

Collaborator No.: 3943522
Reference / Verwysing: Portion 3 of the Farm Kraaibosch 195
Date / Datum: 24 April 2026
Enquiries / Navrae: Andrea Griessel

Email: philip@formaplan.co.za

PHILLIPUS CORNELIUS JOHANNES THERON
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GEORGE
6530

**APPLICATION FOR AMENDMENT OF APPROVAL CONDITIONS AND AMENDMENT OF APPROVED
SUBDIVISION: PORTION 3 OF THE FARM KRAAIBOSCH 195, DIVISION GEORGE**

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that the following applications applicable to Portion 3 of the Farm Kraaibosch 195, Division George:

1. Amendment in terms of Section 15(2)(h) of the Land Use Planning By-Law for George Municipality, 2023 of conditions 2 and 3 imposed in the approval letter dated 23 November 2023 applicable to the development on Portion 3 of the Farm Kraaibosch 195, Division George:

Which reads as follows:

Condition 2:

2. The rezoning and subdivision of the Subdivisional Area shall be as approved and indicated on the Subdivision & Land Use Plan (zoning plan) drawn by FormaPlan, Drawing Number: kraaib/3 3.6 dated March 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.

Condition 3:

3. Development to be phased in accordance with the phasing plan drawn by FormaPlan, Drawing Number: kraaib/3 4.4 dated March 2022 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.

To read as follows:

Condition 2:

2. The rezoning and subdivision of the Subdivisional Area shall be as approved and indicated on the Subdivision & Land Use Plan (zoning plan) drawn by FormaPlan, Drawing Number: kraaib/3 3.7 dated December 2026 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.

Condition 3:

3. Development to be phased in accordance with the phasing plan drawn by FormaPlan, Drawing Number: kraaib/3 4.5 dated December 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.
2. Amendment in terms of Section 15(2)(k) of the Land Use Planning By-Law for George Municipality, 2023 of the subdivision plan approved on 23 November 2023 applicable to the development on Portion 3 of the Farm Kraaibosch 195, Division George to create 1x institutional erf in lieu of 2x erven;

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

REASONS FOR DECISION:

- a) The proposed amendments will not have an adverse impact on the intended development or change zoning or intended uses.
- b) It is merely a cadastral exercise to create one (1) Institutional Zone III erf in lieu of two (2) erven.
- c) The proposed amendment will not have an adverse impact on the character of the area, natural environment or surrounding properties.

Notes:

1. *All other conditions of approval will remain applicable as per the approval letter dated 23 November 2023.*
2. *As required, the developer will be responsible for updating the SLA to reflect the correct land use approval.*

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee in terms of Section 79(2) of the 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: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 15 MAY 2026**, 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

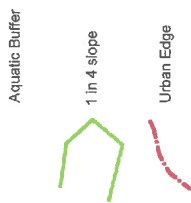
SENIOR MANAGER: TOWN PLANNING

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LEGEND

- 299 Group Housing erven (Erven 1 to 299) - ave 458m² (smallest erven = 180m²)
- 1 Retirement Resort erf (assisted living, home nursing, reception, admin, dining area, parking etc. (Erf no 300)
- 1 Private Open Space Erf (Erf no 302)
- 1 Private Street Erf (Erf no 303)
- 2.2 1 Community Zone III erf (Erf no 301)
- 2.3 1 Transport Zone II erf (Erf no 304)

1. rezoning of Pin 3 of Farm 195, George from Agriculture Zone I to Subdivisional Area comprising an erf for a neighbourhood shop & an erf for public street widening as well as an Estate Housing development for erven for erection of Retirement Resort (group housing) dwellings, assisted living and home nursing, reception, dining area, administration, parking, private open space and private street.
2. subdivision of the Subdivisional Area into
 - 302 Single Residential Zone II erven com-



NOTE / NOTA

Alle matas op die plan is by handreiking en moet deur 'n landmeter bevestig word.
All measurements on this plan are approximate and must be verified by a landsurveyor.

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Klant: **Groenkloof**



Project: **Rezoning & Subdivision**

Title: **Phasing Plan**

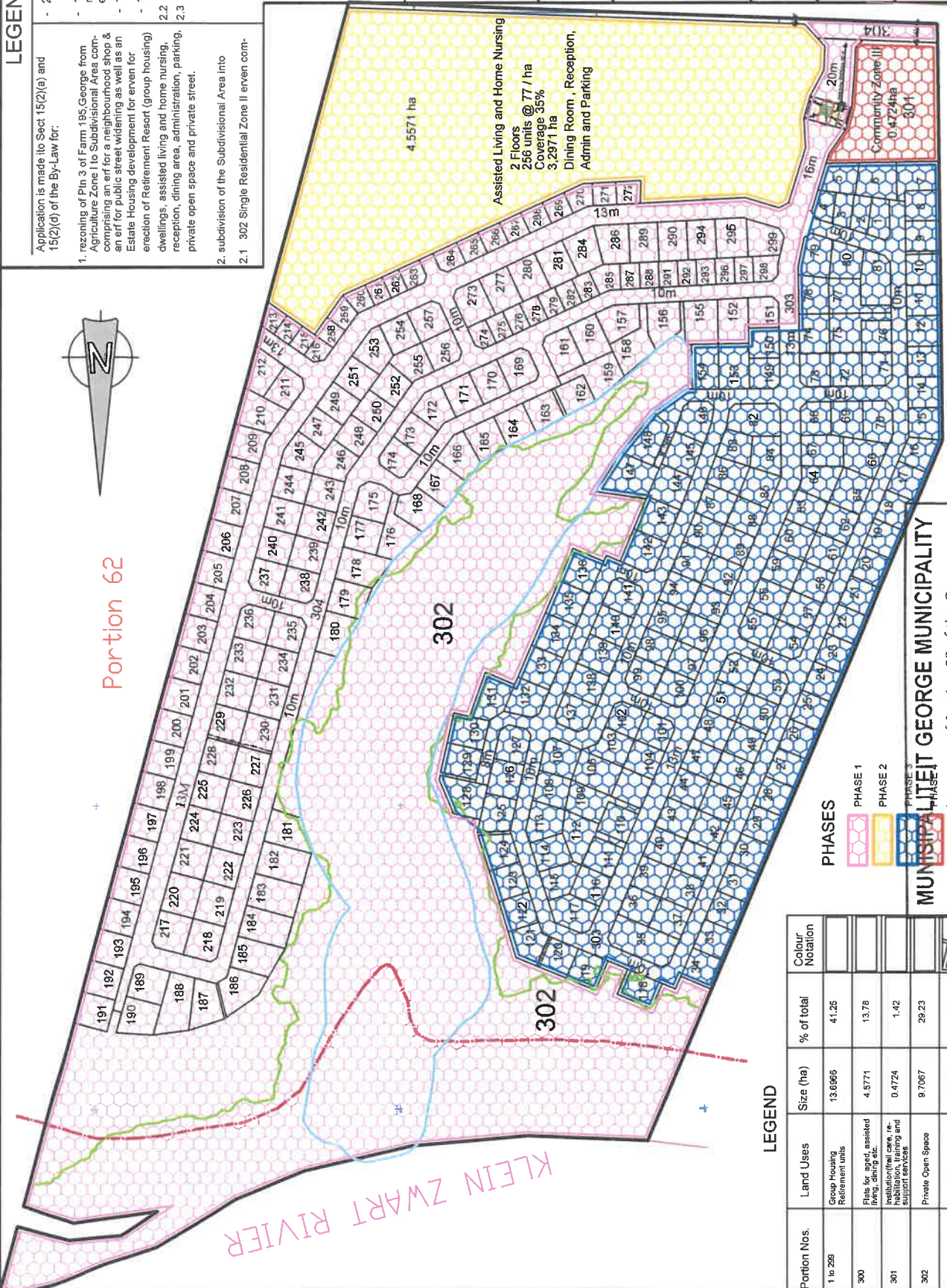
Property: **Ptn 3 Kraaibosch 195**

Sheet: 1:2500 on A3 plot
Drawing Number: Kraaib/3 4.5
Date: December 2025



Portion 62

Portion 21



Portion Nos.	Land Uses	Size (ha)	% of total	Colour Notation
1 to 299	Group Housing Retirement units	13,6966	41,25	[Pink Box]
300	Floors for aged, assisted living, dining etc.	4,5771	13,78	[Yellow Box]
301	Institutional/freel care, re-habilitation, training and support services	0,4724	1,42	[Blue Box]
302	Private Open Space	9,7067	29,23	[Blue Box]
303	Private Streets	4,5457	13,68	[Blue Box]
304	Public Street	0,2094	0,63	[Blue Box]
TOTAL		33,2079	100,00	

MUNICIPALITY OF GEORGE MUNICIPALITY

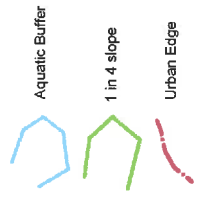
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

24/4/2026

DATE:
DATUM:
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

LEGEND

- 299 Group Housing erven (Erven 1 to 299) - ave 458m² (smallest erven = 180m²)
- 1 Retirement Resort erf (assisted living, home nursing, reception, admin, dining area, parking etc. (Erf no 300)
- 1 Private Open Space Erf (Erf no 302)
- 1 Private Street Erf (Erf no 303)
- 2.2 1 Community Zone III erf (Erf no 301)
- 2.3 1 Transport Zone II erf (Erf no 304)



134m Contour Line

NOTE / NOTA

All measurements on this plan are approximate and must be verified by a landsurveyor.

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 Klient: Groenkloof



Project: Rezoning & Subdivision
 Title: Subdivision Plan

Property: Ptn 3 Kraaibosch 195

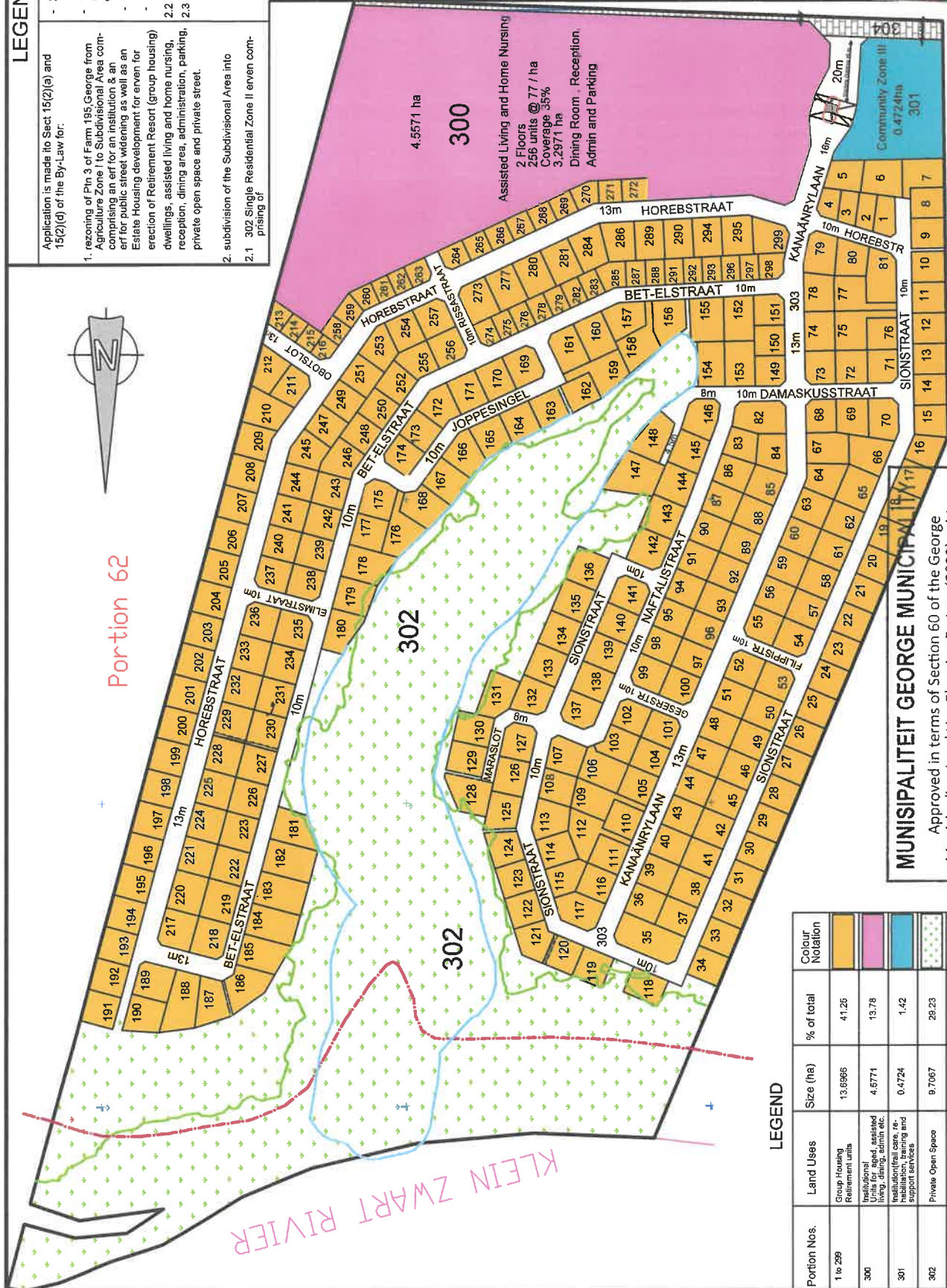
Scale	1:2500 on A3 plot
Date	December 2025
Identifying Number	Kraaib/3 3.7

Application is made in terms of Sect 15(2)(a) and 15(2)(d) of the By-Law for:

- rezoning of Ptn 3 of Farm 195, George from Agriculture Zone I to Subdivisional Area comprising an erf for an institution as well as an erf for public street widening as well as an Estate Housing development for erven for erection of Retirement Resort (group housing) dwellings, assisted living and home nursing, reception, dining area, administration, parking, private open space and private street.
- subdivision of the Subdivisional Area into:
 - 302 Single Residential Zone II erven comprising of:



Portion 62



Portion 21

MUNICIPALITEIT 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.

24/4/2026
 SENIOR MANAGER - TOWN PLANNING
 DATUM SENIOR BESTUURDER: STATISBEPLANNING

LEGEND

Portion Nos.	Land Uses	Size (ha)	% of total	Colour Notation
1 to 299	Group Housing Retirement units	13.6986	41.26	[Orange]
300	Institutional Units for aged, assisted living, dining, admin etc.	4.6771	13.78	[Pink]
301	Institutional/trail care, rehabilitation, training and support services	0.4724	1.42	[Blue]
302	Private Open Space	9.7067	29.23	[Green]
303	Private Streets	4.5457	13.89	[Light Green]
304	Public Street	0.2084	0.63	[Light Blue]
TOTAL		33.2079	100.00	