years from the date of when the approval comes into operation.

Conditions applicable to the Subdivision of the Remainder of Portion 52 of the Farm Kraai Bosch No 195, Division George, (to create Portions A to E):

2. The subdivision of the Remainder of Portion 52 of the Farm Kraai Bosch No 195, Division George, (to create Portions A to E), shall be as indicated on the subdivision diagram drawn by Jan Vrolijk Town Planner, Plan No Re 52/195/2 dated August 2023 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. All public roads must be transferred to the George Municipality at the developers cost to the satisfaction of the Department: Civil Engineering Services.
4. The subdivision approval will be considered implemented on the registration of at least one subdivided portion at the Deeds Office.

Conditions applicable to the Subdivision of Portions A & B (Phase 2):

5. The subdivision of Portions A & B (Phase 2) shall be as indicated on the zoning and subdivision diagram drawn by Jan Vrolijk Town Planner, Plan No Re 52/195/3 dated August 2023 attached as **"Annexure B"**, which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.

6. The developer must submit the approved Surveyor General diagrams or General Plans, containing the approved street names, to the GIS Department of the Directorate for information purposes, prior to the transfer of a portion.
7. An Owners Association shall be established for Phase 2, in accordance with Section 29 of the Land Use Planning By-law for George Municipality and be submitted to the satisfaction of the Directorate: Human Settlements, Planning and Development for approval.
8. All owners in this development, including individual Owners Associations, shall become members of the Glenhaven Country Estate Master Owners Association. The HOA Constitution must be amended to incorporate this development and the amended Constitution must be submitted to the satisfaction of the Directorate: Human Settlements, Planning and Development for approval.
9. The subdivision approval will be considered implemented on the transfer of at least one subdivided portion at the Deeds Office.

Conditions applicable to the implementation of the Estate Housing development on Portions A and B:

10. A Site Development Plan (SDP) for the development of Phase 2 must be submitted in accordance with Section 23 of the George Integrated Zoning Scheme Bylaw, 2023 to the satisfaction of the Directorate for consideration and approval, prior to the submission of building plans.
11. Stormwater attenuation and erosion management must be illustrated in the SDP.
12. An Environmental Control Officer (ECO) must be appointed for the development and must confirm in writing that the SDP for the development complies with all environmental requirements.
13. The boundary/existing access point between Erven 26810 and 26811, George (Langvlei Crescent), shall be closed off with a fence or similar structure to be approved by the Directorate. Access may only be taken from the new access point (known as Bergrivier Street)
14. Transfers of any erf in Phase 2 will not be allowed until such time as the new access is built and the previous access has been closed off (as per condition 13 above).
15. Architectural Guidelines for the group housing units and the communal facilities must be submitted to the satisfaction of the Directorate for consideration and approval. The Architectural Guidelines must give regard to and be complementary towards the existing dwelling units built in Phase 1 of the Glen Village development.

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

16. The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By- Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make a development contribution, as follows:
The amounts of the development contributions are reflected on the attached ("*Annexure C*") calculation sheet dated 22/08/2022 and are as follows:

Sewer:	R 1 497 244.18	Excluding VAT
Water:	R 1 853 929.48	Excluding VAT
Total: R 3 351 173.66 Excluding VAT		
17. The total amount of the development charges of **R 3 351 173.66 Excluding VAT** shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided for in Services Agreement or, in the case of a phased development, in these or as contained in any other relevant conditions of approval. The Roads Contribution shall be payable in terms of Kraaibosch Roads Master Plan (KRMP) as set out in the Services Agreement.
18. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in Condition 16 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the DCs, and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
19. As provided in section 66(5B) (b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R3 351 173.66 (excluding VAT) shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of condition 17 above.

Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to the transfer of a portion for a final calculation.

20. Development Charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
21. 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 Completion Certificate, as-built plans in electronic format, and a Final Completion Certificate. 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.
22. Any, and all, costs directly related to the development remain the developers' responsibility.
23. Each new portion created must have separate water and sewer connections.
24. 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 21 applicable.
25. 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 21 applicable.
26. 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 21 applicable.
27. The current services level agreement, or any Addenda of Amendments thereto, are to be updated/amended to include this amended/new application. The HOA will be a party to the Services Agreement.
28. The proposed phasing, including any road building schedule, shall conform to the Services Agreement.
29. The amendment to the Services Agreement between the developer and the George Municipality is to be carried out by an attorney acceptable to the Dept: CES. All expenses will be for the developer.
30. Should more than two developments/properties be party to or share any service, the Dept: Civil Engineering Services will assist the parties to determine pro-rata contributions payable by each party. Any outcomes/agreement between the parties is to be carried out fully by all parties involved.
31. Suitable servitudes must be registered for any pipeline not positioned within the normal building lines. The width of the servitude is to be confirmed with the relevant technical department.
32. A homeowners' 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 homeowners' association/s who will assume responsibility for the maintenance thereof.
33. 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.

34. 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, and/or to clean and flush the system.
35. The developer and the association are to 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 condition 21 above.
36. 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 directorate or authority has not been satisfactorily complied with.
37. The Developer is responsible to obtain the necessary approval / way leaves, and also from third parties which includes, but is not limited to Telkom and fibre optic cables.
38. Municipal water is provided for potable use only. Potable water may not be used for irrigation purposes.
39. A bulk water meter must be installed by the developer prior to construction to monitor water usage during the construction phase, and for future bulk metering purposes. 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 nonmetered water consumption at a rate as per the applicable tariff list.
40. The developer / erf owner is to apply to the George Municipality for the installation of individual erf water meters prior to any building work commencing on an erf.
41. 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 the constitution and/or rules of the homeowner constitutions/body corporates/any such governing or controlling bodies.
42. The development, in its entirety or in phases, is subject to confirmation of the availability of bulk 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 confirmation of availability so that other development in George is not compromised. No erf may connect to a municipal service unless it has been confirmed that the bulk capacity is available.
43. 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 approved by the Dir. CES.
44. 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.
45. 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 the constitution and/or rules of the homeowner constitutions/body corporates/any such governing or controlling bodies.
46. 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 related costs are for the developer.
47. A layout plan indicating the proposed storm water drainage system must be submitted to the Dir: CES for approval. Condition 21 applies.
48. All proposed Public Open Spaces are to be landscaped and finished to the satisfaction of the Directorate: Environmental Services.
49. 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.

50. Adequate parking with a hardened surface must be provided on the premises of the proposed development and no private parking will be allowed in any municipal road reserve.
51. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval.
52. 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.
53. 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 also be informed by the internal roads Traffic Study and the positioning of internal services.
54. The developer will be required to construct certain roads in lieu of a financial contribution towards the Kraaibosch Roads Master Plan (KRMP). 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 KRMP will be determined in accordance with the financial model, revised, from time to time, as development occurs, and as set out in the Addendum to the Services Agreement dated.
55. 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 21 applies.
56. 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.
57. Permission for construction access onto, and use of, municipal, provincial, or national roads must be obtained from the relevant authorities.
58. Construction vehicle access positions must be pre-approved by the Dir. CES. Condition 21 applies.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

59. The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
The amounts of the development contributions are reflected on the attached ("**Annexure C**") calculation sheet dated 26/04/2023 and are as follows:
Electricity: R 2 127 340.50 Excluding VAT
60. The total amount of the development charges of **R 2 127 340.50 Excluding VAT** shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
61. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in Condition 59 above, which might lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
62. As provided in section 66(5B) (b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R 2 127 340.50 Excluding VAT shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of condition 60 above.

Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to the transfer of a portion for a final calculation.

63. Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
64. All services -internal, link and relocation of or upgrades to existing are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered electrical contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
65. Should more than two developments/properties be party to or share any service, the Dir: CES & ETS will in conjunction with the parties determine the pro-rata contributions payable.
66. Any, and all, costs directly related to the development remain the developers' responsibility.
67. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 64 applies.
68. Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf (condition 64 applies).
69. Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned (condition 64 applies).
70. 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 64 applies).
71. 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 Municipal Manager. All expenses will be for the developer.
72. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines. Servitudes must be registered for all electrical services traversing erven.
73. A homeowners' association/body corporate (as applicable) is/are to be established incorporating all erven within any security development / private and /or access-controlled developments. The private roads and the related stormwater and light poles infrastructure, and private open spaces within the development will be transferred by the developer to this / these homeowners' association/s who will assume responsibility for the maintenance thereof.
74. The association shall see to it that the officials and contractors of the Municipality shall at all times have access to any portion of the development that may otherwise not be generally accessible to the general public due to security measures, including guarded entrances, electronic gates or booms. For the avoidance of doubt, it is agreed that this requirement relates to the Municipality's emergency services, entry for normal maintenance and replacement, meter reading and inspection and refuse removal. If access to the development is denied to the Municipality or a contractor appointed by the Municipality, the developer and the association will jointly and severally be liable for the full cost of the municipal infrastructure repairs and any damages the Municipality may suffer as a result thereof and will be billed for any water losses or loss in electrical sales from the system.
75. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
76. The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
77. No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.

78. In all cases, where individual customer applies for a supply capacity exceeding that provided for in the calculation of DCs and for the developer paid, will be subject to additional DCs based on the rates applicable at the time.
79. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
80. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
81. The developer and/or an owner of an erf shall see to it that no Small-Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
82. Where DCs have been applied for a particular section of the network, but the developer is requested to install and fund a part of the section of network, such work will be credited against DCs calculated.
83. Installation of ripple relays are compulsory for all geysers with electrical elements.
84. All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
85. A detailed energy efficiency and demand side management plan to be implemented in the development to provide to the municipality.
86. All MV/LV work must be installed and be funded by the developer/customer as no DCs are levied for this network.
87. In all cases, the circuit breaker capacity (pre-payment meter limit) must match the ADMD figures used for each of the various types of customers. For example, an ADMD of 2.17kVA equates to a 30 Amp circuit breaker. $240V \times 30A / (3 \text{ diversity}) / 1000 = \text{kVA (ADMD)}$. 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.
88. 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.
89. Each new portion created must have separate electrical connection and it may not cross any other portion. Each consumer will have to enter into a separate supply agreement with the Municipality. For new consolidated erven it will be the responsibility of the owner/developer to make the necessary arrangements with the Electrotechnical Services Department to remove all the unused electrical services. All costs will be for the owner/developer.
90. 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.
91. 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.
92. 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 ETS can insist that an electrical servitude be registered if services traverse other properties. All cost related to the above will be for the developer.
93. Neither the Developer or the HOA or a property owner are allowed to distribute electricity across property boundaries.
94. 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.

95. It will not be the responsibility of the Municipality to maintain and protect any service cables installed by the developer, but not used, 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.
96. The developer will be responsible to submit an Electrical Services Report for the development for the approval by the ETS. All the required electrical upgrades required on the Municipal electrical distribution network must be listed within the Electrical Services Report and will be for the cost of the developer. The developer will have to adhere to the Electrical Services Report. However, the preliminary designs, followed by the detailed designs, will only be finalised once the site development plan is approved. Condition 57 applies.
97. 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. Temporary supplies will only be made available on full payment of the DCs for the whole development.
98. All Renewable energy installations to be approved by the Municipality.

(The notes below have been inserted for explanatory purposes or to alert the applicant to legal requirements that should not be included as a condition of approval and thus should be read as conditions of approval.)

Notes:

1. An amended Environmental Authorisation (EA) is required.
2. The developer must provide the Directorate with the necessary proof of compliance with the EA (public walkway, number of units, total private open space etc.).
3. Building plans for the development may only be submitted for approval in accordance with the National Building Regulations (NBR) after approval of the SDP and Architectural Guidelines.
4. It is incumbent on the owners / developers to ensure compliance with the approvals, permissions and authorisations granted by the respective provincial and national authorities i.e., Heritage, Environmental, Road access etc. The requirements, where applicable, should form part of the SDP submission.
5. The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
6. The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
7. Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
8. The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.

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 Land Use Planning By-Law for George Municipality, 2023.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or before 10 NOVEMBER 2023** 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.

An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.

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

Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully







C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

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

- Kraaibosch Country²**
Estate

Portion Nr	Colour notation	Zoning	Extent (m ²)	% of total
3-12, 14-26, 27-39 41-53, 55-65, 67-68 and 78-79		Single Residential Zone II (Group housing)	18 946	61
36, 40, 44 and 49		Single Residential Zone II (Private open space)	1 941	6
3		Single Residential Zone II (Community facilities)	2 899	9
13, 14, 16 and 32		Single Residential Zone II (Private road)	7 571	24
TOTAL			31 359	100

DATE
DATUM

Subdivision of Portions A and B
Remainder of Portion 52
of the Fann Kramboach 195

**Glen Village
Country Estate**

Subdivision

Developer

Control information

Get and post random

id	name	email	password
1	John Doe	john.doe@example.com	1234567890
2	Jane Smith	jane.smith@example.com	0987654321
3	Bob Johnson	bob.johnson@example.com	1122334455
4	Alice Brown	alice.brown@example.com	5566778899

Add new user

id:

name:

email:

password:

Submit

Annexure

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

Subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023), of the Subdivisional Area into the following:

(a) Phase 2:

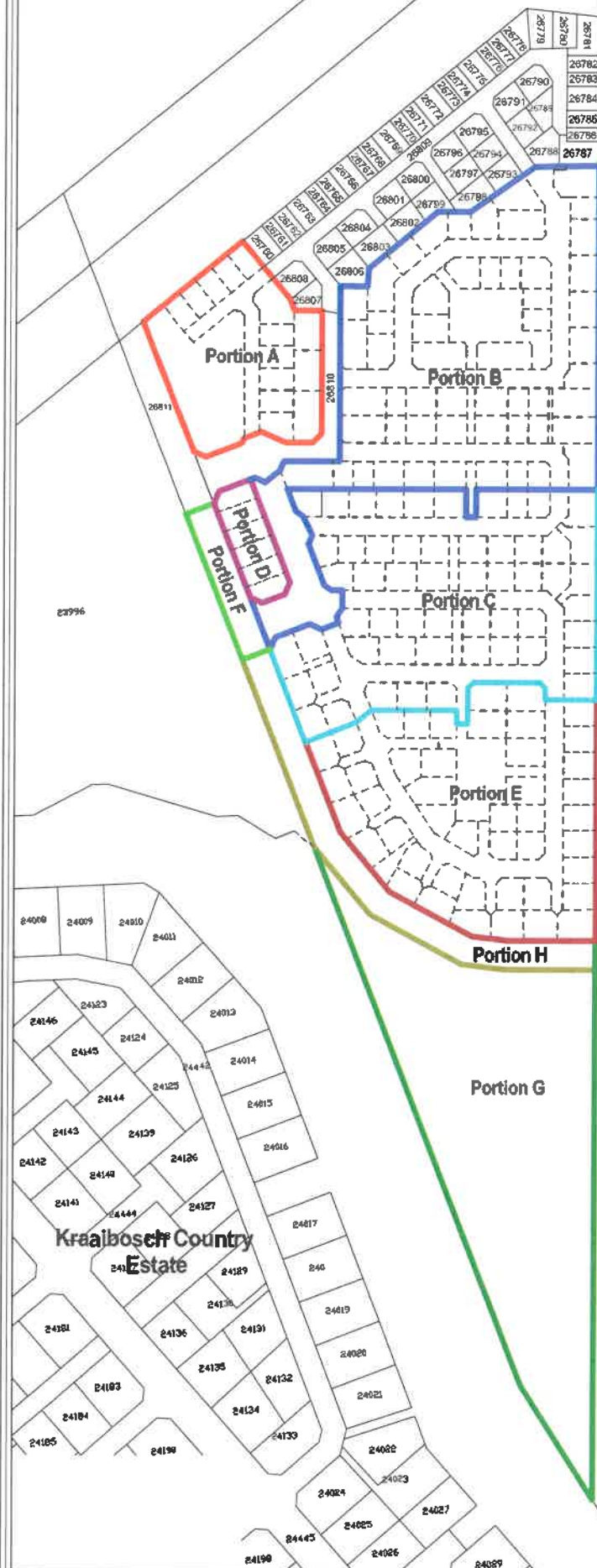
- (i) Portion A - Single Residential Zone II (Estate Housing - 23du/ha);
- (ii) Portion B - Single Residential Zone II (Estate Housing - 23 du/ha); and
- (iii) Portion F - Transport Zone II (Public Street);

(b) Phase 3:

- (ii) Portion D - Single Residential Zone II (Estate Housing - 18du/ha);

(c) Phase 4:

- (i) Portion E - Single Residential Zone II (Estate Housing - 18du/ha);
- (ii) Portion G - Single Residential Zone II (Estate Housing - Private Open Space);
- (iii) Portion H - Transport Zone II (Public Street);



MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George
Municipality Land Use Planning By-Law (2023) subject
to the conditions contained in the covering letter.

20/10/2023
DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTORDER: STATSBEPLANNING

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

**Glen Village
Country Estate**

Phasing Plan

[illegible]

ANNEXURE "H": MUNICIPAL APPROVAL DATED 13 NOVEMBER 2023

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

Collaborator No.: 2539890
Reference / Verwysing: Remainder of Portion 52 of farm Kraaibosch No. 195
Date / Datum: 13 November 2023
Enquiries / Navrae: Marisa Arries

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
PO BOX 710
GEORGE
6530

**APPLICATION FOR REZONING AND SUBDIVISION: REMAINDER OF PORTION 52 OF THE FARM
KRAAIBOSCH NO 195, DIVISION GEORGE**

The abovementioned application as well as the municipality's decision letter dated 20 October 2023 (copy attached) in this regard refers.

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

Yours faithfully

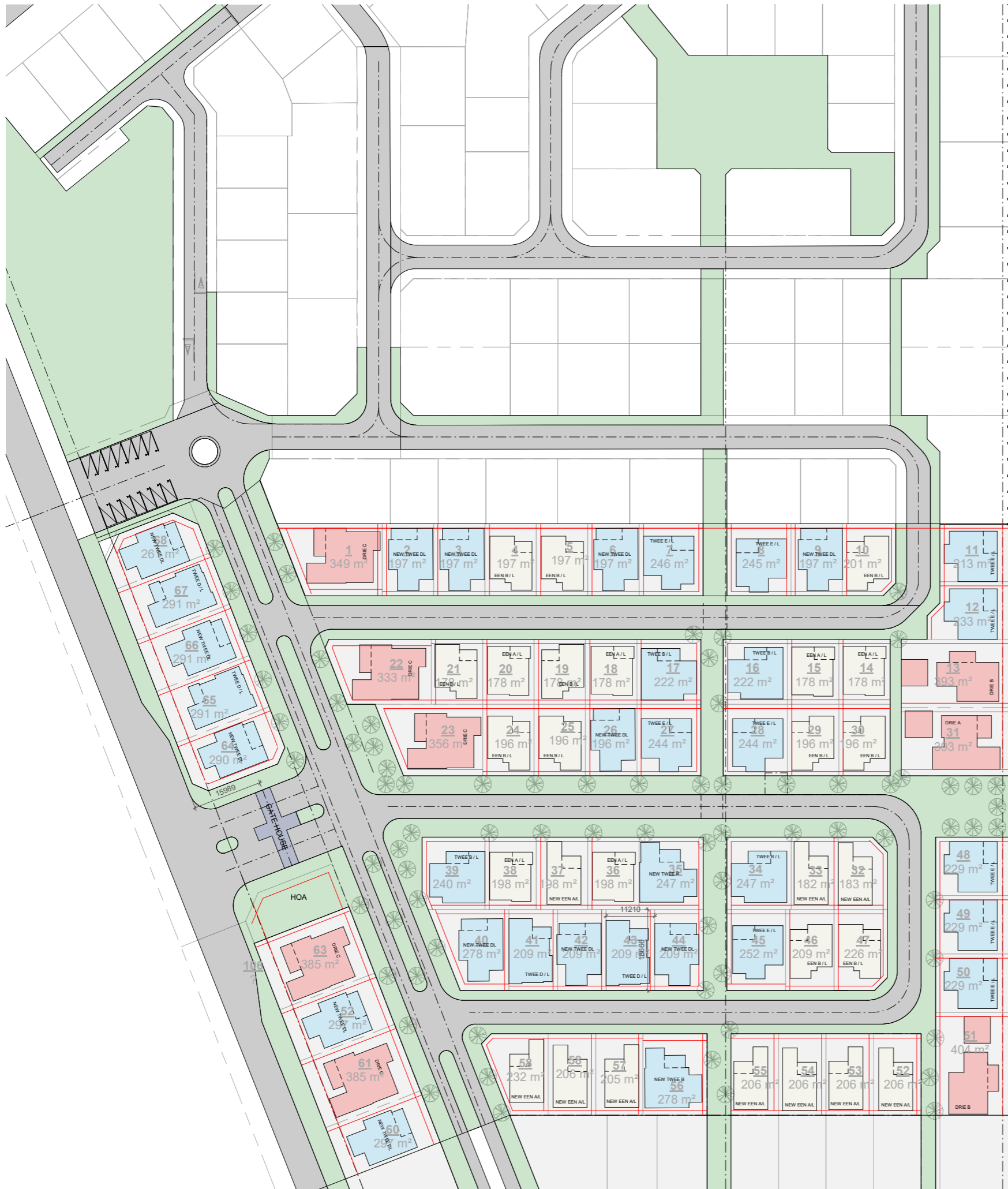


C. PETERSEN

SENIOR MANAGER: TOWNPLANNING

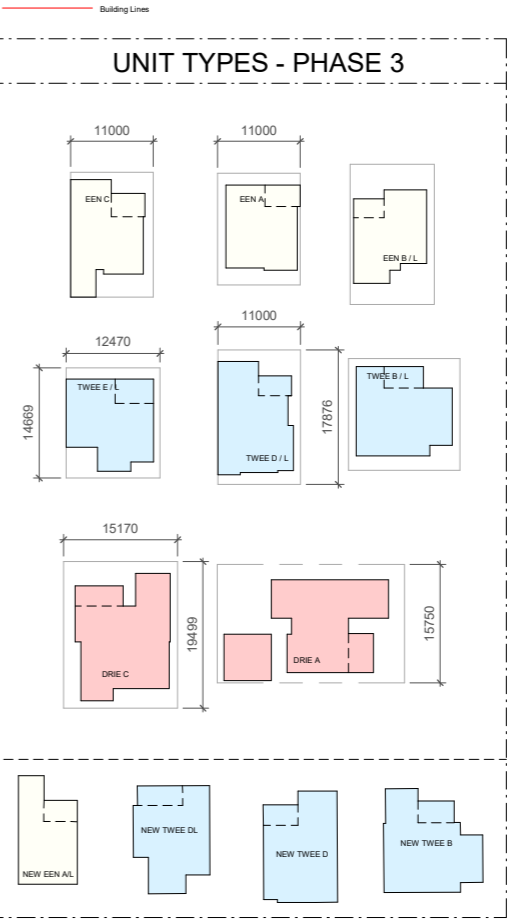
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**ANNEXURE "I": CONCEPTUAL LAYOUT FOR THE THIRD PHASE (PHASE C AND
PHASE D)**



PHASE 2

PHASE 3



PHASE 4

ARCHITECT			
PROFESSIONAL INSURANCE			
CLIENT SIGNATURE			
Revision	Date	Drawn	Description

Tel: 011 706 5391
Cell Phone: 082 350 5353
www.lapalaka.com
BRYANSTON JHB
P.O. Box 539
Carmenview (Bryanston 2050)

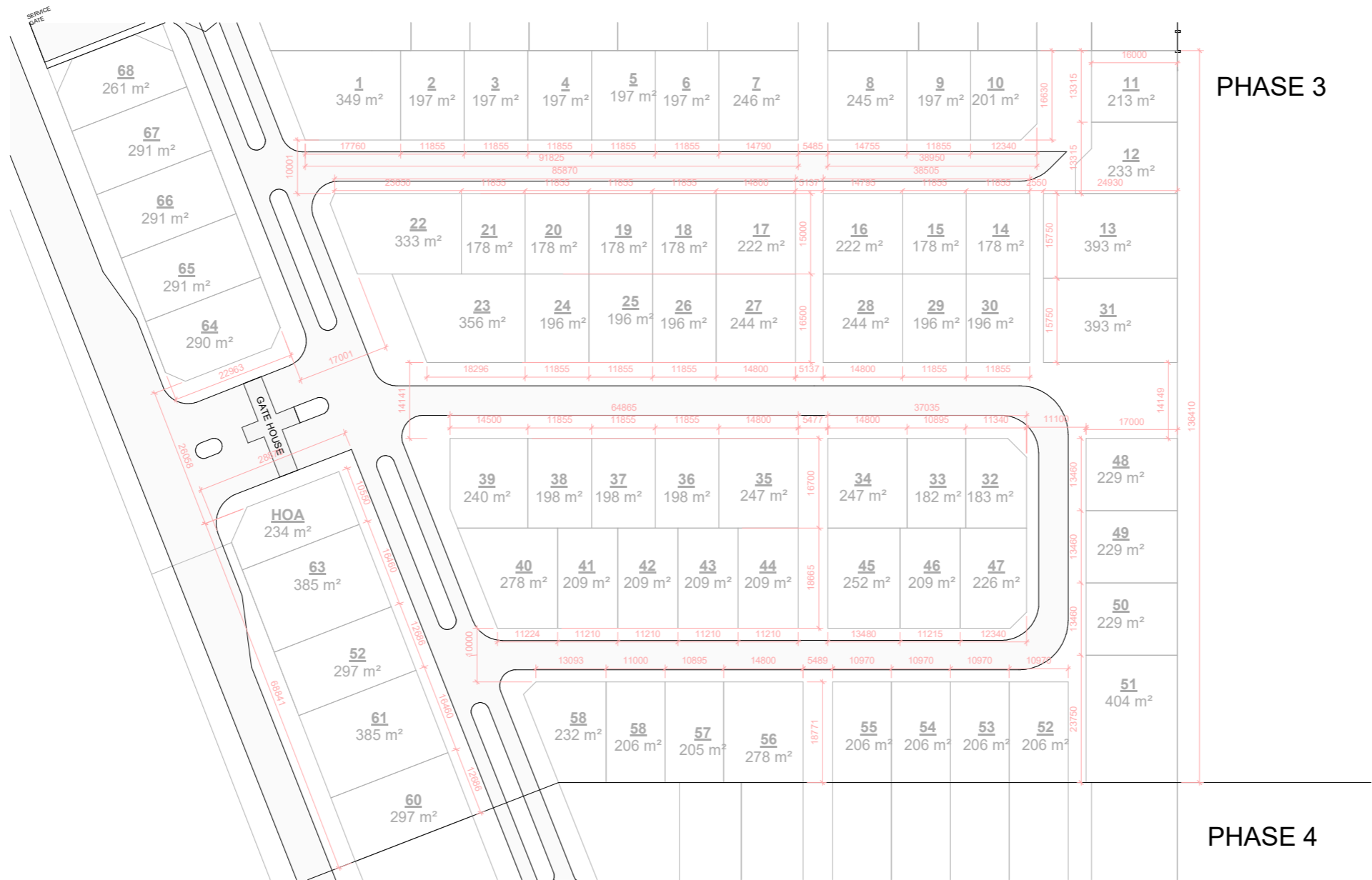
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DISCLAIMER NOTE
This drawing is produced in autodesk revit. Exported drawings should be read in conjunction with hard copies at all times.

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

client	BLUE RAIN PROPERTY GROUP		
signature			
project	OLEN VILLAGE - SITE PLAN PROPOSAL		
stand number	Erf 52 - Phase 1 - 4		
engineer			
Reg No:			
signature			
Architect	Author		
Reg No:			
signature			
drawing description	REV JAN 24 P1		
job number	02A	drawing number	SDP2A08
drawn	Author	scale	1 : 500
date	Issue Date	revision number	Issued for

INFORMATION



1 01. P3 CADASTRAL
1 : 500

PHASE 3

PHASE 4

ARCHITECT			
PROFESIONAL INSURANCE			
CLIENT SIGNATURE			
Revision	Date	Drawn	Description
Tel: 011 706 5391 Cell Phone: 082 350 5353 www.lapalaka.com BRYANSTON - JHB P.O. Box 539 Carmenview (Bryanston 2050)			
COPYRIGHT NOTE This drawing is subject to copyright and may not be reproduced, in whole or part, or in any manner whatsoever without written permission from the architect. DISCLAIMER NOTE This drawing is produced in autodesk revit. Exported drawings should be read in conjunction with hard copies at all times. SCALING Drawings not to be scaled, report any discrepancies to architect before construction or manufacturing.			
client BLUE RAIN PROPERTY GROUP			
signature			
project GLEN VILLAGE - SITE PLAN PROPOSAL			
stand number Erf 52 - Phase 1 - 4			
engineer Reg No: signature			
Architect Reg No: signature			
drawing description REV JAN 24 P2			
job number 02A		drawing number SDP2A09	
drawn scale date		Author 1 : 500 Issue Date	
revision number		issued for INFORMATION	

2024/02/01 08:06:52

ANNEXURE "J": APPROVED PHASING PLAN DATED 20 OCTOBER 2023

Annexure

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

Subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023), of the Subdivisional Area into the following:

(a) Phase 2:

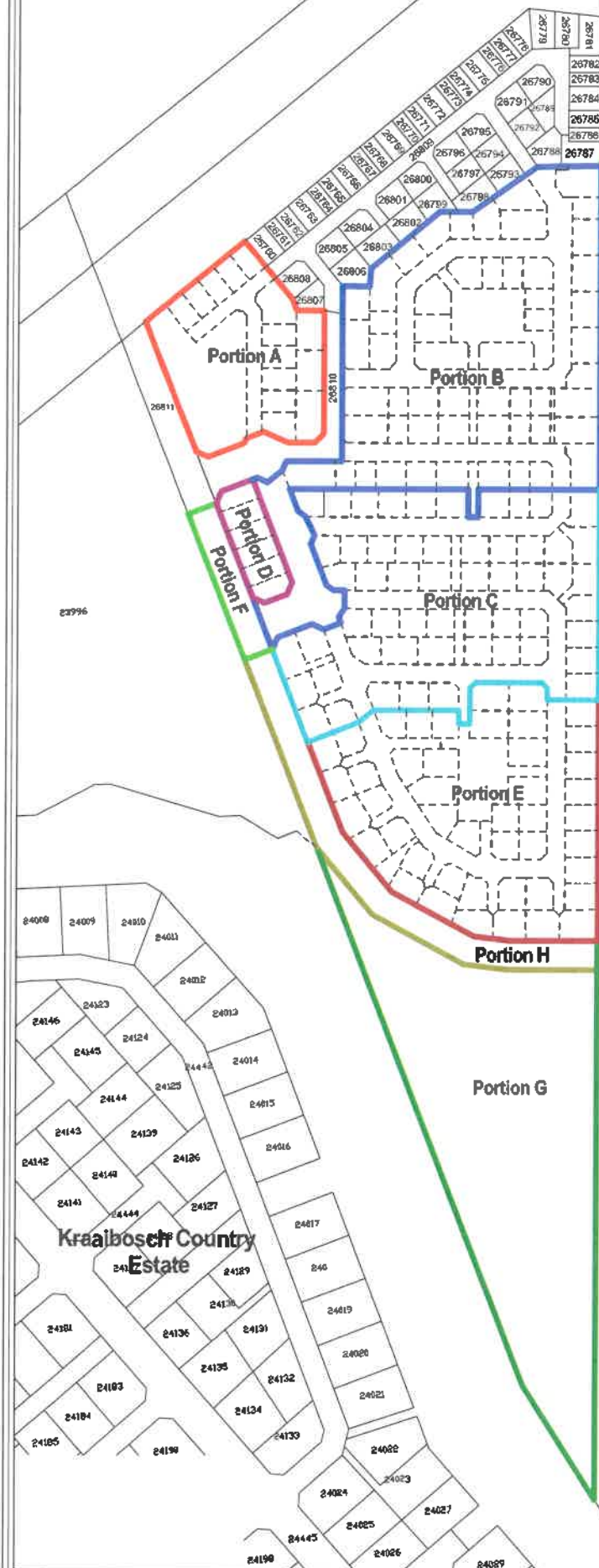
- (i) Portion A - Single Residential Zone II (Estate Housing - 23du/ha);
- (ii) Portion B - Single Residential Zone II (Estate Housing - 23 du/ha); and
- (iii) Portion F - Transport Zone II (Public Street);

(b) Phase 3:

- (i) Portion C - Single Residential Zone II (Estate Housing - 18du/ha);
- (ii) Portion D - Single Residential Zone II (Estate Housing - 18du/ha);

(c) Phase 4:

- (i) Portion E - Single Residential Zone II (Estate Housing - 18du/ha);
- (ii) Portion G - Single Residential Zone II (Estate Housing - Private Open Space);
- (iii) Portion H - Transport Zone II (Public Street);



MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George
Municipality Land Use Planning By-Law (2023) subject
to the conditions contained in the covering letter.

20/10/2023
DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTORDER: STATSBEPLANNING

Subdivision of the
Remainder of Portion 52
of the Farm Kraatsbosch 195

**Glen Village
Country Estate**

Phasing Plan

[illegible]

ANNEXURE “K”: STREET NAMES AND STREET NUMBERING PLAN

Annexure K

Remainder of Portion 52 of the Farm Kraaibosch 195 - Street names and street numbering



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

Glen Village
Country Estate

Street names and
street numbering

NOTES & DESCRIPTIONS

- Development area
- Cadstral information
- Erf and portion numbers

NOTAS & BESKRYWINGS

- Development area
- Cadstral information
- Erf and portion numbers

NTS

DATE	15/01/2024
BY	15/01/2024
FOR	15/01/2024
DATE	15/01/2024
BY	15/01/2024
FOR	15/01/2024

ALL MEASUREMENTS APPROXIMATE
ALLE AFMETINGS BY BENADERING

KOPERS VOORBEHOUD / COPY RIGHT RESERVED

JAN VROELIJK
TOWN PLANNER • STADSBEPLANNER

ANNEXURE "L": SIGNED PRE-APPLICATION

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

Pre-application consultation is an advisory session and is required prior to submission of an application for rezoning, consent use, temporary departure and subdivision. It does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.

PART A: PARTICULARS

Reference number: **2953119**

Purpose of consultation: **To consider a proposal to amend the approved phasing plan for Re/52 of 195, to consider the subdivision proposal for Phase 3 and to consider a proposal to increase the density of Phase 3.**

Brief proposal: **Application will be made for the amendment of the approved phasing plan for Re/52 of 195, the subdivision of Phase 3 and to increase the density of Phase 3.**

Property(ies) description: **Re/52 of 195**

Date: **1 December 2023**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Jeanne Muller	George Mun.	044 801 9138	jmuller@george.gov.za
	Martin Botha	George Mun.	044 801 9191	pmbotha@george.gov.za
Pre-applicant	Jan Vrolijk			

Documentation provided for discussion:

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

Municipal approval dated 20 October 2023

Conceptual layout of Phase 3 (enlarged)

Conceptual layout of Phase 3 in context with the whole property

Existing approved phasing subdivision plan dated 20 October 2023

Title Deed

Locality plan

Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)?

(If so, please provide a copy of the minutes)

YES	NO
-----	----

Development proposal

In terms of the approval dated 20 October 2023 a subdivision plan was approved allowing for the Remainder of Portion 52 of the Farm Kraaibosch 195 to be developed in 4 phases.

Phase 1 and Phase 2 of the proposed development on the Remainder of Portion 52 of the Farm Kraaibosch 195 is presently under construction.

It is now the intention of the owners to obtain the necessary land use approvals to allow for the development of Phase 3. A conceptual layout of Phase 3 is attached hereto. In terms of the conceptual layout it is proposed to subdivide Phase 3 into 69 Single Residential Zone II (group housing) erven with 1-to-3-bedroom units to be developed on the erven as indicated on the conceptual layout plan. All roads within Phase 3 will be private roads and 6 private open space erven is proposed. As Phase 3 has already been rezoned to a Subdivisional Area comprising of an Estate Housing Site by virtue of the 20 October 2023 approval, it will only be necessary to submit an application for subdivision of Phase 3 into

- 69 Single Residential Zone II (group housing) erven;
- 2 Transport Zone III erven (private streets); and
- 6 Open Space Zone II erven (private open spaces).

The southern boundary of Phase 3 differs slightly from the southern boundary of Phase 3 as indicated on the approved phasing subdivision layout plan dated 20 October 2023. Application will thus also have to be made for the amendment of the Phasing Subdivision Plan dated 20 October 2023 to allow for the southern boundary of Phase 3 to correlate with the conceptual plan for Phase 3.

In terms of the approval dated 20 October 2023 the density of Phase 3 is set at 18 units per hectare. In terms of the present development proposal a development with a density of 26 dwelling units per hectare is proposed. An amendment of this approval is thus also required to allow for the increased density. The number of erven to be developed in Phase 3 is, however, still in accordance with the conditions of the proposed ROD.

It is however foreseen that the ROD will have to be amended before the necessary land use applications for Phase 4 can be submitted. The reason being that the position of the public road has to move southwards as indicated on the attached conceptual layout of Phase 3 for the whole property. The erf layout of Phase 4 will also have to be amended and it is foreseen that the original number of erven as approved in the ROD might be exceeded. The owners have already appointed Sharples Environmental Services to attend to the application for amendment of the ROD. A separate pre-application will be submitted for Phase 4 once the detail layout plan for Phase 4 has been finalised.

Proposed application

- An application will have to be submitted in terms of Section 15(2)(k) of the Land Use Planning By-law for George Municipality, 2023 to amend the approved Phasing Subdivision Plan dated 20 October 2023 to allow for the southern boundary of Phase 3 to correlate with the proposed subdivision plan for Phase 3.
- An application will have to be submitted in terms of Section 15(2)(h) of the Land Use Planning By-law for George Municipality, 2023 to increase the approved density for Phase 3 from 18du/ha to 26du/ha.
- An application will have to be submitted in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 for the subdivision of Phase 3 into
 - 69 Single Residential Zone II (group housing) erven;
 - 2 Transport Zone III erven (private streets); and
 - 6 Open Space Zone II erven (private open spaces).

PART B: APPLICATION PROCESS

(WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)

SUBMISSION

Draft By-Law on Municipal Land Use Planning (Workflow)

Types of applications that can be submitted in terms of Section 15 (2):

- (a) Rezoning of land
- (b) Permanent departure
- (c) Temporary departure
- (d) Subdivision of land
- (e) Consolidation of land
- (f) Amendment, suspension or removal of restrictive conditions
- (g) Permission required in terms of the zoning scheme
- (h) Amendment, deletion or imposition of condition in respect of an approval
- (i) Extension of validity period of an approval
- (j) Approval of an overlay zone
- (k) Phasing, amendment or cancellation of a subdivision plan or part thereof
- (l) Permission required in terms of condition of approval
- (m) Determination of zoning
- (n) Closure of public place or part thereof
- (o) Consent use
- (p) Occasional use

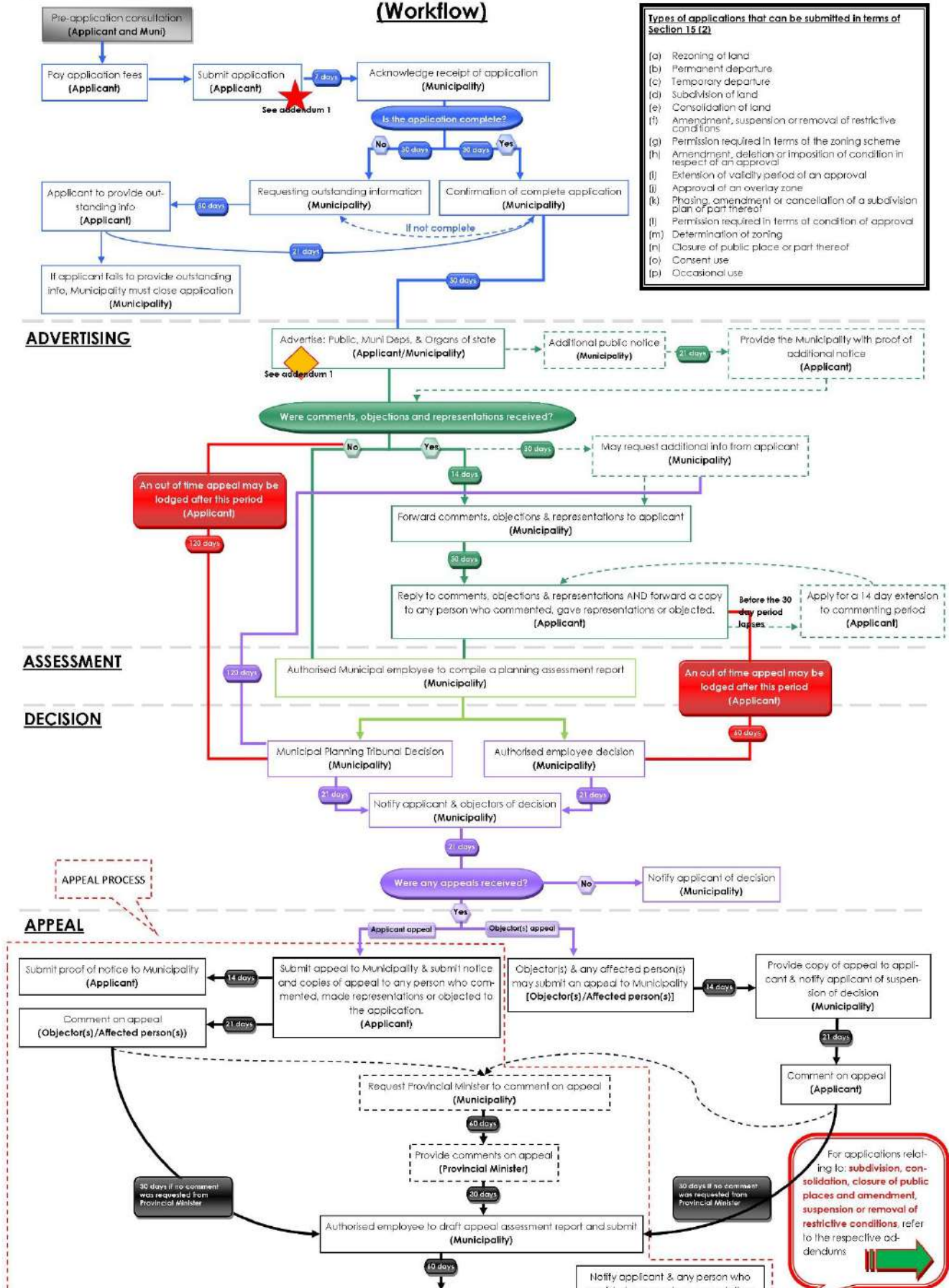
ADVERTISING

ASSESSMENT

DECISION

APPEAL PROCESS

APPEAL



PART C: QUESTIONNAIRES

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant		What land use planning applications are required?	Application fees payable
x	2(a)	a rezoning of land;	R10 200
	2(b)	a permanent departure from the development parameters of the zoning scheme;	R
	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
x	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R9 750 for the first 10 portions + R490 per additional portion
	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g)	a permission required in terms of the zoning scheme;	R
	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
x	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R7 400
	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a home owner's association;	R
	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable

Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			TBC following submission of application

PLEASE NOTE: * Application fees are estimated on the information discussed and are subject to change with submission of the formal application and/or yearly application fee increase.

SECTION B:

PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X		George Spatial Development Framework, 2019	To be determined
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]		X		A Conveyancer's Certificate is not required.
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? George Integrated Zoning Scheme By-law, 2023 What is the current zoning of the property? Subdivisional Area comprising of an Estate Housing site What is the proposed zoning of the property? Single Residential Zone II Does the proposal fall within the provisions/parameters of the zoning scheme? Yes Are additional applications required to deviate from the zoning scheme? (if yes, specify)				

No	
-----------	--

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

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?			Possible amendment of the Environmental Authorisation. Environment Consultant to provide written confirmation of same.	Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)		X		National Department of Environmental Affairs (DEA) & DEA&DP

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DEFF?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant)		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

SECTION D:

SERVICE REQUIREMENTS

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

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

COMPULSORY INFORMATION REQUIRED:

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

MINIMUM AND ADDITIONAL REQUIREMENTS:

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

		(strikethrough irrelevant)				
Y	N	Other (specify)		Y	N	Required number of documentation copies

PART E: DISCUSSION

Town & Spatial Planning:

The plan below and attached documents, were discussed.



- A Rezoning from Single Residential Zone II (Estate Housing – 18 du/ha) to Single Residential Zone II (Estate Housing – 26 du/ha) should be submitted to increase the density, and not an Amendment of Conditions of Approval application, given the fact that the density was approved as part of the 20 October 2023 decision and not as a condition. (Refer to Schedule 3, in the George Integrated Zoning Scheme Bylaw, 2023)
- The standard public participation process will apply.
- Street names must be confirmed/approved by Corlize Bester prior to the submission of the application.
- It is requested that written confirmation from the Environmental Assessment Practitioner be submitted, confirming compliance with the existing Environmental Authorisation for Phase 3.

CES:

- **Access:** Access and parking must comply with the GIZS 2023. All parking must be accommodated on site, and no parking will be allowed within the road reserve.
- **Roads:** The development is included within the Kraaibosch Road cost model. An updated TIA must be provided (for the purpose of determining the amount of trips generated and updated the cost model) as per the signed SLA. The Developer remains liable for the road payments as indicated within the addendum of the SLA.
- **Water & Sewer:** Services are currently available, subject to confirmation of capacity required.
- **Stormwater:** Development to conform to the applicable Stormwater By-law.
- **DC:** Normal DC's in terms of the DC policy will apply on services, once same become available, if not yet paid on building plan.

ETS:

- The approved electrical services report to be updated as per the latest development requirements and submitted to ETS for comments.

PART F: SUMMARY / WAY FORWARD

OFFICIAL: Martin Botha
(FULL NAME)

PRE-APPLICANT: **Johannes George Vrolijk**
(FULL NAME)


SIGNED:  _____

SIGNED: 

DATE: 06/12/2023

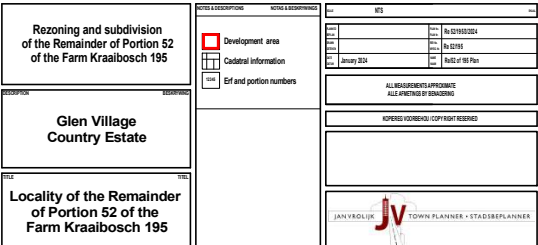
DATE: **1 December 2023**

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

SIGNED:  _____
DATE: **06/12/2023**

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

ANNEXURE "M": ERF BOUNDARIES OF THE REMAINDER OF PORTION 52 OF 195

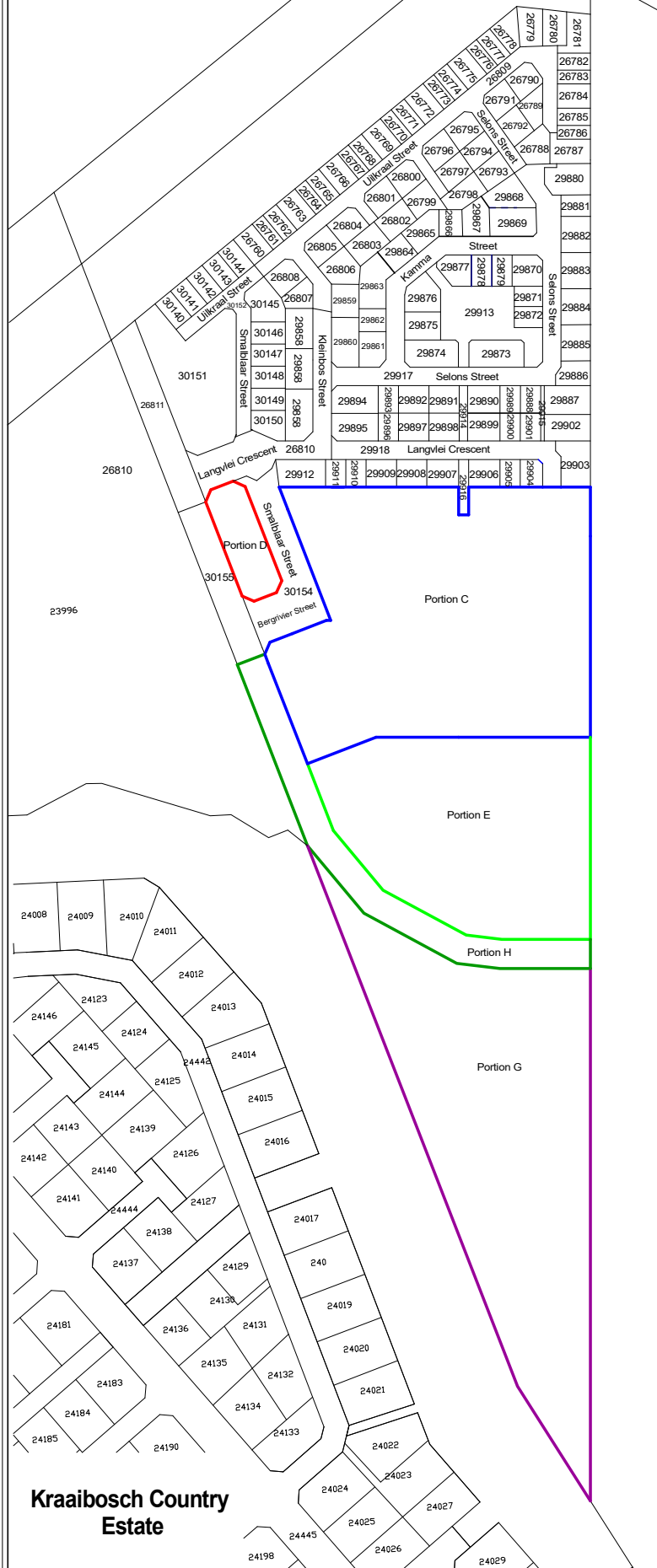


ANNEXURE "N": PHASING SUBDIVISION PLAN - FEB 2024

Annexure N

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

- Application is made for the rezoning, in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality (2023), of the Remainder of Portion 52 of the Farm Kraai Bosch No 195, Division George, from a Subdivisional Area comprising of an Estate Housing site (3 phases) and 2x Public Streets to a Subdivisional Area comprising of an Estate Housing site (2 phases) and 1 Public Street.
- Application is made for the subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023), of the Subdivisional Area into the following:
 - Phase 3:
 - Portion C — Single Residential Zone II (Estate Housing — 30 du/ha); and
 - Portion D — Single Residential Zone II (Estate Housing — 30 du/ha).
 - Phase 4:
 - Portion E — Single Residential Zone II (Estate Housing — 8 du/ha);
 - Portion G — Single Residential Zone II (Estate Housing — Private Open Space); and
 - Portion H — Transport Zone II (Public Street).



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

Glen Village
Country Estate

Subdivision

NOTES TO DEVELOPER
Development area
Cadastral information
Erf and portion numbers

DATE: 15/01/2024
BY: J.V.
FOR: J.V.
DATE: 15/01/2024
BY: J.V.
FOR: J.V.

ALL MEASUREMENTS APPROXIMATE
ALL AREAS IN HECTARES
APPROVED FOR RECORD - COPYRIGHT RESERVED

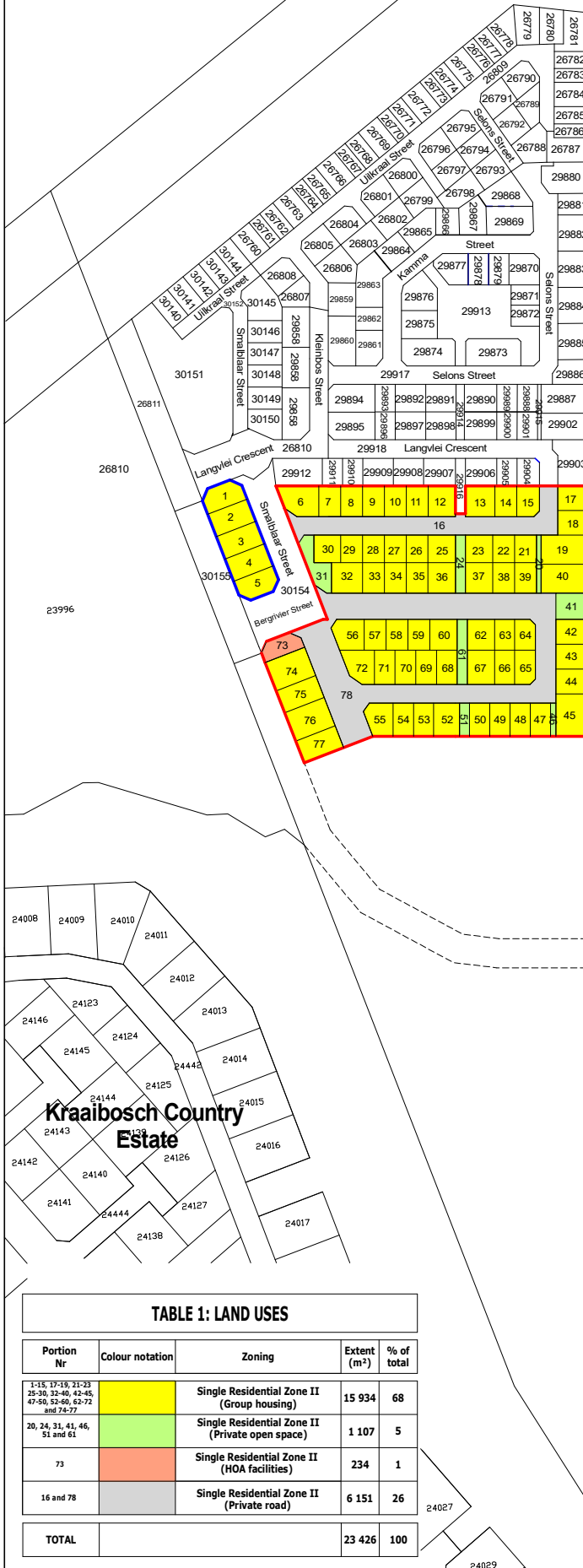
JV
TOWN PLANNER - STADSREPLANNER

ANNEXURE "O": PROPOSED SUBDIVISION PLAN OF PHASES C AND D – FEB 2024

Annexure O

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

- Application is made for the subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023) of Portion D (Estate Housing site), outlined in blue, to create 5 group housing erven (Portions 1 to 5).
- Application is made for the subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023) of Portion C (Estate Housing site), outlined in red, to create the following land uses:
 - 63 group housing erven Portions 6 to 15, 17 to 19, 21 to 23, 25 to 30, 32 to 40, 42 to 45, 47 to 50, 52 to 60, 62 to 72 and 74 to 77.
 - 1 erf for communal facilities ancillary to the estate (Portion 73);
 - 7 private open space erven (Portions 20, 24, 31, 41, 46, 51 and 61); and
 - 2 private road erven (Portions 16 and 78).



Subdivision of Portions C and D
Remainder of Portion 52
of the Farm Kraai Bosch 195

Glen Village
Country Estate

Subdivision

Development area
Cadastral information
Erf and portion numbers

NOTES & DISPOSITION		MIS	
Development area	Yes	Ref: 19122/2024	Yes
Cadastral information	Yes	Ref: 19122/2024	Yes
Erf and portion numbers	Yes	Ref: 19122/2024	Yes
ALL MEASUREMENTS APPROXIMATE ALL AREAS IN SQUARE METERS		APPROVED FOR RECORD - COPYRIGHT RESERVED	
J.V. TOWN PLANNER - STADSREPLANNER			

ANNEXURE "P": LAND USE APPLICATION FORM – FEB 2024



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	To the south-east of the Glenwoodlaan smallholdings, to the east of the George Riding Club and to the north of Kraaibosch Estate.										
GPS Coordinates					Town/City		George				
Current Zoning	Subdivisional Area			Extent		2.3426 hectare		Are there existing buildings?		Y	N
Current Land Use	Vacant										
Title Deed number & date	T27922/2003										
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).								
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).								
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?								
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?								
Any existing unauthorized buildings and/or land use on the subject property(ies)?					Y	N	If yes, is this application to legalize the building / land use?			Y	N
Are there any pending court case / order relating to the subject property(ies)?					Y	N	Are there any land claim(s) registered on the subject property(ies)?			Y	N
PART D: PRE-APPLICATION CONSULTATION											
Has there been any pre-application consultation?			Y	N	If Yes, please complete the information below and attach the minutes.						
Official's name	Martin Botha & Jeanne Fourie (Muller)			Reference number		2953119		Date of consultation		6 December 2023	

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:

- 1. Application is made for the rezoning, in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality (2023), of the Remainder of Portion 52 of the Farm Kraai Bosch No 195, Division George from a Subdivisional Area comprising of an Estate Housing site (3 phases) and 2x Public Streets to a Subdivisional Area comprising of an Estate Housing site (2 phases) and 1 Public Street.**
- 2. Application is made for the subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023), of the Subdivisional Area into the following:**
 - (a) Phase 3:**
 - (i) Portion C — Single Residential Zone II (Estate Housing — 30 du/ha); and**
 - (ii) Portion D — Single Residential Zone II (Estate Housing — 30 du/ha).**
 - (b) Phase 4:**
 - (i) Portion E — Single Residential Zone II (Estate Housing — 8 du/ha);**
 - (ii) Portion G — Single Residential Zone II (Estate Housing — Private Open Space); and**
 - (iii) Portion H — Transport Zone II (Public Street).**
- 3. Application is made for the subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023), of Portion D (Estate Housing site) to create 5 group housing erven.**
- 4. Application is made for the subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023) of Portion C (Estate Housing site) to create the following land uses:**
 - (a) 63 group housing erven;**

- (b) 1 communal facilities ancillary to the estate erf;
(c) 7 private open space erven; and
(d) 2 private road erven.

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

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

Is the following compulsory information attached?

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

Minimum and additional requirements:

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

			the pre-application consultation form / minutes					
PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION								
Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental -- Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)			
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)						
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)						
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)						
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations						
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	Other (specify)			
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A						
Y	N	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:

5 February 2024

Full name:

Johannes George Vrolijk

Professional capacity:

Professional Town Planner

SACPLAN Reg. Nr:

A/1386/2010

ANNEXURE “Q”: TITLE DEED

293
Millers Inc
BEACON HOUSE
123 MEADE STREET
GEORGE
6530

Prepared by me

[Signature]
CONVEYANCER
Bredell PJF
Hoffmann, A

BC 000031796 / 2014
CANCELLLED
REGISTRATEUR/REGISTRAR

VERBIND MORTGAGED
VIR FOR R 3 250 000-00
B 000898 / 10
15-JAN-2010
REGISTRATEUR/REGISTRAR

SEEL REG
DUTY R
FOO
FEE R 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

[Signature]
1/1/2010

VIR ENDOOSSEMENTE KYK BLADST
FOR ENDOORSEMENTS SEE PAGE.....

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 23rd 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 7th 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 7th 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 12th 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 14th 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 1st 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 31st 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 17th 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 & in favour 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'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 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.

For Information Only

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


q.q.

In my presence



REGISTRAR OF DEEDS



Portion 399


ONTEIENING DEUR <u>George Municipality</u>	EXPROPRIATION BY
VAN/OF <u>1,3979 HA</u>	
GROOT ONTVEER/MEASURING APPROXIMATELY	
EX <u>33/2012</u>	
04 DEC 2018	REGISTRAR VAN AKTES

Ptn 399 Meas: 1,3979 ha

EXPROPRIATION BY	EXPROPRIATION BY
<u>George Municipality</u>	
RESTANT/REMAINING <u>11,4070 ha</u>	
T <u>4660/2016</u>	
04 DEC 2018	

BY reason of the transfer this day No. 4660/2016
 As gevolg van transport hede gedateer Nr. 4660/2016
 of Ptn 399
 van 1,3979 ha
 in extent George Mun
 groot George Mun
 to George Mun
 aan Ex 33/2012
 the endorsement dated...
 is endorsement gedateer
 has been superseded.
 uitgewis.


Deeds Office,
 Akte kantoor,
 Cape Town.
 Keepers.


 Asst. Reg. of Deeds.
 Asst. Reg. van Aktes.

Form end. see pg. 7

-37-

VERBIND		MORTGAGED	
R 7 000 000,00			
B	000027304 / 2018		
03 DEC 2018			
		REGISTRAR	

BC
GEKANSLEER
CANCELLED

09 JAN 2023

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

8

PAGE 8

ANNEXURE TO T27922/2003

SERTIFIKAAT VAN GEREISTREERDE TITEL-UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN <u>26759</u> IN RESPECT OF <u>ERF-26759 GEORGE = 1,7402 Hectares</u>	
REMAINDER <u>9,6668 Hectares</u>	
T	<u>2000278/23</u>
09 JAN 2023	
REGISTRATEUR/REGISTRAR	

ANNEXURE "R": COMPANY RESOLUTION

RESOLUTION PASSED AT A MEETING OF THE DIRECTORS OF QUICKSTEP 442 (PTY) LTD
REGISTRATION NUMBER 2003/052986/23 HELD AT GEORGE ON 2 FEBRUARY 2024

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
 - (a) An application for the rezoning, in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality (2023), of the Remainder of Portion 52 of the Farm Kraai Bosch No 195, Division George from a Subdivisional Area comprising of an Estate Housing site (3 phases) and 2x Public Streets to a Subdivisional Area comprising of an Estate Housing site (2 phases) and 1 Public Street.
 - (b) An application for the subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023), of the Subdivisional Area, into the following:
 - (i) Phase 1:
 - Portion A—Single Residential Zone II (Estate Housing — 30 du/ha); and
 - Portion B— Single Residential Zone II (Estate Housing — 30 du/ha).
 - (ii) Phase 2:
 - Portion C —Single Residential Zone II (Estate Housing — 8 du/ha);
 - Portion D — Single Residential Zone II (Estate Housing — Private Open Space); and
 - Portion E — Transport Zone II (Public Street).
 - (c) An application for the subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023), of Portion A (Estate Housing site), to create 5 group housing erven.
 - (d) An application for the subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023), of Portion B (Estate Housing site), to create the following land uses:

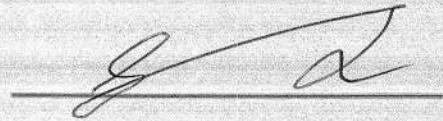
- 64 group housing erven;
- 7 private open space erven; and
- 2 private road erven.

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

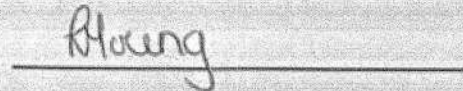
MEMBERS

SIGNATURE

Gregory Robert Young

A stylized handwritten signature in black ink, appearing to be 'G. R. Young', written over a horizontal line.

Lyla Elizabeth Young

A handwritten signature in black ink, appearing to be 'L. Young', written over a horizontal line.

ANNEXURE "S": 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 "T": 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

- (a) An application for the rezoning, in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality (2023), of the Remainder of Portion 52 of the Farm Kraai Bosch No 195, Division George from a Subdivisional Area comprising of an Estate Housing site (3 phases) and 2x Public Streets to a Subdivisional Area comprising of an Estate Housing site (2 phases) and 1 Public Street.
- (b) An application for the subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023), of the Subdivisional Area, into the following:
 - (i) Phase 1:
 - Portion A—Single Residential Zone II (Estate Housing — 30 du/ha); and
 - Portion B— Single Residential Zone II (Estate Housing — 30 du/ha).
 - (ii) Phase 2:
 - Portion C —Single Residential Zone II (Estate Housing — 8 du/ha);

- Portion D — Single Residential Zone II (Estate Housing — Private Open Space); and
 - Portion E — Transport Zone II (Public Street).
- (c) An application for the subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023), of Portion A (Estate Housing site), to create 5 group housing erven.
- (d) An application for the subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023) of Portion B (Estate Housing site), to create the following land uses:
- 68 group housing erven;
 - 1 erf for communal facilities ancillary to the estate;
 - 7 private open space erven; and
 - 2 private road erven.

Signed at George on 2 February 2024.



Gregory Robert Young

ANNEXURE "U": 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 23rd 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 7th 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 7th 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 12th 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 14th 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 1st 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 31st 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 17th 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 "V": LOCALITY PLAN

Remainder of Portion 52 of 195 - Locality plan



0 0.15 0.3 0.6 km

Date: 2/2/2024 2:32 PM

Scale: 1:5,389



Disclaimer
George Municipality makes no warranties as to the correctness of the information supplied.
Persons relying on this information do so entirely at their own risk.

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

ANNEXURE "W": SURVEYOR GENERAL DIAGRAM

SIDES		ANGLES OF DIRECTION	SYSTEM 1023° CO-ORDINATES	
Cape	Feet		Y	X
Constants to be added			A + 140000.0	+ 11900000.0
AB	130.6	324.46.50	+ 5419.4	+ 43332.7
BC	2684.4	4.26.50	+ 5344.1	+ 43499.4
CD	234.4	151.57.10	+ 5552.2	+ 46175.7
DE	2075.4	163.13.50	+ 5662.4	+ 45968.8
EA	1027.4	235.1.20	+ 6261.2	+ 43981.7
Ax	352.4	55.1.20		
By	214.4	4.26.50		
<u>Servitude Road</u>				
AB	130.6	324.46.30		
Bb	62.7	4.26.30		
ba	179.1	144.46.30	b + 5348.9	+ 43561.9
aA	40.0	235.1.20	a + 5452.2	+ 43415.6

Ken C. Lomborg
Surveyor-General.

C O S E C T.
194/52

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	Pin 399	1,8979 Ha	4660/2014	29	11,0007 Ha
1173/2015	2330/2015	Erf 26759 George	1,7402 Ha			9,6669 Ha

ANNEXURE "X": 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 EA Prac)

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 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 "Y": KRAAIBOSCH ROADS MASTER PLAN



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

for	VELA VKE Consulting Engineers (Pty) Ltd.
date	

for	CLIENT
date	

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



PO Box 8022
Roggebaai 8012
e-mail: enquiries@velavke.co.za
website: www.velavke.co.za



VELA VKE
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CESA Member



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Bloemfontein • Cape Town • Durban • East London • George • Johannesburg • Kimberley • Mossel Bay • Port Elizabeth • Pretoria • Rustenburg

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	