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**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 2907278
Reference / Verwysing: Erf 1585, Heroldsbay (Portion of Portion 7 of the Farm Buffelsfontein 204),
Division George
Date / Datum: 26 September 2025
Enquiries / Navrae: Marisa Arries

NEL & DE KOCK TOWN PLANNER
PO BOX 1186
GEORGE
6530

neldek@mweb.co.za

**APPLICATION FOR SUBDIVISION AND APPROVAL OF THE SITE DEVELOPMENT PLAN:
ERF 1585, HEROLDSBAY (PORTION OF PORTION 7 OF THE FARM BUFFELSFONTEIN 204,
DIVISION GEORGE**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided.

1. That the Permission in terms of Section 15(2)(l) of the Land Use Planning By-Law, 2023 for the approval of a Site Development Plan and Landscape Plan as required per Condition 23 of the Municipal approval letter dated 10 January 2022 for the group housing site on portion 103 (unregistered Erf 1644), a portion of Erf 1585 (portion of Remainder Portion 7 of the Farm Buffels Fontein 204) within the Herold Bay Country Estate attached as '**Annexure A'** - Site Development Plan, Plan no 30_00 revision G dated 24.04.2025 drawn by Mere Group **BE APPROVED** in terms of Section 60 of the said By-law for the following reasons:

REASONS FOR DECISION

- a) The SDP and related documents comply with the conditions of approval dated 22 November 2022.
 - b) The proposed SDP is in line with the Integrated Zoning Scheme By-Law, 2023, and development rights as approved.
2. That the Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law, 2023 of Portion 103 (unregistered Erf 1644) a portion of Erf 1585, Herolds Bay (portion of Remainder Portion 7 of the Farm Buffels Fontein 204) as shown on Plan No. HDB/D/201-2, Dated April 2025 **BE APPROVED** in terms of Section 60 of the said By-law for the following reasons:

REASONS FOR DECISION

- a) The proposed subdivision serves to create full title erven in lieu of sectional title units.
- b) The proposed subdivision will not detract or deviate from the initial proposed development for this portion of the Herolds Bay Country Estate viz. group housing units.

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



CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

- A. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the subdivision approval shall lapse if not implemented within a period of five (5) years from the date it comes in operation.
- B. This approval shall be taken to cover only the subdivision application as applied for and indicated on the subdivision Plan No. HDB/D/201-2 drawn by Nel & De Kock Town Planners dated April 2025 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.
- C. The approval will only be regarded as implemented on the approval of the General Plan/subdivision Diagram by the Surveyor General as well as the registration of at least one portion in terms of the Deeds Registries Act.

Notes:

- *Building Plans must be submitted in accordance with the National Building Regulations and the Approved Architectural Guidelines.*
- *An approved Surveyor General Diagram, which shows the street names, must be submitted to the Directorate: Planning and Development for record purposes.*
- *Comment from Electrotechnical: Developer to provide minimum 2 x 160mm Dia sleeves for new and future cables crossing driveways on the electrical servitude along the southern boundary of the development.*
- *Conditions of approval letter dated 10 January 2022 are still applicable.*
- *The developer needs to adhere to all other conditions in accordance with other acts and legislation that may be applicable.*

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 17 OCTOBER 2025** 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

C:\Marisa\Decisions_New By-Law Pro formas_(applicant)\Farm 204 Buffelsfontein portion 7, division george(subdivision and sdp approval_nel & de kock).docx



**Proposed Subdivision and
Permission required in terms of a
Condition of Approval: ERF 1585
situated at Herolds Bay in the
Municipality and Administrative
District of George**

Application is being made in terms of Section 15 of the Land Use Planning By-Law of George Municipality, 2023, for the following:

2. A permission required in terms of a condition of approval in terms of Section 15.(2)(i) in order to approve the attached Site Development Plan No. 30_00 of Project No. 029613 Rev. E by Mtern Group.

Table 1			Total
Zoning	Land Use	Pin. Nos	Area (ha)
Single Residential Zone I	Group Housing	1-10	5370ha ^a
Single Residential Zone II	Private Road	10-20	703ha ^a
Total			6063ha ^a

^a Portion 103 forms part of an Estate Housing contract

approved on 10 January 2022 as per Plan No.
HDB/C/204-4.

Remarks:
1. This plan is accompanied by a Site Development Plan (Blot No. 20, 00, District of Columbia, 2004).

with full spectrum of development specifications
compiled by Mere Group Pty. Ltd.

2. Maximum Density: 23 units/ha.
3. Number of units approved according to approved plan: 10. UDR/C/204 4. 26 units.

4. Each proposed Group Housing Etf allows for more
Proposed number of units: 15 units
PFI#1 No. HUB/C/2044: 20 units

than the prescribed 50m² functional open space.

1. Cederström Information by Goosen Clough and Louw Professional I and Supervisors

2. Contours provided by Jacobs Opmettings.
3. Contour intervals: 0.5m.

1000

10

EBE 1585

(Portion of Portion 7 of the

**Farm Buffelsfontein No. 204,
(Goswami)**

George)

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PEAK DOCK
Stads - en Streekdeplanners
Town and Regional Planners

Yorks Street 50 York Street
Postbus 1186 / P.O. Box 1186
Tel: (044) 874 5207
Fax: (044) 873 6354

George O'Sullivan E-pos / E-mail: george@nwweb.co.za

DATE	11/05/2010	00:00:00
BEPLAN		

PLANNED	A.H.	PLAN
		1990/2000

GETEKEN DRAWN	A.H.	NO	HDB/D/201-2
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DRAWN	
DATUM	

DATE	APRIL 2025
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Locality Map: (True to scale)



ERF 1585
(Portion of Portion 7 of the
Farm Buffelsfontein No. 204,
George)

**Stads - en Streekplanners
Town and Regional Planners**

SKAAL 1:750 (A3) SCALE

BEPLAN	A.H.	PLAN	
PLANNED			HDB/D/201-2
GETEKEN		NO	

DRAWN	A.H.	NO.
DATUM		
DATE		APRIL 2025

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COUNCIL

DATE	TIME	DESCRIPTION
2023-05-04	7:00 PM	Annexure 9
2023-05-04	7:00 PM	Annexure 9
2023-05-04	7:00 PM	Annexure 9
2023-05-04	7:00 PM	Annexure 9
2023-05-04	7:00 PM	Annexure 9
2023-05-04	7:00 PM	Annexure 9
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2023-05-04	7:00 PM	Annexure 9
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2023-05-04	7:00 PM	Annexure 9

Annexure 9

GENERAL NOTES

- 1. All dimensions to be measured from the centre of the road or the centre of the building footprint.
- 2. All dimensions to be measured from the centre of the road or the centre of the building footprint.
- 3. All dimensions to be measured from the centre of the road or the centre of the building footprint.
- 4. All dimensions to be measured from the centre of the road or the centre of the building footprint.
- 5. All dimensions to be measured from the centre of the road or the centre of the building footprint.
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- 7. All dimensions to be measured from the centre of the road or the centre of the building footprint.
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- 9. All dimensions to be measured from the centre of the road or the centre of the building footprint.
- 10. All dimensions to be measured from the centre of the road or the centre of the building footprint.



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- 10. All dimensions to be measured from the centre of the road or the centre of the building footprint.

HOUSE TYPE	HOUSE NO.	TOTAL HOUSES
TYPE A	304, 305, 3012	3
TYPE Am	305, 306, 3013	3
TYPE B	302, 307, 3011, 3015	4
TYPE Bm	302, 306, 3010	3
TYPE Bm(1)	3014	1
TYPE C	301	1
		16

GEORGE DC CALCULATION MODEL		Version 1.00	31 August 2021
For Internal information use only (Not to publish)			
	Erf Number *	Portion 103 of 1585	
	Allotment area *	Herolds Bay	
	Water & Sewer System *	George System	
	Road network *	Coastal resorts	
	Developer/Owner *	HEROLDS BAY COUNTRY ESTATE (PTY) LTD	
	Erf Size (ha) *	6 495,00	
	Date (YYYY/MM/DD) *	2025-06-19	
	Current Financial Year	2024/2025	
Collaborator Application Reference		3664826	

Application: Subdivision & Departure

Service applicable	Description
Roads	Service available, access via Internal road network (Subject to the Road master plan & access approval)
Sewer	No service available for proposed development
Water	Service available (Subject to the Water Master Plan, WTW treatment & network capacity)

Conditions
General conditions

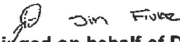
- 1 The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
 - 2 The amounts of the development charges are reflected on the attached calculation sheet dated 19/06/2025 and are as follows:

Roads:	R	43 267,20	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	-	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	340 050,00	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	383 317,20	Total Excluding VAT
 - 3 The total amount of the development charges of R383 317,20 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.
 - 4 Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 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
- 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 submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.*
- 5 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 R383 317,20 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 paragraph 3 above.
 - 6 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.
 - 7 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 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.
 - 8 Any, and all, costs directly related to the development remain the developers' responsibility.
 - 9 Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
 - 10 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 7 applicable)

- 11 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 7 applicable)
- 12 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 7 applicable)
- 14 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.
- 15 Note, 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.
- 16 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 17 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 18 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 19 Note, 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.
- 20 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. All internal services (water, sewer, private roads including the associated stormwater 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.
- 21 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.
- 22 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.
- 23 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.
- 24 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.
- 25 Municipal water is provided for potable use only. No irrigation water will be provided.
- 26 A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to complying with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumption by this department at a rate as per the applicable annual Tariff List. In this regard, transfers, building plan approval and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full. The water meter is to be removed on completion of construction if so required by the Dir: CES.
- 27 The developer / erf owner is to apply to the George Municipality for the installation of an individual erf water meter prior to any building work commencing on an erf.
- 28 A Water Demand Management Plan is to be submitted for approval by the relevant department/authority. All approved measures are to be implemented by the developer. The approved WDMP must be incorporated into all home owner constitutions/body corporate rules/any such governing or controlling body.
- 29 No municipal waterborne sewer service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for sewer will then become payable in accordance with the approved DC Guidelines at the time of connection
- 30 Given the size of the proposed development, the developer is to submit the proposed method of handling household sewage to the Dir: CES for approval. (condition 7 applicable)
- 31 All aspects regarding sewerage management/treatment shall be addressed to the satisfaction of the Dir: CES and all other relevant authorities.
- 32 All necessary permits, licenses and/or approvals required for the development must be obtained from the relevant authorities.
- 33 As the Municipality cannot accommodate the sewer from the proposed development, the developer proposed the provision of 3 (three) temporary on-site sewerage package plants, and to use the effluent from these plants for the irrigation of pastoral land (Intended for cattle grazing). No treated effluent will be released into any natural water courses.
- 34 The developer must apply to the Department Water and Sanitation for a General Authorisation in terms of the National Water Act 1998 (Act No. 36 of 1998) Section 39, and any subsequent revision of the Act and for the Irrigation of Waste Water.
- 35 The developer/OHA will have to apply to the George Municipality to become a Water Service Intermediary, in terms of Chapter IV of the Water Services ACT (Act No 108 of 1997). The approval must be included in the Service Agreement between the Developer/HOA and the George Municipality. The Department Water and Sanitation will stipulate in the duties of Water Services Intermediary in the General Authorisation, and the George Municipality reserve the right to included additional conditions and requirements as it may be required. All costs involved will be for the developer.

- 36 All aspects regarding sewerage treatment, including the proposed temporary on-site sewerage package plants, shall be addressed to the satisfaction of the Dept: CES and all other relevant authorities within a service agreement (Clause 7 applies)
- 37 Final effluent quality from the sewer treatment plant shall meet the standards specified by the relevant authority and be to the satisfaction of the relevant authorities.
- 38 Sewerage sludge shall be disposed of in such a manner as not to cause any pollution or any nuisances, and in accordance with the applicable legislation.
- 39 No pollution of surface water or ground water resources shall be allowed. Disposal of sewerage effluent and/or sludge shall at all times comply with the requirements of all relevant legislation.
- 40 All blockages, breakdowns or spillages shall be reported to the relevant authority.
- 41 The developer/HOA shall be responsible for the management and the maintenance of the sewerage system (development specific bulk and network) to the satisfaction of the Dept CES, and any other relevant authority.
- 42 The developer shall be responsible for the management and the maintenance of the sewerage system (development specific bulk and network) to the satisfaction of the Dir. CES, and any other relevant authority.
- 43 Suitably qualified personnel, and in accordance with relevant legislation, shall operate, monitor and be in charge of the day- to-day operation and maintenance of the treatment plants.
- 44 Pipes used for treated effluent and raw water, shall be marked differently to piping used for drinking water in respect of colour, and shall be to the satisfaction of the Dir: CES and any other relevant authority
- 45 If treated waste water or raw water is used for irrigation the following requirement must be adhered to, in order to prevent person's from unwittingly consuming treated effluent water, raw water or being directly exposed to treated effluent water, raw water, all taps, valves and sprayers of the irrigation system, shall be so designed and installed to the satisfaction of the relevant authority. Only authorized persons shall be permitted to operate these systems.
- 46 The quality of water used for irrigation may not pose a health hazard.
- 47 All water points where uninformed persons could possible access treated effluent water or raw water shall be provided with notices that clearly state, in all three official languages of the Western Cape, that it is potentially dangerous to utilise the water and a health hazard.
- 48 All possible precautions shall be taken by the developer to ensure that no surface or ground water are contaminated by the irrigation water. Excessive irrigation shall therefore be avoided, and the irrigation area protected / contained by use of contours and screening walls to the satisfaction of the relevant authority.
- 49 The applicant/developer/owner is to apply to the Dir: CES for an industrial permit to discharge any effluent, other than standard residential effluent, into the municipal sewer system. The conditions as stated in the permit are to be implemented at the applicant's expense.
- 50 The development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity
- 51 Public and private roads are to be clearly indicated on all layout plans submitted. The road reserves must be clearly indicated on all plans submitted for approval. The cadastral layout can only be approved if the road reserves have been included on plans and approved by CES.
- 52 The private roads and the associated stormwater and private open spaces are to be registered as private and transferred to the HOA/BC, or other relevant governing or controlling body. Public roads must be transferred to the George Municipality.
- 53 If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dir. CES together with any other approving authority, and who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the Dir. CES and/or relevant authority are to be implemented by the developer. All costs involved will be for the developer.
- 54 Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
- 55 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 rules of all home owners constitutions/body corporate/any such governing or controlling body.
- 56 The discharge of surface stormwater is to be addressed by the developer. Condition 7 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done on line with the available stormwater master plans.
- 57 A layout plan indicating the proposed storm water drainage must be submitted to the Dir:CES for prior approval. Condition 7 applies.
- 58 All proposed Public Open Spaces are to be landscaped and finished to the satisfaction of the Dir: Environmental Services and the Dir.CES where this falls within a road reserve.
- 59 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.
- 60 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 61 No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to insure compliance.

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- 62 As only a general layout has been provided, with no dimensions indicated, the developer is to take note that all road reserve widths are to be in accordance the Red Book: The Neighbourhood Planning and Design Guide (Red Book): Creating Sustainable Human Settlements, 2019 standards. The width of road reserves is to be approved by the Dir: CES before the final layout can be approved. Minimum width of Municipal road reserve is 10 m and for panhandle ervans access is 4 m.
- 63 The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
- 64 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 65 The municipality, or contractors representing George Municipality to have unrestricted access to the exiting municipal infrastructure pump stations. Developer to indicated proposed access on the development's Site Development Plan (SPD) for approval.
- 66 Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2023 parking requirements and vehicles must readily leave the site without reversing across the sidewalk. Alternative Parking may be supplied.
- 67 Site access to conform to the George Integrated Zoning Scheme 2023.


Singed on behalf of Dept: CES

19 Jun 25

