

Collaborator No.: 4125277
Reference / Verwysing: Erf 29141, George
Date / Datum: 19 June 2026
Enquiries / Navrae: Andrea Griessel

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O Box 710
GEORGE
6530

APPLICATION FOR REZONING AND SUBDIVISION: ERF 29141, GEORGE

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided:

A. That the following applications applicable to Remainder Erf 29141, 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 Erf 29141 George from Agricultural Zone I to a Subdivision Area to allow: 1x Transport Zone II (public street) erf, 1x General Residential Zone II erf (density of 35 du/ha) as well as an Estate Housing development comprising of 112x Single Residential Zone II (dwelling house) erven (density of 19 du/ha), 5x Single Residential Zone II (group housing) erven (density of 26 du/ha), 1x Single Residential Zone II (private street) erf and 1x Single Residential Zone II (private open space) erf;
2. Subdivision in terms of Section 15 (2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 of the Subdivision Area into the following erven:
 - (a) 1x Transport Zone II erf (*public street*) (*Portion 242*);
 - (b) 112x Single Residential Zone II erven (*dwelling house*) (*density of 19 du/ha*) (*Portions 111 to 208, 217 to 220 and 227 to 236*);
 - (c) 5x Single Residential Zone II erven (*group housing*) (*density 26 du/ha*) (*Portions 209 to 211 and 215 to 216*);
 - (d) 1x General Residential Zone II erf (*density of 35 du/ha*) (*Portion 239*);
 - (e) 1x Single Residential Zone II erf (*private open space*) (*Portion 240*); and
 - (f) 1x Single Residential Zone II erf (*private street*) (*Portion 245*);

BE APPROVED in terms of Section 60 of the Land Use Planning Bylaw for George Municipality, 2023, for the following reasons:

REASONS FOR DECISION:

- a) Phases 1, 2 and 3 are already implemented with phase 4 in process. The proposal is merely for the continuations of the previous approved rights (1 December 202).
- b) Given that the proposal remains unchanged from that previously approved and partially implemented development, it is not anticipated to have any adverse impact on the surrounding built or natural environment.
- c) The proposal aligns with the development principles of SPLUMA and LUPA.
- d) The proposal promotes residential densification and intensification of underutilised land in line with the spatial planning principles, objectives and guidelines applicable to the surrounding area aligned with the original 2020 approval.
- e) The proposed development will not result in a negative impact on the surrounding built environment, Character of the area or the surrounding neighbours' rights and amenities.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT:

General

1. That the approval shall lapse if not implemented within a period of five (5) years from the date it comes into operation.

Conditions applicable to the Rezoning and Subdivision of the Subdivision Area:

2. This approval shall be taken to cover only the Rezoning, phasing, and subdivision as applied for and indicated on Rezoning and Subdivision Plan, plan no. 29141/1 dated 10 March 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.
3. All owners within the estate housing component of the development shall become members of the Glenwood Ridge Homeowners Association (HOA).
4. The HOA Constitution and Architectural Guidelines for Glenwood Ridge as already approved will remain applicable to this development.
5. A site development plan (SDP) for the proposed development (or per each phase) must be submitted to the satisfaction of the Directorate: Planning and Development, in accordance with the provisions of Section 23 of the George Zoning Scheme By-Law, 2023, applicable land use descriptions, the conditions of approval, prior to submission of building plans.
6. Street names for the private streets must be indicated on the general plan submitted to the Surveyor General for approval.
7. Conditions imposed by Civil Engineering Services and Electrotechnical Services as part of the original decision on 1 December 2020 and 9 April 2021 (*amendment of condition 15*) attached hereto as "**Annexure B**" remains applicable.
8. The approval for each phase will be deemed implemented on the registration of the General Plan at the Surveyor General as well as the registration of the General Plan in terms of the Deeds Registries Act and the transfer of at least one subdivided portion within that phase.

Notes:

- a) ***The developer must to submit an addendum to the existing SLA, in terms of Clause 2.1.18, replacing Annexure "B" (noted added by the Civil Engineering Services Department).***
- b) *The approved subdivision plan must be submitted to the Directorate's GIS Section for information purposes prior to transfer of a portion.*
- c) *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion prevention measures must be addressed and incorporated as part of the development.*

- d) A building plan be submitted for approval in accordance with the National Building Regulations (NBR).
- e) 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.
- f) The necessary measures must be put in place for the provision of engineering services as per the requirements of the Engineering Services Departments.

B. That Permission in terms of Section 15 (2)(g) of the Land Use Planning By-Law for the George Municipality, 2023 for the approval of the Site Development Plan for Phase 4 of Glenwood Ridge, Plan no. SDP Glenwood Ridge Phase 4.pln dated 23/04/2025, SDP Glenwood Ridge Phase 4 typical unit.pln, dated 08/05/2025, SDP Glenwood Ridge Phase 4.pln (*boundary wall*) dated 23/04/2025 drawn by Earp Construction and 17012-C-002-01, 17012-C-003-01, 17012-C-004-01, 17012-C-005-01, dated 21/06/2024 drawn by Lyners Consulting Engineers, GRG-179/RT/LV/09 dated 23/04/2025 drawn by BDE Consulting Electrical Engineers, attached as '**Annexure C**' on Erf 29141, George;

BE APPROVED in terms of Section 65 of said By-law for the following reasons:

REASONS FOR DECISION:

- a) The proposed development is in line with the Land Use Planning By-law, 2023 and George Integrated Zoning Scheme By-Law, 2023.
- b) The proposal (phase4) is a continuation of the Glenwood Ridge residential development.
- c) The proposed SDP meets the requirements of Section 65 of the Land Use Planning Bylaw for George Municipality, 2023.

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 10 JULY 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



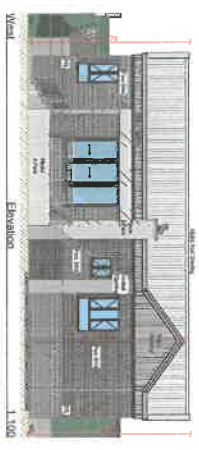
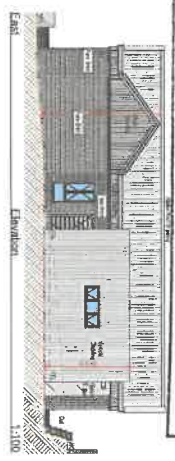
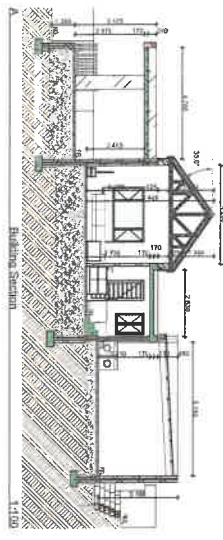
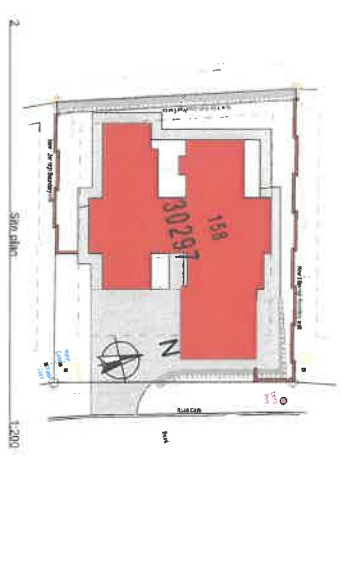
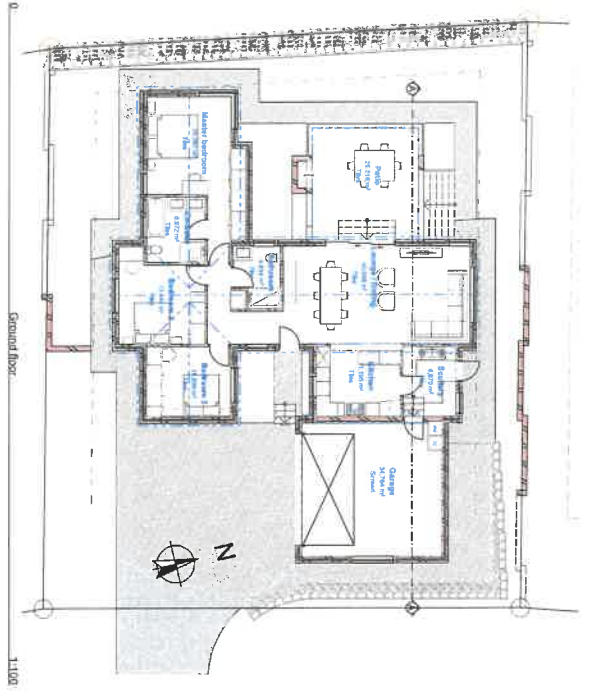
C PETERSEN
SENIOR MANAGER: TOWN PLANNING

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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.

19/06/2028
 DATE
 DATUM
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURSPERSON: STADSBEPLANNING



Typical Dwelling Unit For Phase 4 Glenwood Ridge

EHARP
 ENGINEERING & ARCHITECTURE

PROJECT: Proposed new SGP on GP 3024, Glenwood Ridge
 DRAWING: SECTION ELEVATIONS
 SCALE: 1:100
 DATE: 19/06/2028

Author: [Signature]
 Checked: [Signature]
 Drawn: [Signature]

MUNICIPALITEIT GEORGE MUNICIPALITY

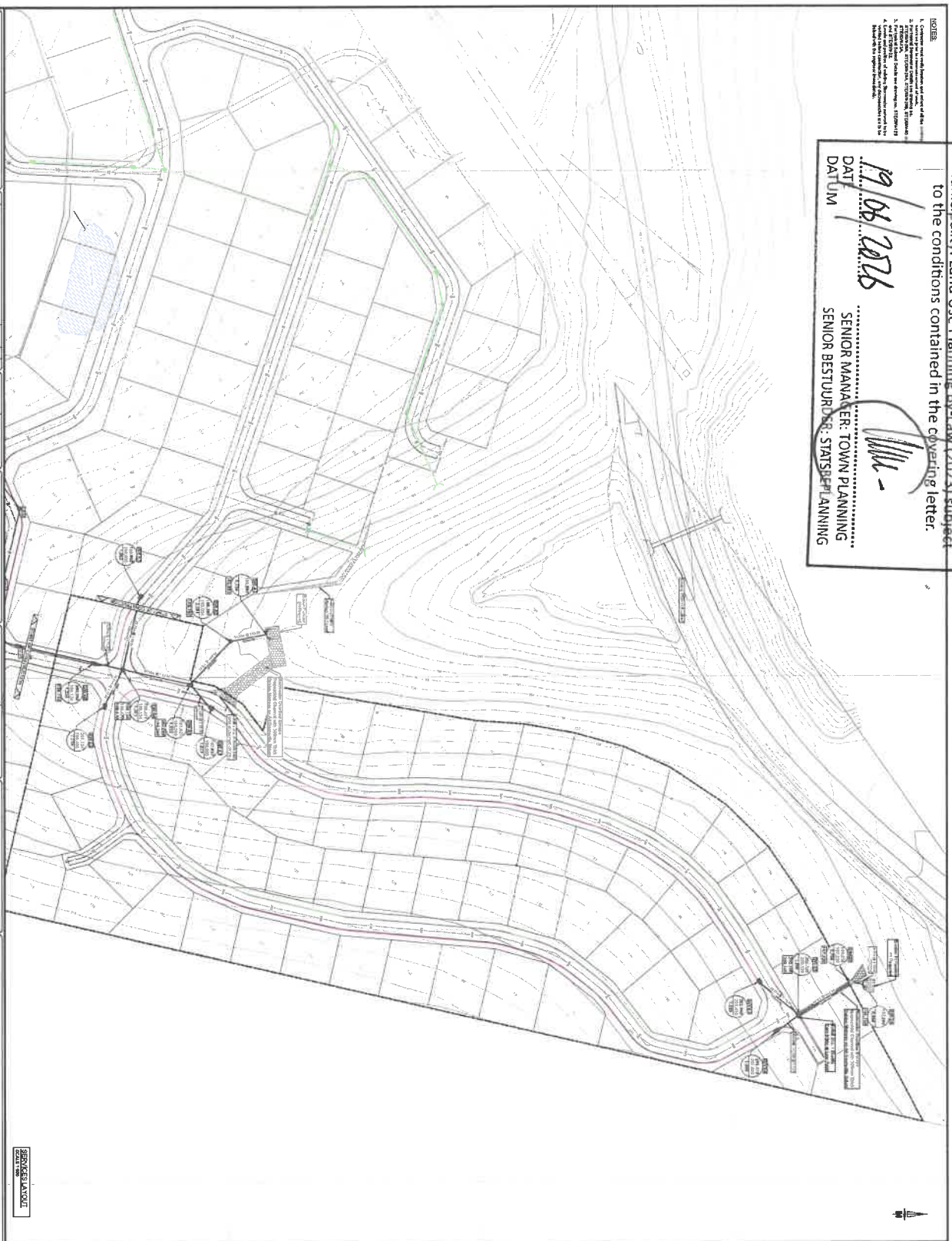
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19/06/2026
 DATE
 DATUM

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 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSPLEANNING

[Signature]

- NOTES:
1. All drawings are subject to the approval of the relevant authorities.
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LEGEND

PHASE/ENGINEERING

DESCRIPTION	PHASE 1/ENGINEERING	PHASE 2/ENGINEERING	PHASE 3/ENGINEERING
EXISTING	---	---	---
PROPOSED	---	---	---
PHASE 1	---	---	---
PHASE 2	---	---	---
PHASE 3	---	---	---

STRUCTURE SETTINGS OUT DATA

NO	DESCRIPTION	PHASE	ENGINEERING
1	STORMWATER TREATMENT TANK	PHASE 1	ENGINEERING
2	STORMWATER POND	PHASE 1	ENGINEERING
3	STORMWATER CHANNEL	PHASE 1	ENGINEERING
4	STORMWATER PIPE	PHASE 1	ENGINEERING
5	STORMWATER PIPE	PHASE 1	ENGINEERING
6	STORMWATER PIPE	PHASE 1	ENGINEERING
7	STORMWATER PIPE	PHASE 1	ENGINEERING
8	STORMWATER PIPE	PHASE 1	ENGINEERING
9	STORMWATER PIPE	PHASE 1	ENGINEERING
10	STORMWATER PIPE	PHASE 1	ENGINEERING



Control Points (MSS&AF)

NO	DESCRIPTION	PHASE	ENGINEERING
1	STORMWATER TREATMENT TANK	PHASE 1	ENGINEERING
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3	STORMWATER CHANNEL	PHASE 1	ENGINEERING
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6	STORMWATER PIPE	PHASE 1	ENGINEERING
7	STORMWATER PIPE	PHASE 1	ENGINEERING
8	STORMWATER PIPE	PHASE 1	ENGINEERING
9	STORMWATER PIPE	PHASE 1	ENGINEERING
10	STORMWATER PIPE	PHASE 1	ENGINEERING

PROJECT

GLENWOOD RIDGE - PHASE 4

STORMWATER LAYOUT PLAN

CLIENT

CEARRP CONSULTANTS

DATE

17/01/2025

PROJECT NO.

17012-C-005-01

CONTRACT REFERENCE NUMBER

17012-C-005-01

SCALE

AS SHOWN

SHEET 1 OF 1

CONTRACT NO.

17012-C-005-01

DATE

17/01/2025

PROJECT TITLE

GLENWOOD RIDGE - PHASE 4

PROJECT NO.

17012-C-005-01

CONTRACT REFERENCE NUMBER

17012-C-005-01

SCALE

AS SHOWN

SHEET 1 OF 1

CONTRACT NO.

17012-C-005-01

DATE

17/01/2025

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CONSULTING ENGINEERS

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REVISIONS

NO	DESCRIPTION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	17/01/2025	[Signature]	[Signature]

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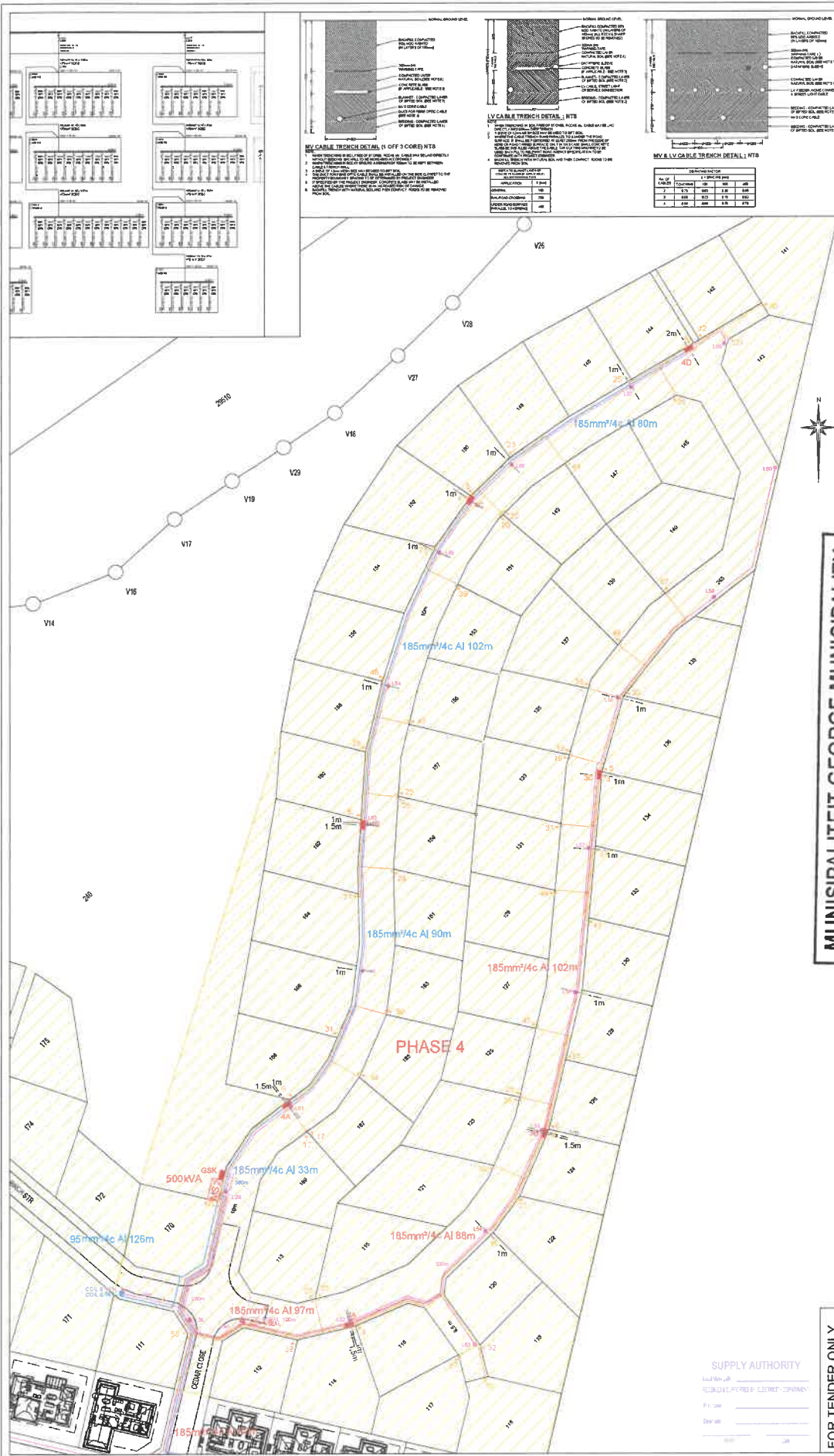
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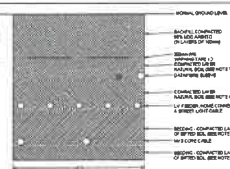
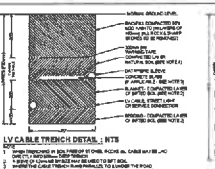
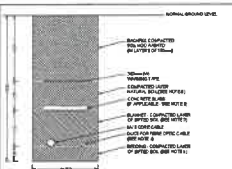
REGISTERED METALLURGICAL ENGINEER

REGISTERED INDUSTRIAL ENGINEER



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SOUTH AFRICAN NATIONAL STANDARD (SANS) 10182-1:2017.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
3. ALL CABLES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL SERVICES AND UTILITIES AT ALL TIMES.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND UTILITIES.
7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE DRAWING AND SPECIFICATIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND UTILITIES.
9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND UTILITIES.



LEGEND

MINI SUBSTATION		MS1
11KV UNDERGROUND CABLE		
11KV 3 CORE 110, 200 AF/PCSTA		
11KV UNDERGROUND CABLE		
70mm² 3 CORE 110, 200 AF/PCSTA		
LV FEEDER CABLES (4 CORE)		
AS INDICATED TOWN AF/PCSTA/AF/PC		
UNDERGROUND SERVICE CONNECTION CABLE		
150mm² 3 CORE CU/PVC/CS/AF/PC		
62.5K: GLASS FIBRE FITTED WITH SA. EDA OPT-28		
CURVE: 100mm BENDERS. BENDERS TO BE LABELLED WITH MUNICIPAL ERP NUMBERS		
LED PORT/OP/LUMINAIRE MOUNTED ON GALV STEEL POLE (40000 SH)		
LED BOLLARD LUMINAIRE		
STREET LIGHT CABLE (3000) 3 CORE CU/PVC/CS/AF/PC		
COV. SLEEVE Ø150mm		
MULTI CORE FIBRE SLEEVE		
CONNECTION SLEEVE Ø32mm		
PIPE DIA 75mm MANHOLE AS PER INDICATED		
1.2 OR 3 x Ø150mm PVC SLEEVES FOR LV CABLES		
1.2 OR 3 x Ø150mm PVC SLEEVES FOR MV CABLES		
30 CIRCUIT BREAKER, AMP RATING & MODEL		
30 ISOLATOR, AMP RATING & MODEL		
10 CONSUMER CIRCUIT BREAKER, AMP RATING, MODEL & TRIP CURVE INDICATION		
3 PHASE INDICATOR (34)		
SINGLE PHASE INDICATOR (14)		
PRE-PAY METER CIRCUIT INDICATOR		
BULK METER METER		
EARTH LEAKAGE		
DAY/NIGHT LIGHT SENSOR		

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.

DATE: 15/06/2023

DIATJUM

SENIOR MANAGER: TOWN PLANNING

SENIOR BESTUURDER: STATISBEPLANNING

NR.	WYSIGINGS AMENDMENTS
0	2023/0077 FOR INFORMATION ONLY
1	2023/0078 FOR INFORMATION ONLY
1	2023/0079 FOR TENDER ONLY

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CLIENT / CLIENT

EARP CONSTRUCTION (Pty) Ltd

BDE
RAANDGEWENDE ELEKTRISSE INGENIEURS
CONSULTING ELECTRICAL ENGINEERS

PROEJ / PROJECT
GLENWOOD RIDGE PHASE 4 (PHASE 3 CONSTRUCTION)

TEKENING BESKRYWING / DRAWING DESCRIPTION
LV RETICULATION LAYOUT

TEKENING NR. / DRAWING NO.	REV
GRG-179/RT/LV/09	1

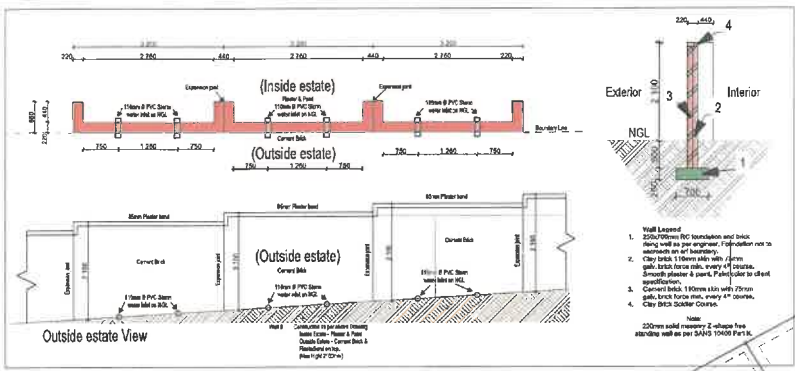
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CAD NAAM: 2023/0079
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SCALE: A3 - 1:1500
LEER NR.: GRG-179
LEER NR.: 2023/0079
AANVAAGDAATUM / COMMENCE DATE: 2023
GEBREK / DRAWN: [Signature]

SOEKOED KLEUR AFGEPOSD
MAGSAGAH GEBREK
CAD NAAM: GRG179
CAD NAAM: 2023/0079
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FOR TENDER ONLY

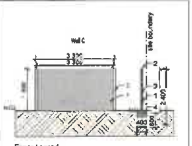
SUPPLY AUTHORITY

Georgie Municipality
Electrical Services Department

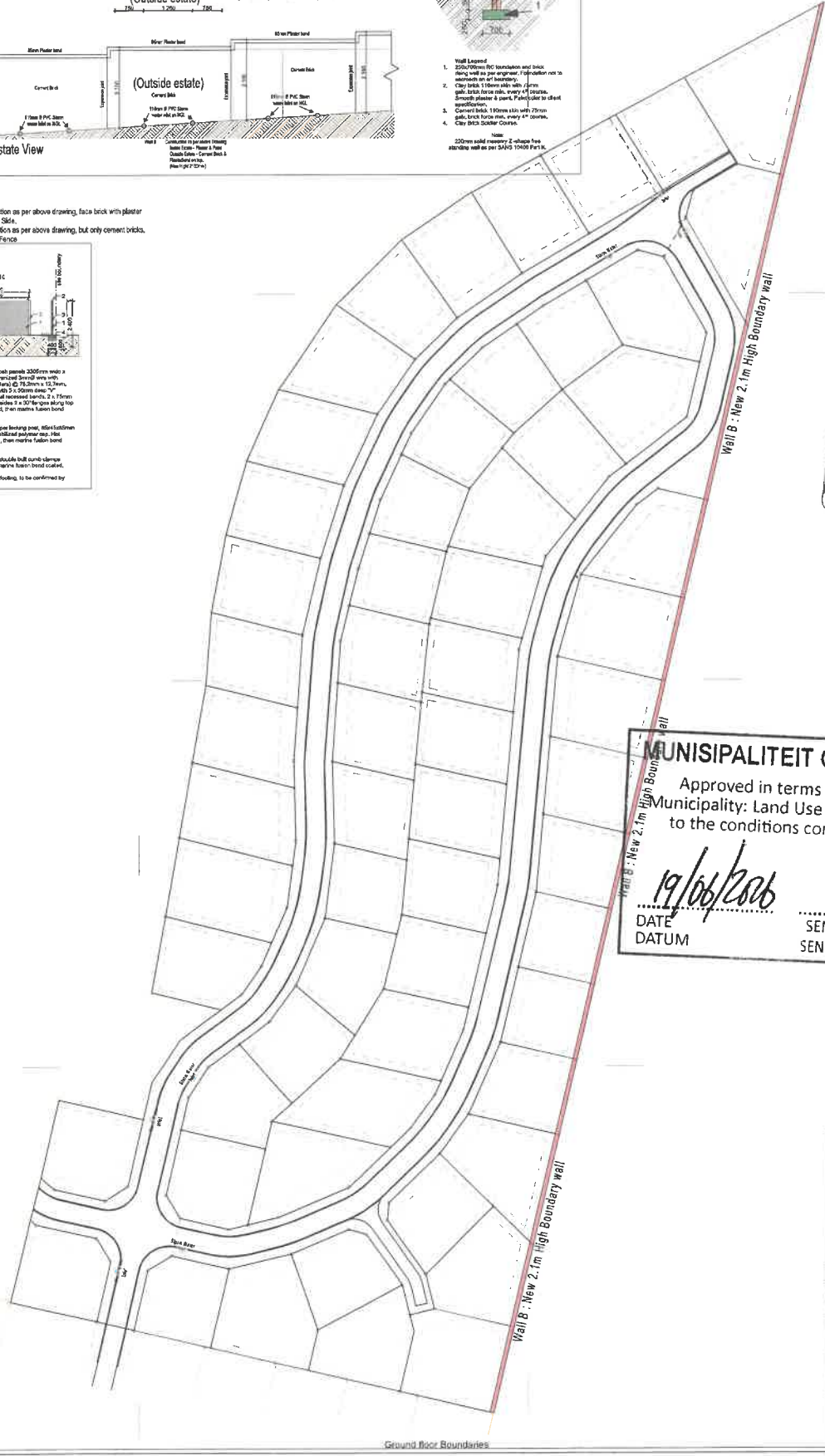


- Wall Section**
- 200/100mm PFC foundation and brick block wall to ground level. 100mm plaster to exterior face of foundation.
 - 100mm plaster with 100mm plaster board on exterior face. 100mm plaster on interior face.
 - Concrete block, 100mm skin with 75mm solid brick core, every 4th course.
 - Clay Brick Scaffolding Course.
- Note:**
200mm solid masonry 2-strap free standing wall as per SANS 10400 Part 1.

- Wall A.** Construction as per above drawing, face back with plaster to Public Side.
Wall B. Construction as per above drawing, but only cement bricks.
Wall C. Chain Link Fence



- Fence Legend**
- Panel: Chain link mesh, possible 200mm wide x 1800mm high galvanized steel wire with aperture size 50mm x 75mm. Panel reinforced with 5 x 50mm steel "Y" formation horizontal structural bands, 2 x 10mm "W" bands along sides in a 30° lap over along top and bottom, 2 x 10mm bands along bottom.
 - Post: Cochrane Super Sealing post, 80mm diameter coated with UV stabilised polyurethane, that support galvanneal, zinc marine tubular steel coating.
 - Clamp: Single & double ball clamp galvanneal, zinc marine tubular steel coating.
 - Finishing: 600x200 looking, to be confirmed by engineer.



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 DATE
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 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATSBEPANNING

EARP EXTENSION													
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<table border="1"> <tr> <th>REVISION</th> <th>DATE</th> <th>REVISION DETAILS</th> </tr> <tr> <td>0</td> <td>2025/04/23</td> <td>Issued for approval</td> </tr> </table>	REVISION	DATE	REVISION DETAILS	0	2025/04/23	Issued for approval	<table border="1"> <tr> <th>SCALE</th> <th>PAPER SIZE</th> <th>REVISION</th> </tr> <tr> <td>AS</td> <td>A3</td> <td>2 of 5</td> </tr> </table>	SCALE	PAPER SIZE	REVISION	AS	A3	2 of 5
REVISION	DATE	REVISION DETAILS											
0	2025/04/23	Issued for approval											
SCALE	PAPER SIZE	REVISION											
AS	A3	2 of 5											
PROJECT: Proposed new SDP on Erf 30291, Glenwood Ridge, for owner: Earp Construction (Pty) Ltd													
DRAWING TITLE: Glenwood Ridge Phase 4 SDP Boundary Layout													
DRAWING: SDP Glenwood Ridge Phase 4A1 Francon Engineering Plot 10/11, 10/12, 10/13, 10/14, 10/15, 10/16, 10/17, 10/18, 10/19, 10/20, 10/21, 10/22, 10/23, 10/24, 10/25, 10/26, 10/27, 10/28, 10/29, 10/30, 10/31, 10/32, 10/33, 10/34, 10/35, 10/36, 10/37, 10/38, 10/39, 10/40, 10/41, 10/42, 10/43, 10/44, 10/45, 10/46, 10/47, 10/48, 10/49, 10/50, 10/51, 10/52, 10/53, 10/54, 10/55, 10/56, 10/57, 10/58, 10/59, 10/60, 10/61, 10/62, 10/63, 10/64, 10/65, 10/66, 10/67, 10/68, 10/69, 10/70, 10/71, 10/72, 10/73, 10/74, 10/75, 10/76, 10/77, 10/78, 10/79, 10/80, 10/81, 10/82, 10/83, 10/84, 10/85, 10/86, 10/87, 10/88, 10/89, 10/90, 10/91, 10/92, 10/93, 10/94, 10/95, 10/96, 10/97, 10/98, 10/99, 10/100, 10/101, 10/102, 10/103, 10/104, 10/105, 10/106, 10/107, 10/108, 10/109, 10/110, 10/111, 10/112, 10/113, 10/114, 10/115, 10/116, 10/117, 10/118, 10/119, 10/120, 10/121, 10/122, 10/123, 10/124, 10/125, 10/126, 10/127, 10/128, 10/129, 10/130, 10/131, 10/132, 10/133, 10/134, 10/135, 10/136, 10/137, 10/138, 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OUR REF: Farm Kraaibosch 195/88, George

DATE: 1 December 2020

REGISTERED MAIL

Jan Vrolijk Tpwynplanner
P O Box 710
GEORGE
6530

**PROPOSED REZONING , SUBDIVISION AND DEPARTURE : FARM
KRAAIBOSCH 195 PORTION 88, DIVISION GEORGE**

Your application in the above refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, WW.1.33 of 29 July 2015 decided that the following applications on Portion 88 of the Farm Kraaibosch 195, Division George:

1. Rezoning in terms of Section 15 (2)(a) of the Land Use Planning By-law for George Municipality, 2015 of Farm Kraaibosch 195/88, Division George from Agriculture Zone I to a Subdivisional Area to permit for 3 Transport Zone II (public Street) erven, 1 General Residential Zone II erf (density of 35 du/ha), and an Estate Housing development comprising 126 Single Residential Zone II (dwelling house) erven (density of 17du/ha) , 112 Single Residential Zone II (group housing) erven (density of 26du/ha), 1 Single Residential Zone II (private street) erf and 2 Single Residential Zone II (private open space) erven;
2. Subdivision in terms of Section 15 (2)(d) of the Land Use Planning By-law for George Municipality, 2015 of the Subdivisional Area into the following:
 - (a) 3 Transport Zone II (Public Street) erven;
 - (b) 1 General Residential Zone II erf (density of 35 du/ha);
 - (c) 126 Single Residential Zone II (dwelling house) erven (density of 17du/ha);
 - (d) 112 Single Residential Zone II (group housing) erven (density of 26du/ha);
 - (e) 1 Single Residential Zone II (private street) erf; and
 - (f) 2 Single Residential Zone II (private open space) erven

3. Permission in terms of the provisions of Section 60 of the Land Use Planning Bylaw for George Municipality, 2015 to phase the development over 5 phases (as shown on Figure 1 of the subdivision plan) as follows:
 - (a) Phase 1: Date of approval plus 15 months;
 - (b) Phase 2: 15 to 30 months;
 - (c) Phase 3: 30 to 42 months;
 - (d) Phase 4: 42 to 54 months;
 - (e) Phase 5: 54 months plus;
4. Departure in terms of Section 15(2) (b) of the Land Use Planning Bylaw for George Municipality, 2015 to relax the street boundary building line applicable to the Group Housing erven in the Estate Housing development from 5m to 3m;

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

REASONS FOR DECISION

1. The development proposal submitted is found to be in line with the character of the surrounding built and natural environment;
2. The development will not impact negatively on the surrounding residential character nor on any neighbour's right or amenity;
3. The application is not inconsistent with the principles of SPLUMA and LUPA;
4. The development is aligned with most of the spatial planning objectives, policies and guidelines contained in the George MSDF, 2019;

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of Sections 17(5), 18(2) and 22(1) of the Land Use Planning By-law for the George Municipality, 2015, the above approval shall lapse if not implemented within a period of 5 years from the date of this approval.
2. The approval shall be taken to cover only the applications applied for as shown on the Rezoning and Subdivision Plan 195/88 SDP Rev 1 dated 11 November 2020 drawn by Jan Vrolijk Town Planner attached as **Annexure "B"** which bears Council's stamp and shall not be construed to comply with any other Council requirements or legal provision.
3. A Homeowners' Association must be established in terms of Section 29 (1) of the Land Use Planning By-Law for George Municipality, 2015. All owners of residential units the the development as well as any Body Corporate established for a Sectional Title Scheme, are required to be a member of the Home Owners Association (HOA).
4. The HOA will be responsible for the maintenance and management of all common property, external boundary walls and fences, entrance gates, private streets including street lighting and stormwater infrastructure, private open spaces and private services infrastructure arising from the development.
5. The Home Owners Association must submit the HOA Constitution to the Directorate: Planning and Development for consideration and approval. No



transfer or Certificate of Registered Title will be granted for the subdivided portions or the opening of a sectional title register without the constitution first being approved.

6. Architectural Guidelines for the development must be submitted to the Directorate: Planning and Development for consideration and approval prior to the submission of building plans. The implementation, enforcement and management of the guidelines will be the responsibility of the HOA.
7. A site development plan for the entire development must be submitted in accordance with Section 23(2) of the George Integrated Zoning Scheme Bylaw, 2017 and Section 65 (2) of the Land Use Planning Bylaw, 2015 to the satisfaction of the Directorate: Planning and Development, for approval prior to or with the submission of Architectural Guidelines.
8. The developer must submit a servitude right of way agreement signed with the owner of Kraaibosch 195/21, Division George for temporary access to the development with the site development plan should the road reserve not yet be expropriated by the George Municipality at the time of submission of the SDP.
9. The rezoning and subdivision approval will only be regarded as implemented on compliance with Section 22 (1) of the Land Use Planning Bylaw for George Municipality, 2015.
10. Building plans must be submitted to the George Municipality for approval in accordance with the National Building Regulations (NBR). No Building Plans, except for structures required to secure the development, will be considered unless Conditions 3. to 9. above have been complied with.

CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES

11. 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 Department Electro-technical Services, and will be subject to annual adjustment should development not commence immediately after approval of building plans.
12. Any, and all, costs directly related to the development remain the owner's responsibility.
13. 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 George Municipal specifications. All drawings and plans are to be submitted to the Department 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 Department Electro-technical Services with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer.

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

14. 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 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, based on a six-month average use.
15. 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 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 and as-builts submitted electronically as well as the surveyors plan.
16. Should more than two developments/properties be party to or share any service, the Dept: CES will in conjunction with the parties determine the pro-rata contributions payable.
17. Any, and all, costs directly related to the development remain the developers' responsibility.
18. Each new portion created must have separate water and sewer connections.
19. 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 15 applicable).
20. 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 15 applicable).
21. 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 15 applicable).

22. No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
23. Servitudes must be registered for any pipeline not positioned within the normal building lines.
24. The applicant is to comply with the National Forests Act No 84 of 1998, should it be required.
25. Provisions for the removal of solid waste is to be addressed in conjunction with the Dept: Environmental Services.
26. 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.
27. Transfers, Certificates of Registered Title, 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 Dept: CES, or any condition of any authority has not been satisfactorily complied with.
28. Developer responsible to obtain the necessary approval / way leaves from third parties which include, but not limited to the following: Telkom & Fibre optical cable.
29. Municipal water is provided for potable use only. No irrigation water will be provided.
30. A water meter must be installed by the developer prior to 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. 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 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 Dept: CES.
31. The developer / erf owner in conjunction with the Dept: Civil Engineering Services, 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.
32. Water demand management plans are to be submitted for 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.
33. Developer is to take note of an existing sewer main in the property building line of the proposed development. (Condition 15 applicable).
34. The development is subject to the availability of treatment capacity of the Outeniqua waste water treatment works. Currently the Outeniqua waste water treatment work has reached its full design capacity, and no further



- development will be allowed until sufficient treatment capacity becomes available.
35. 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.
 36. 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 must be transferred to the George Municipality.
 37. 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.
 38. The discharge of surface stormwater is to be addressed by the developer. (Condition 15 applies). All costs related is for the developer.
 39. A layout plan indicating the proposed storm water drainage must be submitted to the Dept: CES for approval. (Condition 15 applies).
 40. 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.
 41. Adequate parking with a hardened surface must be provided on the premises of the proposed development. No private parking will be allowed in the road reserve.
 42. The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dept: Civil Engineering Services. A site development plan is to be submitted to the Dept: CES, or any other relevant authority for approval prior to any construction work taking place.
 43. The developer will be required to construct the access road roads All roads required for access to the development will have to be fully completed prior to the approval of any transfers/rates clearances. (Condition 15 applies).
 44. Should it be required, the developer is to cede any portion of property required for public road reserve, free of charge, to the relevant authority.
 45. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.

You have the right to appeal to the Appeal Authority against the decision of the Authorised Official, 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 21 DECEMBER 2020** .
- An appeal that is not lodged within this timeframe or that does not comply with Section 80 of the George Municipality's By-law on Municipal Land Use Planning will be deemed invalid.

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

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 finalized and you have been advised accordingly.

Yours faithfully



D POWER

DEPUTY DIRECTOR: PLANNING AND DEVELOPMENT

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Reference number: Farm Kraaibosch 195/88, Division George

Date: 09/04/2021

Enquiries: Marisa Arries

ianvroljik@vodamail.co.za

JV TOWN PLANNER
PO BOX 710
GEORGE
6530

**APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL:
FARM KRAAIBOSCH 195 PORTION 88, 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 conditions in terms of Section 15(2)(h) of the Land Use Planning By-Law for George Municipality, 2015, as approved on 1 December 2020 be amended to read as follows:

(a) Paragraph 3 of the decision to be replaced with:

"3. Permission in terms of the provision of Section 60 of the Land Use Planning By-Law for George Municipality, 2015 to phase the development over 6 phases (as shown on figure 1 of the subdivision plan) as follows:

- (a) Phase 1: Date of approval plus 12 months;
- (b) Phase 2: Date of approval plus 24 months;
- (c) Phase 3: From month 24 to month 36;
- (d) Phase 4: From month 36 to month 60
- (e) Phase 5: From month 54 onwards;
- (f) Phase 6: From month 54 onwards."

(b) Condition 2 of the approval letter to be amended to read as follows:

"2. The approval shall be taken to cover only the applications applied for as shown on the Rezoning and Subdivision Plan 195/88 SDP Rev 2 dated 1 April 2021 drawn by Jan Vroljik Town Planner attached as Annexure B which bear Councils stamp and shall not be construed to comply with any other Council requirements or legal provisions."

(c) Condition 7 of the approval letter to be amended to read as follows:

"7. A site development plan, per phase, must be submitted in accordance with Section 23(2) of the George Integrated Zoning Scheme Bylaw, 2017 and Section 65(2) of the Land Use Planning Bylaw, 2015 to the satisfaction of Directorate: Planning and Development, for approval prior to or with the submission of Architectural Guidelines."

(d) Condition 15 of the approval letter to be amended to read as follows:

"15. 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 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 for the relevant phases have been satisfactorily installed and as built submitted electronically as well as the surveyors plan."

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

REASONS FOR DECISION:

- (a) The proposed amendments to the conditions of approval will not have an adverse impact on the character of the area or the environment;
- (b) The land use rights as approved on 1 December 2020 remains unchanged;
- (c) Favourable comments were received from Directorate: Civil Engineering Services.

Note: Notwithstanding the proposed amendments, the development will still need to comply with the conditions of approval as per approval letter dated 1 December 2020.

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 **30 APRIL 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


M D POWER
DEPUTY DIRECTOR: PLANNING AND DEVELOPMENT

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