

# Aansoek om onderverdeling en wysiging van die grondgebruike



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Erf 22733, George



**Stadsbeplanningsaansoek  
in terme van die Verordeninge op Grondgebruikbeplanning vir  
George Munisipaliteit 2023**

**Erf 22733, Kingswood Golf Estate, George  
in die Munisipaliteit en Afdeling George, Provinsie Wes-Kaap**

Datum : 28 November 2025

Vorberei vir:

**Gary Lance Familie Trust**

IT2785/1994



Vorberei deur:

**design centre and associates**

**architecture · interior design · town planning · landscape design · project management**

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My verwysing: erf 22733, George

28 November 2025

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## Stadsbeplanningwysiging: Aansoek om Onderverdeling - Erf 22733, George in die Munisipaliteit en Afdeling George, Provinsie Wes-Kaap

Aangeheg hierby is 'n aansoek vir oorweging deur die George Stadsraad vir 'n stadsbeplanningwysiging van **erf 22733, George** geleë in die Munisipaliteit en Afdeling George, Provinsie Wes-Kaap.

Die besonderhede van **die aansoek** en **ondersteunende dokumentasie** is hierby aangeheg:

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- Aanhangsel S: Soneringsertifikaat en Soneringsplan**
- Aanhangsel T: Omgewingsbestuursplan (2009)**

Ons vertrou dat die aansoek volledig is, maar indien enige dokumentasie uitstaande is of indien daar enige vrae is, skakel my gerus.

Die uwe

**Pieter Brown**

Namens Gary Lance Familie Trust (IT2785/1994)

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## Motiveringsmemorandum Stadsbeplanningsaansoek: erf 22733, George

### 1. AGTERGROND

Die George Munisipaliteit het op **15 Augustus 2001** die goedkeuring uitgereik vir die hersonering en onderverdeling van 'n gedeelte van die Restant van erf 464 (Meentgrond), George. Erf 22733, George, was deel van die 550 enkelresidensiële erwe wat goedgekeur is.

Erf 22733, George maak deel uit van die **oorspronklike munisipale goedkeuring, gedateer 28 Oktober 2003**, en die "**record of decision**" (ROD) uitgereik deur die Department van Omgewingsake en Ontwikkelingsbeplanning op **11 September 2003**, vir die onderverdeling en hersonering van 'n gedeelte van die Restant erf 464, George vir die ontwikkeling van 'n Golf Estate, beter bekend vandag as Kingswood Golf Estate.

In hierdie "record of decision" (ROD) uitgereik deur die Department van Omgewingsake en Ontwikkelingsbeplanning, word na erf 22733, George, as "Portion 95 general residential (Group Housing) 12 units", verwys. Daar word spesifiek na punt 3.1 en 3.2. van hierdie ROD goedkeuring, verwys.

Vind hierby aangeheg as **Aanhangsel A1**, 'n afskrif van die **oorspronklike munisipale goedkeuring van 15 Augustus 2001**, 'n afskrif van die **oorspronklike ROD, gedateer 11 September 2003 en diensteooreenkoms** tussen die **George Munisipaliteit** en **Kingswood Golf Estate (Pty) Ltd**, gedateer, 6 Desember 2004.

Daar word verwys na die vorige **goedkeuringsbrief**, gedateer **28 Februarie 2006**, vir die **onderverdeling van erf 22733, George**. Hierdie goedkeuring is verleng vir 'n verder 2 jaar vanaf bogenoemde datum asook die goedkeuring gedateer **14 Maart 2006**. Die onderverdeling is nooit geïmplimenteer nie as gevolg van verskeie redes onder andere die dood van 2 van die aandeelhouers in daardie tyd. 'n Afskrif van die **goedkeuring** en die **verlangingsgoedkeuring**, word hierby aangeheg as **Aanhangsel A2**.

Pieter Brown van Design Centre and Associates is aangestel deur **Gary Lance**, die **volgemagdigde** van die eienaars van erf 22733, George, naamlik **Gary Lance Family Trust (IT2785/1994)**, om weereens hierdie stadsbeplanningsaansoek, namens hulle voor te berei en in te dien by die George Munisipaliteit, vir oorweging.

Hierdie **volmag** waarby Pieter Brown van Design Centre and Associates aangestel word deur **Gary Lance**, die **volgemagdigde** van die eienaars van erf 22733, George, naamlik **Gary Lance Family Trust (IT2785/1994)**, word hierby aangeheg as **Aanhangsel B**.

Erf 22733, George beskik reeds oor alle dienste en is reeds oorgedra en geregistreer in die naam van die eienaars **Gary Lance Family Trust (IT2785/1994)**.

In terme van die George Intedrated Zoning Scheme By-Law 2023 het erf 22733, George, 'n **Enkelresidensiële sone II (SRZII) – "Estate Housing - sonering**.

Die **ontwikkeling van erf 22733**, Kingswood, George **staan bekend** as **Kingswood Court**.

## 2. DIE AANSOEKE:

Volgens die oorspronklike goedkeuring van 28 Oktober 2003, beskik Erf 22733, Kingswood, George reeds oor 'n "general residential" (grouphousing) sonering vir die ontwikkeling van 12 eenhede. Die regte het gevestig met die implimentering van die sonerings- en onderverdelingsvoorwaardes vir die ontwikkeling van die Kingswood Golf Estate. Erf 22733, George beskik reeds oor alle siviele diensteaansluitings vir die geboogde ontwikkeling van 12 eenhede. Toegang tot die ontwikkeling vanaf die reeds gekonstrueerde pad – Bankside Crescent.

**2.1** Aansoek om **onderverdeling** in terme van artikel 15(2)(d) van die Verordeninge op Grondgebruikbeplanning vir George Munisipaliteit, 2023 gedoen om **erf 22733, George**, met 'n grootte van 9346m<sup>2</sup> en gemerk as figuur A1, A2, A3, A4, A5, A6, A7, A8, A9 en A10, op die onderverdelingsplan, **te onderverdeel in 12 Enkelresidensiële sone II (SRZII) – Estate Housing**: erwe. Die voorgestelde onderverdeling word aangetoon op die **onderverdelingsplan** aangeheg as **Aanhangsel C**.

**2.2** Aansoek om **wysiging** van die **huidige grondgebruik** van erf 22733, George vanaf vakant **na** die nuwe gebruike van **12 groepbehuising erwe, 2 privaat oopruimte erwe** en **2 privaatpad erwe**. Sien die gewysigde gebruike soos aangetoon op die **onderverdelingsplan** aangeheg as **Aanhangsel C**. (Neem kennis die sonering van die erf bly **Enkelresidensiële sone II (SRZII) – Estate Housing**.)

**2.3** Aansoek om goedkeuring van die **terreinontwikkelingsplan (TOP)**, en die **landskaperingplanne**. Sien aangeheg as **Aanhangsel D**, die voorgestelde **terreinontwikkelingsplan (TOP)** en die **landskaperingplanne** as **Aanhangsel E**.

**2.4** Aansoek om goedkeuring van die wysigings soos van toepassing: item 20. **Group Housing Sites**, van die "**Kingswood Architectural Guidelines Revision 24, dated 10 February 2021**". Die **wysigings** is opgesom in 'n dokument wat reeds goedgekeur is deur die **Huiseienaarsvereniging (HEV)**. Hierdie HEV goedkeuring van die wysigings is aangeheg as **Aanhangsel F**.

- Hierdie **wysings** is t.o.v. **Kingswood Court**, wat die ontwikkeling van erf 22733, Kingswood, George behels.

### 3. ONTWIKKELINGSVOORSTEL

Die ontwikkeling behels die ontwikkeling van die **12 vollitel groepbehuisingerwe, 2 gedeelte privaat pad en 2 gedeeltes privaat oopruimte erwe.**

Die wooneenhede is ook reeds beplan en ontwerp vir elke erf deur KDC Argitekthe – Lindy Bekker. Sien aangeheg as **Aanhangsel G**, die **volledige stel tekeninge** vir die ontwikkeling van erf 22733, George, opgestel deur **KDC Argitekthe**:

- **Kadastrale Plan:** Munisipale dokument no. 01  
Wat die boulyne en erfafmetings van elke erf aantoon.
- **Onderverdelingsplan:** Munisipale dokument no. 02  
Toon die erf groottes en gebruike daarvan.
- **Terreinontwikkelingsplan (TOP)** - Munisipale dokument no. 03  
Voorgestelde ontwikkeling op elke erf
- **Diensteuitlegplan:** Munisipale dokument no. 04  
Voorgestelde aansluitingsposisies en uitlegplanne vir die siviele dienste
- **Grensomheinings vir die ontwikkel:** Munisipale dokument no. 05
- **Pad en verkeersplan:** Munisipale dokument no. 06
- **Landskapinguitlegplan:** Munisipale dokument no. 07
- **Privaat oopruimte ontwikkeling en vullisgebou:** Munisipale dokument no. 08
- **3d aansigte van die ontwikkeling:** Munisipale dokument no. 09
- **Vloervlakke:** Munisipale dokument no. 10
- **Terreinopmeting:** Munisipale dokument no. 11
- **Landmeter algemene plan:** Munisipale dokument no. 12
- **Gebouverdiepinguitlegplanne, aansigte en 3d perspektiewe**

Die volgende word beoog met die ontwikkeling van die **12 vollitel groepbehuisingerwe**:

Gedeeltes 1 tot 9: enkelverdieping wooneenhede met motorhuise.  
Gedeeltes 10 tot 12 – dubbelverdieping woonhede met motorhuise.

Toegang tot die ontwikkeling is via twee toegang uit Bankside Crescent.  
Toegang 1 (suidelike toegang) 10m wyd geen toegang tot die eerste 7 erwe uitgewys op die onderverdelingsplan as eenhede (erfgedeeltes) 1 tot 7 - groepbehuisingerwe en ook suidwaarts toegang na die privaat oopruimte erf uitgewys as gedeelte 15. Die tweede toegang (suid) gee toegang tot die ander 5 eenhede (gedeeltes) 8 tot 12 - groepbehuisingerwe en ook noordwaarts toegang tot die privaat oopruimte erf, uitgewys as gedeelte 15, op die onderverdelingsplan.

**2 Gedeeltes Privaatpad:** Die padreserwes is 10m wyd. Die noordelike pad met parkering uitgewys teenoor die sentrale oopruimte – park erf.

**2 Gedeeltes Privaat Oopruimte:** Die een kleiner privaat oopruimte, uitgewys as gedeelte 16 op die onderverdelingsplan, kom voor in die doodloop van die noordelike gedeelte privaatpad. Die tweede groot privaat oopruimte erf, uitgewys as gedeelte 15 op die onderverdelingsplan, kom voor in die middel van die ontwikkeling. Hierdie groot privaat oopruimte erf sal ontwikkel word as 'n volwaardige funksionele park met terrasse, sitbankies, tuine, speelarea vir kinders en ontspanningsarea vir die inwoners van die ontwikkeling.

Die **onderverdelingsplan** is hierby aangeheg as **Aanhangsel C**.

Sien ook aangeheg as **Aanhangsel D**, die **terreinontwikkelingsplan** (TOP).

Die **landskapinguitlegplan**, wat die ontwikkeling van die privaat oopruimte erf insluit, is hierby aangeheg as **Aanhangsel E**.

**Wooneenhede het of enkel- of dubbelmotorhuise** vir die stoor van motors **onderdak**. Daar word verder voorsiening gemaak vir **addisionele besoekersparkering** op **elke erf**. Die parkeerplekke sal op die grondvlak van die erf voorsien word. Afmetings van die parkeerplekke is 2.5 x 5.0m. Parkering op elke erf sal gebruik word deur die eienaars van die eiendom en hulle **besoekers**.

'n **Terreinontwikkelingsplan** wat die parkering vir die totale ontwikkeling aantoon, is hierby aangeheg as **Aanhangsel D**.

### 3.1 Digtheid van die ontwikkel

Daar word aansoek gedoen vir die onderverdeling van erf 22733, George, in **12 volftitel groepbehuisingerwe, 2 gedeelte privaat pad en 2 gedeeltes privaat oopruimte erwe**.

Hierdie strook met die oorspronklike goedkeuring.

Uit die ROD gedateer 11 September 2003 die volgende:

#### 3.2

“(b) Portion 95: General Residential (Group Housing) 12 units;”

Die beoogde ontwikkeling van erf 22733, (soos verwyd in die ROD na Portion 95) is **beperk tot net 12 eenhede** en is dit wel die aantal eenhede wat beoog ontwikkel sal word, **net 12 eenhede**.

### 3.2 Fasering

Erf 22733, George het reeds 'n **Enkelresidensiële sone II (SRZII) – “Estate Housing”** sonering.

Omdat die ontwikkeling beperk is tot net 12 eenhede sal fasering nie nodig wees nie.

Die eenhede sal opgerig, word soos die verkope van die erwe (plot en plan) plaasvind.

## 4. VOORAFKONSULTASIEVERGADERINGS EN VORIGE GOEDKEURINGS VIR DIE ONDERVERDELING VAN ERF 22733, GEORGE

Voorafkonsultasieaansoeke vir die beoogde ontwikkeling van erf 22733, George, gedateer 8 Maart 2023, 24 Julie 2024 en 26 Februarie 2025, verwys.

Die **nuutste** terugvoer gedateer 26 Februarie 2025 is ontvang van **Ilané Huyser** en **Robert Janse van Rensburg** van die George Munisipaliteit. 'n Uittreksel uit die **getekende voorafkonsultasiedokument** is hierby aangeheg as **Aanhangsel H**.

Hierdie aansoek hanteer al hierdie punte wat uitgewys is 'n die nuutste "pre-application".

## 5. EIENAARSKAP

### 5.1 Geregistreeerde eienaar

Erf 22733, George is geregistreeer, in die naam van **Gary Lance Family Trust (IT2785/1994)**.

### 5.2 Titellakte

'n Afskrif van die **titellakte**, wat bevestig dat **Gary Lance Family Trust (IT2785/1994)** die geregistreeerde eienaar is van erf 22733, George is, word hierby aangeheg as **Aanhangsel I**.

### 5.3 Volmag

'n **Volmag** waarby Pieter Brown van Design Centre and Associates deur **Gary Lance** aangestel is om die aansoek, namens die **Gary Lance Family Trust (IT2785/1994)** te hanteer, is hierby aangeheg as **Aanhangsel B**.

### 5.4 Verbandhouer se toestemming

Daar is **geen verbande** oor hierdie eiendom geregistreeer nie.

### 5.5 Aktebesorgersertifikaat

Die **aktebesorgersertifikaat** ten opsigte van erf 22733, George is hierby aangeheg as **Aanhangsel J**.

- Hierdie aktebesorgersertifikaat bevestig dat daar **geen beperkende voorwaardes** opgeneem is in die titellakte wat 'n beperking kan plaas op die beoogde ontwikkeling van erf 22733, George nie.
- Daar is **geen verbande** geregistreeer oor die eiendom nie.
- Daar is **geen interdik** teen die eiendom nie.

## 6. ALGEMENE INLIGTING RAKENDE ERF 22733, George

### 6.1 Ligging

Erf 22733, George is geleë binne die Kingswood Golf Estate. Die ligging van die eiendom word op die **liggingsplan** wat hierby aangeheg is, as **Aanhangsel K**, aangetoon.

## 6.2 Oppervlakte van die eiendom

Erf 22733, George beskik oor 'n **oppervlakte** van **9346m<sup>2</sup>**.

'n Afskrif van die **titelakte**, wat die grootte van die eiendom bevestig, word hierby aangeheg as **Aanhangsel I**.

## 6.3 Landmeter Algemene Plan

Erf 22733, George is opgeneem in **Algemene Plan no.: 4552/2004**, hierby aangeheg as **Aanhangsel L**.

## 6.4 Serwitute

Daar kom **geen serwitute** voor op erf 22733, George nie.

'n Afskrif van die **titelakte**, wat hierdie bevestig, word hierby aangeheg as **Aanhangsel I**.

'n Afskrif van die **goedgekeurde Algemene Plan no.: 4552/2004**, wat ook hierdie bevestig, hierby aangeheg as **Aanhangsel L**.

## 6.5 Huidige sonering

Ingevolge die **oorspronklike munisipale goedkeuring** gedateer **28 Oktober 2003** word vewys na erf 22733, as "Portion 95: General Residential (Group Housing) 12 units", op die onderverdelingsplan.

Vind aangeheg hierby 'n afskrif van hierdie oorspronklike munisipale goedkeuring asook die "**record of decision**" (ROD) van die **Departement van Omgewingsake en Ontwikkelingsbeplanning**, gedateer **11 September 2023**, **Aanhangsel A1**.

In terme van die George Intedrated Zoning Scheme By-Law 2023 het erf 22733, George, in **Enkelresidensiële sone II (SRZII) – Estate Housing**, sonering.

## 6.6 Bestaande grondgebruik

Erf 22733, George is tans **vakant**.

'n **Terreinopmeting** van Monty Jacobs, word hierby aangeheg as **Aanhangsel M**. Die kontoere word uitgewys op hierdie terreinopmeting.

Daar word **aansoek gedoen** vir die **gebruiksverandering** vir erf 22733, George soos opgesom vroeër in die dokument **onder punt 2. - Die Aansoeke**.

Die **gebruiksveranderinge** word aangetoon op die **onderverdelingsplan**, aangeheg as **Aanhangsel C**.

## 7. WENSLIKHEID VAN AANSOEK OM ONDERVERDELING VAN ERF 22733, GEORGE

### 7.1 Inleiding

Die begrip "wenslikheid" in die konteks van grondgebruikbeplanning kan gedefinieer word as die mate van aanvaarbaarheid van die grondgebruik(e) op die betrokke grondeenheid.

Die ontwikkelingsvoorstel sal vervolgens aan die hand van die volgende aspekte bespreek word:

- Fisiese eienskappe van die eiendom.
- Versoenbaarheid van voorstel met bestaande beplanningsdokumentasie, ruimtelike raamwerke, wetgewing en beleide.
- Versoenbaarheid van voorstel met die karakter van die omgewing waarbinne dit geleë is.
- Potensiaal van die erf.
- Toeganklikheid van die erf.
- Besikbaarheid van parkering.
- Voorsiening van dienste.

Daar sal in die volgende paragraawe aangetoon word, dat die ontwikkelingsvoorstel wel as wenslik geag word.

### 7.2 Fisiese terreingesteldheid

#### 7.2.1 Inleiding

Onder hierdie punt word die verwagte impak van die beoogde grondgebruikverandering op die fisiese omgewing bespreek.

#### 7.2.2 Topografie

Die ontwikkelingsterrein beskik oor 'n redelik steil afwaartse helling van wes na oos. Die helling is egter van so 'n aard dat dit geen impak op die voorgestelde groepbehuisingsontwikkeling sal uitoefen nie.

'n **Terreinopmeting** van Monty Jacobs, word hierby aangeheg as **Aanhangsel M**. Die terreinopmeting toon die kontoere aan van die terrein. Die hoogtes gedeelte is die suidwestelike hoek en die laagste gedeelte is die noordoostelike hoek van die erf.

Sien ook ingesluit as deel van die tekeninge van KDC Argitekte, die Munisipale dokument no. 10 – **die vloervlakke** en vlakke vir die beoogde ontwikkeling, ingesluit die afgewerkte vloervlakke van elke eenheid.

Hierdie tekeninge word aangeheg as **Aanhangsel N**.

Vanuit hierdie oogpunt is die terrein dus **geskik vir** die voorgestelde **ontwikkeling**.

### 7.2.3 Bodemtoestand

Die nodige grondtoetse sal geneem word met die bouproses op elke erfgedeelte, om te verseker dat die **fondamente van die strukture** asook die **installasie van siveledienste** aan alle standaarde en vereistes voldoen. Die **kompaksietoetse sal deur Outeniqua Lab** onderneem word. Die resultate sal aan die strukturele ingenieurs gestuur word vir die ontwerp van die fondasies vir elke erf.

Hessequa Raadgewende Ingenieurs van Riversdal is ook aangestel as die sivele- en strukturele ingenieurs vir die projek om toesig te hou oor die konstruksie van die siveledienste en om te verseker dat uitvoering gegee word aan die goedkeuringsvoorwaarde en diensteontwerpvoorskrifte en standaarde, soos van toepassing op hierdie projek.

**Geen probleem** word dus voorsien uit 'n **strukturele- en sivele diensteontwerp** oogpunt nie.

### 7.2.4 Plantegroei

Daar kom geen bome of plante voor op die eiendom wat die beoogde ontwikkeling kan beperk nie. Die eiendom is tans bedek met gras.

**Plantegroei** plaas dus **nie 'n beperking** op die ontwikkelbaarheid van die erf nie.

### 7.2.5 Ander

Die erf word verder ook nie deur vloedlyne, fonteine of unieke ekologiese habitats geïmpakkeer nie.

### 7.2.6 Samevatting

Vanuit 'n fisiese terreingesteldheid oogpunt is daar geen rede waarom hierdie **aansoeke nie ondersteun kan word nie.**

## 7.3 Versoenbaarheid van voorstel met bestaande beplanningsdokumentasie, wetgewing en beleide

### 7.3.1 Inleiding

Verskillende beplanningsdokumente, wetgewing en beleide is op hierdie aansoek van toepassing en die wenslikheid en versoenbaarheid van die voorstel met die onderskeie dokumente sal in die volgende punte aangespreek word.

### 7.3.2 Biostreekbeplanningsriglyne

"Plek-spesifieke" beplanning, 'n baie belangrike beplanningsbeginsels, is afkomstig van die Biostreekbeplanningsriglyne. Dit behels dat 'n begrip gevorm moet word van die faktore wat aan 'n spesifieke plek betekenis en karakter verleen.

Die uitdaging is om plekke te skep waar mense met waardigheid en trots kan woon en werk en om hierdie plekke op 'n wyse te bestuur wat omgewingsvolhoubaarheid verseker.

Hierdie voorstel behels **die ontwikkeling binne in** 'n bestaande ontwikkeling wat **reeds voldoen** aan hierdie beplanningsbeginsels.

Die ontwikkeling is reeds 'n woonontwikkeling met 'n aangename karakter vir die wat daar woon, asook vir die omliggende bure en die direkte omgewing.

“Plek-spesifieke” beplanning vereis dat die beplanning van 'n spesifieke area in terme van die beginsels van Kritiese Regionalisme, soos uiteengesit in die Biostreekbeplanningsbenadering, toegepas word.

Kritiese Regionalisme behels 'n gevoelsbegrip en waardering van die omgewing en al sy komponente en dit is dus 'n baie moeilike beginsel, om toe te pas.

Dit is gebaseer op vyf basiese **beginsels van beplanning en ontwerp en waaraan reeds voldoen is** met die ontwikkeling van die Kingswood Golfontwikkeling in sy geheel.

Die ontwikkeling van erf 22733, George kan dus beskou word as **voldoen reeds** aan die oormerke van die basiese beginsels, wat nie in detail bespreek word nie.

### **7.3.3 Wet op Nasionale Erfenishulpbronne, 1999 (Wet 25 van 1999)**

Dit is nie nodig vir die sloping van enige geboue op erf 22733, George nie. Daar kom **geen geboue** op die eiendom voor nie. Die eiendom is vakant.

### **7.3.4 Wet op Nasionale Omgewingsbestuur, 1998 (Wet 107 van 1998)**

Geen aktiwiteite wat gelys word in terme van regulasies uitgevaardig ingevolge bogenoemde wet word deur die voorgestelde ontwikkeling geaktiveer nie en die bepaling van die wet is dus **nie** op hierdie aansoek **van toepassing nie**.

### **7.3.6 George Integrated Zoning Scheme By-Law - 2023**

Ingevolge die George Integrated Zoning Scheme By-Law 2023, beskik erf 22733, George, reeds oor 'n Enkelresidensiële sone II (SRZII) – “Estate Housing” sonering en laat die ontwikkeling toe vir die onderverdeling van 12 wooneenhede. **Hierdie is reeds die onderverdelingsaansoek om uitvoering te gee aan die oorspronklike bedoeling vir die ontwikkeling van erf 22733, George.**

Hierdie beoogde ontwikkeling sal ontwikkel word binne die raamwerk van die George Integrated Zoning Scheme By-Law 2023 – vir die **beoogde sonering wat reeds in plek is**.

*“The objective of this zone is to provide a high degree of flexibility for low- to medium-density residential projects which have integrated site and design features, and which require individual design solutions and individually tailored development control provisions.*

*This zone should not accommodate a resort but is particularly suitable for residential estates that are governed by a property owners' association, with or without security control, in accordance with section 29 of the Planning Bylaw access control and coordinated design requirements (such as golf estates, equestrian estates and residential marinas) .”*

Die ligging van die eiendom reeds binne die groter Kingswood Golf Estate voldoen dus ten volle aan die doelwitte soos gestel vir 'n Enkelresidensiële sone II – (SRZII) – Estate Housing - sonering. Alle erwe binne die groter Kingswood Golf Estate het dieselfde sonering en dit het gevestig met die oorspronklike hersonerings-goedkeuring.

**Soos reeds genoem voorheen: “Die oorspronklike goedkeuring het 'n toelating en beperking op die aantal eenhede van 12. Hierdie aansoek is slegs vir die ontwikkeling ingevolge die oorspronklike goedkeuring vir die onderverdeling van erf 22733, George is 12 erwe.”**

Die beoogde ontwikkeling is in lyn met die ontwikkelingsbeperkings wat opgeneem is in die George Integrated Zoning Scheme By-Law - 2023 vir die Enkelresidensiële sone II (SRZII) – “estate housing” – sonering, waarvoor **reeds goedkeuring** gegee is.

Die beoogde ontwikkeling ook in die direkte omgewing tot die publieke Go-George vervoerdiens roete, geleë. Hierdie diens word spesifiek gebruik deur werkers wat in die Kingswood Golf Estate werk verrig – ingesluit huiswerkers en tuinwerkers.

### **7.3.7 Titellakte**

Ofskoon die titellakte van 'n eiendom nie 'n beplanningsdokument is nie bevat dit tog soms voorwaardes wat 'n wesentlike impak op die ontwikkelingspotensiaal van 'n eiendom uitoefen.

Die titellakte van erf 22733, George is bestudeer en bevat **geen voorwaardes** wat die **ontwikkeling** van die grondgebruike soos voorgestel word **belet nie**.

'n Afskrif van die **titellakte** word hierby aangeheg as **Aanhangsel I**.

Sien ook weer die afskrif van die **aktebesorgersertifikaat** hierby aangeheg as **Aanhangsel J**.

'n Afskrif van die **Algemene Plan nr.: 4552/2004** en “erfdiagram” ('n vergroting van 'n gedeelte uit die algemene plan), vir erf 22733, George, word hierby aangeheg as **Aanhangsel L**.

### 7.3.8 Aktebesorgersertifikaat

Vind hierby aangeheg as **Aanhangsel J**, die **aktebesorgersertifikaat** met die volgens bevestigings:

**7.3.8.1 Geen verbande** oor die eiendom geregistreer nie.

**7.3.8.2 Geen beperkende voorwaardes** in die bestaande en enige vorige titelaktes wat 'n beperking kan plaas op die beoogde ontwikkeling en onderverdeling van die gedeelte van die eiendom soos van toepassing in die aansoek nie.

**7.3.8.3** Daar is **geen interdik** teen die eiendom aangeteken nie.

### 7.3.9 Ruimtelike Beplanning en Grondgebruikbestuurswet, 2013 (Wet 16 van 2013) – SPLUMA

Afdeling 7 van die Wet verwys na die **5 ontwikkelingsbeginsels**, wat van toepassing is op Ruimtelike Beplanning, Grondontwikkeling en Grondgebruikbestuur:

#### 7.3.9.1 Ruimtelike geregtigheid.

Ruimtelike geregtigheid verwys na die nood van verbeterde toegang en gebruik van grond in orde om vorige wanbelanse in ontwikkeling te hersien sowel as die nood vir SDF,s en toepaslike beplanningsbeleide, ruimtelikebeplannings-meganismes, grondbestuursisteme en grondontwikkelingprosedures om wanbelans te adresseer.

- Die voorgestelde ontwikkeling voorsien in die behoefte van broodnodige middelklas inkomstegroepbehuising, wat nie huidiglik noodsaaklik is en nie beskikbaar is in George nie.
- Die voorgestelde ontwikkeling stimuleer beleggings in die Estate.
- Die voorgestelde ontwikkeling sal die uitbreiding van die stad binne die "urban edge" laat geskied.
- Die voorgestelde ontwikkeling het geen impak op gelyste omgewingsaktiwiteite ingevolge die Nasionale Omgewingsbestuurswet van 1998 nie.
- Die voorgestelde ontwikkeling sal ook n goeie bydrae lewer tot die residensiële karakter van die omliggende direkte omgewing.
- Die voorgestelde ontwikkeling voldoen aan die algemene gestipuleerde voorstelle van die George Ruimtelike Ontwikkelingsraamwerk (2013) en dien as 'n voorbeeld vir toekomstige ontwikkelings op n plaaslike munisipale vlak.
- Die voorgestelde ontwikkeling sal voorsiening maak vir werkseleenthede aan geskoolde en ongeskoolde arbeiders.

#### 7.3.9.2 Ruimtelike volhoubaarheid

Ruimtelike volhoubaarheid verwys na die nodigheid van ruimtelike beplanning en grondgebruikbestuursisteme sodat eiendomsontwikkeling bevorder kan word, wat

bekostigbaar is binne die Suid-Afrikaanse konteks en die beskerming van landbougrond sal verseker en Omgewingsbestuur verseker.

- Die voorgestelde ontwikkeling sal volhoubare grondontwikkeling bevorder.
- Die voorgestelde ontwikkeling sal 'n groot bydrae lewer tot die karakter van 'n funksionele "grondpatroon" binne die omliggende omgewing.
- Die voorgestelde ontwikkeling sal n bedrae lewer tot die geïntegreerde stedelike-omgewing.
- Die voorgestelde ontwikkeling sal 'n positiewe bydrae lewer tot die karakter van die omliggende omgewing
- Die voorgestelde ontwikkeling sal bydrae lewer tot werkskeppingsgeleenthede in die area (Blanco).
- Die voorgestelde ontwikkeling voldoen aan die Wes-Kaap Provinsiale Ruimtelike Ontwikkeling Raamwerk (2013) en dien as 'n voorbeeld om toekomstige ontwikkelings op Provinsiale vlak te rig.
- Die voorgestelde ontwikkeling voldoen aan die George Ruimtelike Ontwikkelingsraamwerk (2019)

### 7.3.9.3 Doeltreffendheid

Doeltreffendheid verwys na die nood vir die optimale gebruik van bestaande hulpbronne en infrastruktuur en besluitneming wat minimale negatiewe impak het op finansiële, sosiale, ekonomiese- en omgewingsimpak te beperk en ontwikkelingsaansoekprosedures wat doeltreffend is, te bevorder.

- Die voorgestelde ontwikkeling maak gebruik van bestaande plaaslike hulpbronne en sal 'n bydrae lewer tot gespesialiseerde vaardigheidsontwikkeling binne die Munisipale omgewing.
- Die voorgestelde ontwikkeling is deel van 'n groter ontwikkeling wat reeds bydrae tot stedelike vernuwing met 'n estetiese voorkoms, wat dan ook 'n bydrae sal lewer tot die karakter van die omliggende area. Dit sal ook volhoubare grondbewerking/onderhoud bevorder en alle negatiewe impakte in die omliggende area help beperk.
- Die voorgestelde ontwikkeling sal 'n bydrae lewer tot die verdigting binne die stedelike gebied van George.
- Die ontwikkeling van erf 22733, George is deel van die eerste fase van die Kingswood Golf Estate, wat nou bydrae tot die voltooiing van nog 'n gedeelte van die finale invulling tot die volle ontwikkeling.

### 7.3.9.4 Ruimtelike veerkragtigheid

Ruimtelike veerkragtigheid verwys na die omvang van ruimtelike planne, beleid en die gebruik van grond\land, bestuursisteme, wat darenteen buigsaam en akkomoderend is om te verseker dat volhoubare lewensonderhoud binne gemiddelde gemeenskappe, wat heel waarskynlik kan ly onder die impak van ekonomiese- en omgewingskotte.

- Die voorgestelde ontwikkeling voldoen aan die volgende Ruimtelike Ontwikkelingsraamwerke:

- Weskaapse Provinsiale Ruimtelike Ontwikkelingsraamwerk
- Tuinroete Distrik Ruimtelike Ontwikkelingraamwerk (2017)
- George Ruimtelike Ontwikkelingraamwerk (2019)
- Hierdie voorgestelde ontwikkeling voldoen ook aan die George Grondgebruik- bestuurskema.

#### 7.3.9.5 Goeie Administrasie

Goeie Administrasie verwys na alle verpligte regeringsfere en die versekering van die implementering van bogenoemde, doeltreffende, verantwoordelik en deursigtigheid.

- Hierdie beginsel het geen direkte invloed op aansoeke nie, maar daar moet in gedagte gehou word George Munisipaliteit verplig word om alle aansoeke redelik en regverdig te hanteer en binne die tydraamwerk wat toegelaat word.

#### 7.3.10 Samevatting

Die bestaanbaarheid van die voorgestelde ontwikkelingsvoorstelle met beplanningsdokumente en beleide is 'n belangrike komponent in die evaluering van 'n aansoek soos in hierdie motiveringsverslag voorgestel. Die dokumente dien as riglyne vir beide ontwikkelaars en besluitnemers op verskeie vlakke van besluitneming. Beleidsdokumente, ruimtelike raamwerke en beplanningsriglyne in besonder is van groot waarde vir plaaslike owerhede en dit is baie belangrik dat aansoeke hierdie riglyne in ag neem.

Die buigbaarheid van hierdie dokumente moet egter beklemtoon word aangesien dit dien as "riglyne" en nie geïnterpreteer moet word as onbuigbare of voorskriftelike reëls nie.

Nieteenstaande bogenoemde agtergrond word die mening gehuldig dat hierdie aansoek nie teenstrydig is met die genoemde beplanningsdokumente, ruimtelike raamwerke, wetgewing en beleide nie. Hierdie mening word gehuldig met inbegrip van die tweeledige aard van die beplanningsdokumente en beleide. Die meerderheid beplanningsdokumente bestaan uit algemene riglyne vir ontwikkeling in die gebied waarop dit betrekking het, asook gedetailleerde voorstelle wat op spesifieke areas of erwe van toepassing is.

Nadat die voorstel ondersoek is ten opsigte van beide die algemene riglyne asook spesifieke voorstelle wat op die beoogde **ontwikkeling van erf 22733, George** van toepassing is, word die mening gehuldig dat die aansoek **bestaanbaar is met bestaande beplanning**.

#### 8.4 Karakter van omgewing

Erf 22733, George, is geleë binne die Kingswood Golf Estate, wat reeds beskik oor 'n residensiële grondgebruik karakter.

**Die huidige onderverdeling van erf 22733, George, gee uitklaring aan die oorspronklike bedoeling vir die ontwikkeling daarvan in gevolg die oorspronklike goedkeuring van Kingswood Golf Estate, op 'n gedeelte van die Restant erf 464, George, gedateer 28 Oktober 2003.**

Die voorgestelde ontwikkeling van erf 22733, George is **absoluut inlyn** met die karakter van die gebied en gaan dit 'n positiewe impak op die versterking van hierdie karakter wat reeds gevestig is.

Die ontwikkeling van erf 22733, George vind plaas binne die riglyne van die Kingswood Architectural Guidelines. Omdat die riglyne reeds bestaan en steeds gevolg volg met hierdie ontwikkeling sal die estetika absoluut “**blend**” met die huidige karakter wat reeds bestaan – “**seamless**”.

### **8.5 Potensiaal van eiendom**

Hierdie aspek probeer bepaal of die erf wat ter sprake is oor enige potensiaal beskik om vir ander grondgebruike aangewend te word en wat moontlik gesteriliseer kan word deur die aanwending daarvan soos voorgestel in hierdie aansoek. In die verband word daar veral gelet op gebruike soos landbou en mynbou wat vir altyd verlore sou wees as die ontwikkeling sou voortgaan. Die ligging van die erf is sodanig dat die geensins vir die genoemde gebruike aangewend kan word nie.

Erf 22733, George is geleë binne Kingswood Golf Estate wat 'n medium digtheid residensiële ontwikkeling geogmerk word. Die ontwikkeling van erf 22733, George, gaan dus volgens die **hoogste potensiaal** wat in terme van die toepaslike beleid van toepassing vir die gebied gevisualiseer word, **ontwikkel word**. Hierdie is **uitvoering gee** ingevolge die **oorspronklike goedkeuring** vir **onderverdeling**.

### **8.6 Toeganklikheid**

Erf 22733, George, is binne die Kingswood Golf Estate wat **baie toeganklik geleë is**. Erf 22733, George is geleë naby die hoofingangshek en hoofgebou.

Kingswood Golf Estate is geleë naby die **Go-George busroete** in Plattner Boulevard en is dus binne loopafstand na die busstoppe op die roete, vir die vervoer van werkers na George - na werksgeleenthede en alle geriewe. Die busdiens voldoen aan die daaglikse behoeftes van die inwoners van die ontwikkeling sowel as skoolgaande kinders kan ook gebruik maak van hierdie busvervoer.

Verder is die eiendom so toeganklik tot die busroete van die **Go-George publieke vervoerdiens** geleë, wat sal verseker dat die voorgestelde ontwikkeling ook **uiters toeganklik** sal wees, na gebruike wat **nie te voet bereik kan** word, byvoorbeeld die George Garden Route Mall ontwikkelingsgebied.

Die feit dat die ontwikkeling ook op hierdie publieke vervoerdiens roete geleë is veroorsaak ook dat die ontwikkeling uiters **toeganklik** sal wees vir enige **werkers** (huishulpe, tuiniers, ens.) wat in die **kompleks werksaam sal wees**.

'n **Skool, besighede, winkels, kerke, sportgronde** kom voor in die direkte omgewing van Kingswood Golf Estate. Dit is baie goedgeleë tot die **sentrale sakekern** en die **nuwe Mediclinic Hospitaal** is ongeveer 2 kilometer vanaf beide geleë.

Maklike en vinnige toeganklikheid tot alle grondgebruike kenmerk dus die beoogde ontwikkeling van erf 22733, George geleë, binne die bestaande groter Kingswood Golf Estate.

## **8.7 Voorsiening van parkeering**

Die ontwikkelaar beoog om 12 wooneenhede op die voltitel groepbehuisingerwe te ontwikkel. In terme van die ontwikkelingsvoorstel word daar voldoende parkeerplekke op die elke erf voorsien. Elke erf word ontwikkel met motorhuise en die oop parkeerplekke op die erwe en 'n area besoekers parkeering aangrensend die privaat oopruimte erf, in die middel van die beoogde ontwikkeling.

Die parkeering word uitgewys op die terreinontwikkelingsplan aangeheg as **Aanhangsel D**. Die parkeerareas is 2.5x5.0m grootte.

Dit moet uitgewys word dat die parkeering wat voorgestel word ooreenstem met die parkeervereistes wat in terme van die huidige George Integrated Zoning Scheme By-Law 2023, vereis word.

Daar kan dus ten volle aan die parkeervereistes van die voorgestelde ontwikkeling binne die grense van die voorgestelde ontwikkeling voldoen word.

## **8.8 Verkeer en toegang**

Die kwessie van toegang en verkeer is opgeneem in die aanvanklike aansoeke en goedkeuring vir die ontwikkeling van die Kingswood Golf Estate, in sy geheel, reeds verskeie kere na die oorspronklike goedkeuring voorheen verwys.

Erf 22733, George het reeds 'n goedgekeurde toegang en die kwessie van 'n verkeerondersoek of verkeerimpakstudie is nie van toepassing op die beoogde ontwikkeling nie.

## **8.9 Voorsiening van dienste**

### **8.9.1 Inleiding**

Siviele- en elektriese raadgewende ingenieurs is deur die ontwikkelaars aangestel om die beskikbaarheid en voorsiening van dienste aan die voorgestelde ontwikkeling aan te spreek.

### 8.9.2 Siveledienste

Siviele raadgewende ingenieurs is reeds deur die ontwikkelaar en eienaar van erf 22733, George aangestel vir die ontwerp van die siviele dienste.

Sien hierby aangeheg as **Aanhangsel P**, 'n afskrif van die siviele raadgewende ingenieurs **beraming vir die siviele dienste**, vir die ontwikkeling van erf 22733, George. Die **siviele dienste** is **reeds ontwerp en beplan** en opgeneem in **KDC Argitekthe se stel tekeninge** met die verwysing munisipale dokument (tekening) no. 4, aangeheg as **Aanhangsel Q**.

Watervoorsiening, riolering, vullisver-wydering, stormwaterbestuur, parkering en kapitale bydraes sal hanteer word en uitklaring gekry word by die George Munisipaliteit.

Die dienstevereistes word opgeneem in die goedkeuringsvoorwaardes en sal die ontwikkelaar voldoen aan hierdie vereistes. Daar word verwys na die **oorspronklike diensteooreenkoms (2004)**, aangeheg as **Aanhangsel O**, hierby aangeheg en soos van toepassing.

### 8.9.3 Elektriesedienste

Elektriese- Meganiese Raadgewende Ingenieurs sal deur die ontwikkelaar aangestel word vir die ontwerp en beplanning van die toevoer en interne verspreiding van die elektriese dienste wat vir die ontwikkeling benodig word en om uitklarings te kry by die George Munisipaliteit, soos van toepassing. Die elektriese hoofdiensteaansluiting vir erf 22733, George is reeds uitgewys. Die aansluiting kom uit 'n bestaande mini-subtasie geleë op die sypaadjie, naby erf 22737, George, ongeveer 70m vanaf erf 22733, George.

Die **elektriese dienste** is **reeds ontwerp en beplan** en opgeneem in KDC Argitekthe se stel tekeninge met die verwysing munisipale dokument (tekening) no. 4, aangeheg as **Aanhangsel Q**.

Die dienstevereistes word opgeneem in die goedkeuringsvoorwaardes en sal die ontwikkelaar voldoen aan hierdie vereistes. Daar word verwys na die **oorspronklike diensteooreenkoms (2004)**, aangeheg as **Aanhangsel O**, hierby aangeheg en soos van toepassing.

Daar word verder verwys na 'n uittreksel uit die die "pre-application":

- *Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy.*
- *Developer to note the approved Kingswood SLA, which may apply.*

#### **Water & Sewer**

- *Water is available, subject to the confirmation of capacity.*
- *Developer to note the treatment capacity constrained at the Gwaing WWTW, which will have a timing constrained on the proposed development.*

### **Stormwater**

- *The developer must ensure full compliance with the relevant Stormwater By-law.*

### **ETS**

- *To discuss with ETS.*

Daar word bevestig dat die ontwikkelaar spesifiek kennis neem van die volgende en dat hierdie punt duidelik en verstaan word:

**"Developer to note the treatment capacity constrained at the Gwaing WWTW, which will have a timing constrained on the proposed development."**

**Daar sal voldoen word aan bogenoemde punte uit die "pre-application". Die "pre-application" is ingesluit by hierdie dokument en aangeheg as **Aanhangsel H**.**

### **8.9.4 Straatname**

Soos reeds voorheen genoem sal die ontwikkeling van erf 22733, George bekend wees as Kingswood Court.

Daar word voorgestel dat die **twee strate** ook die naam van die ontwikkeling genoem word naamlik **Kingswood Court genommer 1 – 12** op die tekening wat die straatname en straatnommers aantoon, aangeheg as **Aanhangsel R**.

### **8.9.5 Samevatting**

Hessequa Raadgewende Ingenieurs het reeds geskakel met die siviele departement van die George Munisipaliteit en blyk dit dat die voorsiening van dienste geen beperkende impak op die aansoek het nie en daar dus **geen rede bestaan** waarom die aansoek **nie** ook vanuit hierdie punt **ondersteun kan word nie**.

Gespreke is ook reeds gevoer met die elektriese departement van die George

Munisipaliteit en blyk dit ook dat daar geen beperkende impak op die hierdie aansoek sal wees nie.

## **9. Huiseienaarsvereniging**

Met die "pre-application" is die volgende versoek rakende die ondersteunende dokumente vanaf die Kingswood Golf Estate Huiseienaarsvereniging:

*"HOA approval to the submitted with the applications."*

Sien aangeheg as **Aanhangsel G**, die **volledige stel tekeninge** vir die ontwikkeling van erf 22733, George, opgestel deur KDC Argitekte en **reeds goedgekeur is deur die Kingswood Golf Estate Huiseienaarsvereniging**.

Ook ingesluit hierby die wysigings soos van toepassing in die “**Kingswood Architectural Guidelines Revision 24, dated 10 February 2021**”: item 20. **Group Housing Sites**. Die **wysigings** is opgesom in hierdie dokument wat reeds goedgekeur is deur die **Huiseienaarsvereniging** (HEV). Hierdie HEV goedkeuring van die wysigings is aangeheg as **Aanhangsel F**.

## 10. Samevatting

Die voorgestelde **ontwikkeling pas in by die bestaande grondgebruikpatroon** van die Kingswood Golf Estate ontwikkeling waarbinne dit geleë is, sonder om die karakter van die omliggende eiendomme nadelig te beïnvloed.

Die beoogde aansoek om onderverdeling van Erf 22733, George strook met die oorspronklike bedoeling en oogmerk van die goedkeuring wat die totale ontwikkeling van die Kingswood Golf Estate behels.

**Daar is reeds voorheen goedkeuring gegee vir die ontwikkeling van 12 groepbehuisingerwe op erf 22733, George. Hierdie aansoek is presies net soos die vorige aansoeke, 'n aansoek vir die onderverdeling van slegs 12 groepbehuisingerwe ingevolge die bestaande sonering van Enkelresidensiële sone II (SRZII) – “Estate Housing”.**

Die **aansoek is bestaanbaar** met bestaande beplanningsdokumente, ruimtelike raamwerke, **wetgewing en beleide** en sal nie die waarde van die aanliggende eiendomme negatief raak nie. Die voorstelle is verder **inlyn met provinsiale beleide** insake verdigting.

Dit is duidelik uit die verslag dat die **aansoek as wenslik beskou kan word** en bestaan daar na mening **geen rede** waarom die aansoeke **nie goedgekeur kan word nie**.

Voorgestelde ontwikkeling van erf 22733, George,  
Aansoek om gebruiksverandering en **onderverdeling in 12 groepbehuisingerwe**  
Enkelresidensiële sone II (SRZII) – "Estate Housing"  
28 November 2025

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**Aanhangsel A1 - Oorspronklike Munisipale Goedkeurings: 2001 - 2004**



**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 adres/address: diradmin@mweb.co.za

VERWJREF Erf 464, George

NAVRAE:  
ENQUIRIES: Ms J Visser  
TEL: 801-9171

18 September 2001

Formaplan  
P O Box 9824  
GEORGE  
6530

FAX to: Albie Laker  
COMPANY: Hela PAGE: 1 OF: 2  
FAX NO: 041-845 8552 DATE: 29/7/03  
FROM: Ray Darden  
COMPANY: K&T PHONE NO: 044 874217  
FAX NO: 044-8741364 FAX PAD 7551

REGISTERED MAIL

**REZONING AND SUBDIVISION OF A PORTION OF REMAINDER OF  
ERF 464, GEORGE**

Your application in the above regard refers.

The Development Control Committee of the Municipality of George considered your application on 15 August 2001 and resolved that the rezoning in terms of Section 17 of Ordinance 15/1985 of a portion of abovementioned property to a sub-divisional area (portion "A" and "D" on plan G4033/F7) to provide for 550 single residential erven, 10 group housing erven (±150 units), 35 private open space erven, private open space (golf course), a small office precinct and tourist accommodation facility be approved subject to the following conditions:

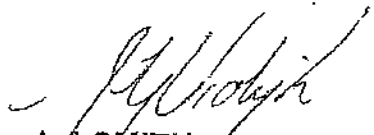
1. that further conditions be determined with regard to services contributions and services to be provided by the developer on approval of the sub-divisional plans;
2. that all conditions determined in terms of Section 21 and 22 of the Environmental Conservation Act (Act 73 of 1989) be complied with;
3. that the Design Manual be approved and complied with by all owners;
4. that a "Home Owners Association" be established and their constitution be approved by Council.

Notwithstanding Council's decision you have the right to appeal against the conditions of approval in terms of Section 44 of Ordinance 15/1985, which right must be exercised within 21 days from date of registration of this letter. The appeal must be directed to the Chief Directorate: Planning, Private Bag X9083, Cape Town, 8000 within the aforementioned time, with a copy endorsed to the Local Authority.

Your attention is also directed to the provisions of Section 16(2)(a)(i) of Ordinance 15/1985 in terms where of this approval will lapse if it is not exercised within two years as from date hereof.

Approval for the subdivision application is currently being processed and will be forwarded to you shortly.

Yours faithfully



AJ SMITH  
DIRECTOR ADMINISTRATION  
adlv6-ert464.wpd

# SERVICES AGREEMENT

Entered into and between

**GEORGE MUNICIPALITY**

and

**KINGSWOOD GOLF ESTATE (PTY) LTD**



Attorneys | **Millers** | Prokureurs

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## SERVICES AGREEMENT

This agreement relates to the provision of services of water, roads, refuse removal, sewerage and electricity to be made available by the parties hereto to a point or points, and as from the said point or points, as described in terms of this agreement, entered into and concluded between

### **GEORGE MUNICIPALITY**

a municipal council constituted in term of Section 12  
of the Local Government: Municipal Structures Act 117/1989

herein represented by

in his capacity as

who is duly authorised to sign this agreement  
for and on behalf of the George Municipality  
(the "Municipality")

AND :

### **KINGSWOOD GOLF ESTATE (PTY) LTD**

Registration number: 1988/004915/07

a private company with limited liability duly incorporated  
in accordance with the Company Laws of the Republic of South Africa

represented herein by

**ALBERTUS BERNARDUS LAKER**

in his capacity as

Managing Director of Kingswood Golf Estate (Pty) Ltd  
who warrants that he is duly authorised to sign this agreement  
for and on behalf of Kingswood Golf Estate (Pty) Ltd

("Kingswood")

1. **INTERPRETATION**

- 1.1 In this Agreement words importing the singular shall include the plural and vice versa; the male gender shall include the female and neuter genders and vice versa and words importing persons shall include natural and legal persons.
- 1.2 The head notes to the paragraphs of this Agreement are inserted for reference purposes only and should not effect the interpretation of any of the provisions to which they may relate.
- 1.3 Reference to "the agreement" means this Agreement and all annexures thereto, which have been signed by the parties hereto for identification purposes.

2. **DEFINITIONS**

The words and expressions set out below shall for the purpose of this agreement have the meanings assigned opposite them below, unless the context clearly indicates otherwise.

"Kingswood" shall, for purposes of constructing and installing the municipal services, include the contractors, sub-contractors, their workmen, the consultants and other professionals appointed by Kingswood;

"Bulk Contributions" mean the bulk services contributions payable by Kingswood to the Municipality in terms of conditions of approval imposed by it under section 42 of the Land Use Planning Ordinance, 15 of 1985 in respect of the development;

"City Engineer" means the Director: Civil and Technical Services and, where applicable, the Director: Electrotechnical Services, of the Municipality, or the relevant Director's duly authorised representative;

"Consultants" mean Kantey & TEMPLER (Pty) Ltd, the consulting engineers;

18-06 SERVICE AGREEMENT - Municipality & Kingswood - Draft 6 / 30 09/01

"Development" means the golf estate development known as Kingswood Golf Estate, George developed by Kingswood on the property described as erven 20848 and 20849 George;

"Municipality" means George Municipality;

"Municipal Services" mean the municipal engineering services including, but not limited to, private streets, storm water drainage, water reticulation, sewerage reticulation, electricity and the such.

"Kingswood" means Kingswood Golf Estate (Pty) Ltd;

"Parties" mean the Municipality and Kingswood.

**3. GENERAL CONDITIONS**

3.1 In accordance with the approval granted by the Municipality on 28 October 2003, it is recorded that approval was granted in terms of Section 25(1) of Ordinance 15 of 1985 for the subdivision of erven 20848 and 20849 George as indicated on the attached plan and conditions contained therein, and therefore for the development of Kingswood Golf Estate.

3.2 The zoning for the various portions will be as follows:

- (a) Portions 101 to 140, 146 to 231, 235 to 267, 269 to 295 and 307 to 381: Single Residential;
- (b) Portion 95: General Residential (Group housing) 12 units;
- (c) Portion 96: General Residential (Group housing) 6 units;
- (d) Portion 100: General Residential (Group housing) 20 units;
- (e) Portion 141: General Residential (Group housing) 23 units;
- (f) Portion 142: General Residential (Group housing) 8 units;
- (g) Portion 143: General Residential (Group housing) 12 units;

TS-16: SERVICE AGREEMENT - Municipality & Kingswood / Draft 2 / 2003.01

- (h) Portion 145: General Residential (Group housing) 18 units;
- (i) Portions 88, 89, 90 and 91: Private Open Space (Golf course and related uses);
- (j) Portions 92, 93 and 94: Private Open Space;
- (k) Portions 97 and 98: Private Road;
- (l) Portions 144: General Residential;
- (m) Remainder Erf 20849: Subdivisional area;

3.3 The following pro rata contributions must be made by Kingswood to the Municipality for the provision of services to the various portions listed below, as indicated in terms of Section 42 of Ordinance 15 of 1985, namely:

- (a) Portions 101 to 140, 146 to 231, 235 to 267, 269 to 295 and 307 to 381:  
 Water reticulation: R1 815.00 plus VAT per portion;  
 Sewerage reticulation: R1 815.00 plus VAT per portion.

- (b) Portions 95, 96, 100, 141, 142, 143 and 145

The following pro rata contributions are payable per group housing unit to be erected on any of the portions:

- Water reticulation: R1 815.00 plus VAT per unit;
- Sewerage reticulation: R1 815.00 plus VAT per unit;

- (c) Portion 144

The following contributions is payable per equivalent unit, namely:

- Water reticulation: R1 815.00 plus VAT per equivalent unit with a water consumption of 1 000 litres per day;
- Sewerage reticulation: R1 815.00 plus VAT per equivalent unit with a water consumption of 1 000 litres per day.

The abovementioned contributions shall be payable by the Developer as and when transfer of individual erven to third party purchasers is registered, or against approval of a building plan, whichever is first. The contributions payable in terms of this paragraph 3.3 is currently the subject of a possible dispute between the parties, and it is recorded that the amounts payable in terms of this paragraph 3.3 may be adjusted in future, depending on the outcome of a possible application by the Municipality for rectification of the Deed of Sale entered into between the parties and dated 8 June 2001.

- 3.4 A pro rata electrical contribution must be made by Kingswood to the Municipality as follows:

A pro rata contribution of R196.20 plus VAT at the statutory rate per KVA based on a maximum demand of 2100 KVA. The contributions payable in terms of this paragraph 3.4 shall be payable by Kingswood before transfer of any erf in a block, as contained in Annexure "A", is permitted and Kingswood will be liable to pay the full amount per block as per Annexure "A", subject thereto that if the KVA rate changes, the amount will be adjusted accordingly.

- 3.5 Kingswood records that it intends to on-sell the group housing Erf within the development to a third party, who will in turn further subdivide and develop it. Kingswood shall provide the internal bulk municipal services to the boundary of the said group housing Erf, prior to transfer thereof in favour of the third party concerned. The parties specifically agree that the Municipality shall, when approving applications in respect of the said group housing Erf under the Land Use Planning Ordinance, impose conditions relating to the provision of internal municipal services to the group housing Erf and the payment of bulk contributions by the owner thereof.

The parties agree that, in the event of the said group housing Erf being on-sold to a third party, Kingswood will only be required to pay bulk contributions set out in paragraph 3.3(a) above, notwithstanding the conditions of paragraph 3.3(b) in

respect of the group housing Erf for purposes of transfer thereof in favour of the third party, on the basis of a single Erf being transferred. Detailed subdivision conditions for the General Residential (Group Housing erven) will be determined by the Municipality on receipt of the applicable subdivision applications.

3.6 Kingswood is responsible for the funding, design, construction and installation of all internal services within the development, as well as the linking of the internal services to the bulk services in accordance with the provisions of paragraph 6.1 of the Deed of Sale and Development Agreement dated 8 June 2001.

3.7 The consultants, appointed by Kingswood, must ensure that no deviation from the approved plans, detailed drawings, specifications and designs takes place without the prior written approval of the City Engineer, which approval shall not be unreasonably withheld.

Kingswood must allow the City Engineer reasonable access to the municipal services for purposes of inspection and to ensure that the installation of municipal services is undertaken in accordance with the approved designs and specification.

Upon completion of each phase, Kingswood shall notify the City Engineer in writing and furnish him with the Consultant's certificate confirming that all work was done according to the specifications.

The provision of all services to all erven resulting from this subdivision, must be provided in accordance with the "Guidelines for the Provision of Engineering Services in Residential Townships" prepared by the Department of Community Development as may be amended from time to time, the standard municipal specifications set down by the City Engineer or, where no standard Municipal details exist, to the specifications of SABS 1200

The certificate from the Consultant indicating that all services have been provided according to the approved designs must be provided before transfer any erf will be permitted.

- 3.8 Kingswood shall erect a security fence around the perimeter of the George Golf Club in accordance with the provisions of paragraph 14 of the Deed of Sale and Development Agreement dated 8 June 2001.
- 3.9 All conditions contained in the "Record of Decision" dated 11 September 2003 (reference EG12/2/1-37-Erf 464 KINGSWOOD GOLF ESTATE (3292)) issued by the Department of Environmental Affairs and Development Planning: Western Cape must be adhered to by Kingswood.
- 3.10 A Home Owner's Association must be established for this development in terms of Section 29 of the Land Use Planning Ordinance 15 of 1985. The parties further place on record that the Group Housing Erven shall each have its own Home Owners' Association, and that each Group Housing Home Owners' Association shall be a member of the Home Owners' Association established for the Development.

The following conditions must be incorporated in the Home Owner's Constitution namely:

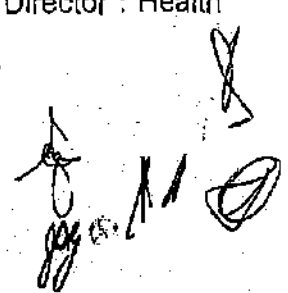
- a) That no building plan be approved on any Erf without the prior written approval of the Home Owner's Association;
- b) No additions and or alterations to units shall be permitted without the prior written approval of the Home Owner's Association, and further subject to the standard and / or Municipal building regulations in force from time to time;
- c) No demolition or removal of any feature which constituted an original portion of the scheme shall be permitted without prior written approval of the Home Owner's Association;

- d) Should it be necessary to rebuild any unit in its entirety such rebuilding shall be in accordance with the building plan of the unit originally approved;
- e) Any communal portion of a supporting wall, roof, pipe, gutter, fencing or other structure or object on such unit shall be maintained by the owner of the unit;
- f) Each portion of such supporting wall, roof, pipe, gutter, fencing or other structure or other object on such unit shall likewise be maintained by the owner of the unit;
- g) Access to such unit shall be allowed for the purpose of maintenance, cleaning, renovations, repair, renewal, alteration of and in addition to such wall, roof, pipe, gutter, fencing or other structure or object and nothing shall be done which may prevent access to or hinder such access;
- h) Should the Home Owner's Association resolve to approve any such alterations and or additions, they shall be of such a nature as to be applicable to all unit owners and all unit owners shall be permitted without exception to affect similar alterations and additions;
- i) A plan shall be provided showing the proposed location of the alterations and / or additions in relation to all units within the direct vicinity of the unit. (This does not imply that all unit owners should necessarily also affect such additions and alterations. The said plan is required only to enable an evaluation to be made of the total effect of a proposal on the aesthetic appearance of the scheme);
- j) Should it be proposed to alter the colour scheme of the complex a indication must be given of the period in which the scheme in its totality of colour scheme will be altered and such period shall not be later than one year from the date of commencement of the alteration of the colour scheme.

The parties place on record that the terms and conditions of paragraph 3.10 (d) to (j) should be applicable to only the Group Housing Erven, and the Municipality

undertakes to make the necessary application to its Council for amendment of the relevant provisions specify that the mentioned paragraphs are only applicable to Group Housing Erven.

- 3.11 Kingswood shall provide the Municipality with a detailed architectural design manual, which shall take all design parameters into account, and the said manual must be submitted to the Municipality's Aesthetic Committee for approval prior to commencement of any building activities on the development.
- 3.12 All internal streets within the development must be registered as private streets and must be transferred to the Home Owner's Association who will be responsible for the maintenance of the private streets, any islands in the streets as well as the street lights. The design, construction and maintenance of the internal road network and storm water systems shall remain the responsibility of Kingswood and, after transfer, the Home Owner's Association.
- 3.13 The electrical network, with the exception of streetlights, must be transferred to the Municipality who will be responsible for the maintenance and running thereof.
- 3.14 Portions 92, 93 and 94 must be transferred to the Home Owner's Association who will be responsible for the maintenance of the said erven.
- 3.15 A power line servitude must be registered over the whole of portions 92, 93 and 94 and the existing power line that traverses portions 90, 91 and 99 must be protected by 22 metre servitude. Kingswood shall be responsible for obtaining and registering the servitudes required in favour of the Municipality.
- 3.16 Kingswood must make the necessary arrangements with the Director : Health services with regard to refuse removal within the Development.



3.17 The parties record that whenever it may be necessary and / or prudent for Kingswood to share municipal services with the Developers and / or owners of adjacent developments and / or even, Kingswood shall be obliged to negotiate all aspects regarding the cost allocation, design and construction of shared municipal services with such Developer and / or owner.

3.18 In the instance where an adjacent developer and / or owner must install services over the property of Kingswood, the Municipality shall make a pro rata contribution to the Kingswood in respect of its contributions to such services, as determined by the Director: Civil and Technical Services.

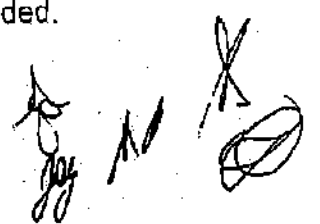
#### 4. WATER SUPPLY

The following conditions shall apply to the provision of bulk potable water to the Development.

4.1 Kingswood shall be solely liable for the design and construction of the water network to service the Development, including the provision of fire hydrants for fire fighting purposes.

4.2 The water network must be designed by a consulting engineer whose design must be in accordance with the specifications of the Municipality. The design of the water network must be submitted to the Director: Civil and Technical Services for approval and must be constructed under the supervision of the Consultant.

4.3 Upon construction and approval, the water network shall revert to the Municipality, who will accept responsibility for the maintenance and operation thereof as from date of take over. Kingswood shall be responsible to rectify all defects for a period of 12 months from date of take over in accordance with the General Conditions of Contract of 1999, Version 6 or as amended.



4.4 The connection linking the internal services to the bulk services will be as follows;

- a) The area east of the Rooi River tributary will have two connection points on Barkhuizen Drive;
- b) The area south of the Rooi River will have a connection at York Street;
- c) The balance of the area north of the Rooi River will have one connection at Pine Road and a second connection at Wattle Road. It is recorded that all of the connections aforementioned will require pressure-reducing valves.

4.5 The following conditions will apply in relation to the water network, namely:

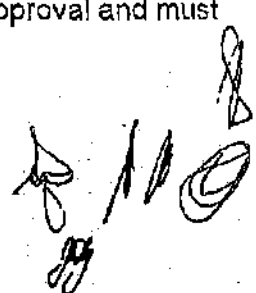
- a) The materials for the network will be mPVC, minimum class 9 and for water erf connection HDPE class 12;
- b) The water reticulation is to be located on the high side of the road where possible;
- c) The water network is to be designed as a ring except at a Cul-du-Sac;
- d) Fire hydrants are to be erected and installed to Municipal details;
- e) All valves are to be AVK or similar and to be left hand closing as per Municipal details. A Municipal ball valve to standard Municipal details, must be provided for flushing of water pipelines on all "dead end" sections of the water network;
- f) Kingswood has to install the main reticulation network and all street crossings and shall further install all Erf connections to 1 metre inside the boundary of each Erf, complete with end caps in accordance with the Consultant's design and the cost thereof shall be borne by Kingswood. This applies to all Erven, whether clearance has been approved to date or not. Individual owners will be responsible for the application for a Municipal connection and for payment to the Municipality, and the Municipality shall install the necessary water meter box and water meter after such payment.

- g) Before any clearance on an Erf is approved, the Consultant must provide the Directorate: Civil and Technical Services with a written certificate confirming that all erf connections have been tested and comply with the specifications.
- h) A properly approved survey plan, drawn up by a Surveyor and who has been pre-approved by the Director: Civil and Technical Services is to be submitted indicating the position of all Erf connections (water and sewer). The Consultant will have to submit written confirmation that these connection points are in place. All connection points are to be clearly marked, the exact detail of which is to be agreed upon.
- i) If saddles are to be installed it will be installed only in Magnum, similarly pre-approved or stainless steel saddles, with stainless steel nuts and bolts.
- j) If any pipelines or connections are not installed in the position as indicated on the plans submitted, or in alternate positions as approved by the Director: Civil and Technical Services, the cost of relocation or the location of pipelines will be for the cost of Kingswood.

5. **PRIVATE ROADS AND STORMWATER DRAINAGE**

The following conditions shall apply to the provision of private streets and storm water drainage to the Development.

- 5.1 Kingswood shall be solely liable for the design and construction of the private streets and storm water drainage to service the Development.
- 5.2 The private streets and storm water drainage must be designed by a consulting engineer whose design must be in accordance with the specifications of the Municipality. The design of the private streets and storm water drainage must be submitted to the Director: Civil and Technical Services for approval and must be constructed under the supervision of the Consultant.

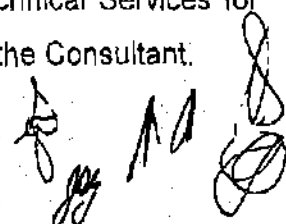


- 5.3 The design of roads has to be in accordance with "Guidelines for the Provision of Engineering Services and Amenities in Township Developments".
- 5.4 The islands located within the private roads reserves must be landscaped to the satisfaction of the Municipality.
- 5.5 The maintenance of the internal road works and storm water drainage shall remain the responsibility of the Home Owner's Association, and shall be transferred to the Home Owner's Association.
- 5.6 Kingswood shall comply with the storm water management requirements in terms of the ROD, during and up to final construction has been completed.
- 5.7 The following conditions shall apply in respect of the storm water, namely:
  - a) A minimum concrete pipe diameter of 375 millimetre will be used;
  - b) Provision must be made for the accommodation of storm water from surrounding, existing, and future developments, such as the developments south of the Rooi River.

6. **SEWERAGE**

The following conditions shall apply to the provision of sewerage to the Development, namely:

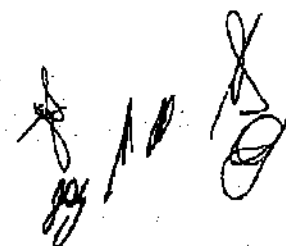
- 6.1 Kingswood shall be solely liable for the design and construction of the sewerage network to service the Development.
- 6.2 A consulting engineer whose design must be in accordance with the specifications of the Municipality must design the sewerage. The design of the sewerage is to be submitted to the Director: Civil and Technical Services for approval and must be constructed under the supervision of the Consultant.



- 6.3 The installation of sewer pump stations is to be subject to the approval of the Director: Civil and Technical Services.
- 6.4 Two sewer connection points must be provided for by Kingswood south of the Rooi River to allow for the linking of the sewer networks of future developments to the proposed sewer network. Sewer pipe diameters will have to be determined in order to allow for the additional load. Pro rata contributions to the system for the accommodation of future developments will be determined by the Director: Civil and Technical Services. The costs for the two sewer points mentioned above will be set off against bulk services contributions due to the Municipality.
- 6.5 All sewer Erf connection points are to be provided as part of the installation of the sewer network.
- 6.6 The sewer network will be subject to the following:
- a) material for pipe work to be mPVC for rising mains and uPVC class 34 (heavy duty) for gravity mains.
- 6.7 Upon construction and approval, the sewer shall revert to the Municipality, who will accept responsibility for the maintenance and operation thereof as from date of take over. Kingswood shall be responsible to rectify all defects for a period of 12 months from date of take over in accordance with the General Conditions of Contract of 1999 Version 6 or as amended.

7. ELECTRICAL SERVICES

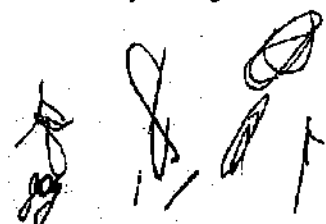
The following conditions shall apply to the provision of electrical services to the Development, namely:



- 7.1 Kingswood shall be solely liable for the design and construction of the internal and link electrical services to service the Development.
- 7.2 A consulting engineer whose design must be in accordance with the specifications of the Municipality must design the electrical services. The design of the electrical services must be submitted to the Director: Civil and Technical Services for approval and must be constructed under the supervision of the Consultant.
- 7.3 The electrical reticulation network will be provided as set out above, and in accordance with the electrical network design by the appointed Consultant. The network will also comply with the Municipality's specifications as set out above, and installation will be supervised by the appointed contractor, who will issue a taking over certificate on completion of each phase. Specific details are referred in the technical report of the appointed contractor dated 22 January 2004, a copy of which is attached hereto and marked "B".
- 7.4 All electrical services, with the exception of streetlights, will be transferred upon completion and the issue of a certificate of completion, to the Municipality who will be responsible for the maintenance and running thereof. Maintenance and replacement of the streetlights will be the responsibility of the Home Owner's Association.
- 7.5 Kingswood shall be responsible for linking the network to the proposed Barkhuizen substation. In addition, Kingswood will be responsible for the supply and installation of one incomer panel and two feeder panels in the said substation.

**8. PAYMENT OF AVAILABILITY CHARGES AND TARIFFS**

- 8.1 Once a particular municipal service has been provided to the Development, the owners of such erven will become liable for payment of the availability charges



for water, electricity, sewerage and refuse removal for each and every Erf at the prevailing rates payable at the time.

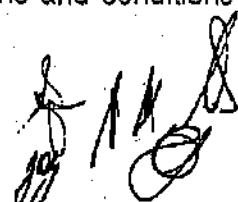
- 8.2 The liability for payment of the availability charges will arise on the date of transfer of an Erf from Kingswood to a purchaser at which date the purchaser will be liable.
- 8.3 Refuse removal service will be provided by the Municipality at the standard tariffs, which are reviewed from time to time at the discretion of the Municipality.

9. TRANSFER OF ERVEN BY THE DEVELOPER

- 9.1 No Erf shall be transferred until Kingswood has provided roads, drainage and / or other services as provided for in this agreement to such erven and to the satisfaction of the Municipality in accordance with the technical data and specifications as provided by the Municipality prior to installation of such services. Upon completion, the Consultant appointed by the Developer shall submit a certificate confirming that such services have been completed according to specification. Clearance for transfer of erven shall be given if the erven to be transferred have been serviced to such an extent that third parties are able to commence construction works on the said erven.
- 9.2 The Municipality shall within two weeks of receiving the completion certificate issue a certificate confirming that such services are to their satisfaction.

10. COMPLETION OF SERVICES AND GENERAL RESPONSIBILITY

- 10.1 The Municipality shall ensure that its existing bulk services are capable of providing the Development with sufficient water, sewerage and electricity bulk services as required by the Developer, subject to the terms and conditions of this agreement.



- 10.2 The Municipality shall be entitled to reasonable access to the property during the installation of the engineering services for the purpose of inspection, and to ensure installation thereof in accordance with the design and specifications.
- 10.3 The Developer shall for a period of 12 months, after the Municipality has taken ownership of the external services, be responsible for and rectify all defects to services provided and / or installed by Kingswood, in accordance with the General Conditions of Contract of 1999, Version 6 or as amended.
- 10.4 In the event of Kingswood failing to rectify and/or carry out its obligations during this period, the Municipality may, at its discretion, and to the expense of Kingswood, repair or appoint an independent contractor for the completion of such repair work.
- 10.5 Kingswood shall provide the Municipality with as-built drawings on completion of the work in the form required.
- 10.6 All traffic signs and road marking are to be provided by Kingswood and maintained by the Home Owner's Association.
- 10.7 The design and installation of all municipal and / or civil services are to be in accordance with standard municipal specifications set down by the City Engineer or, where no standard Municipal details exist, to the specifications of SABS 1200.

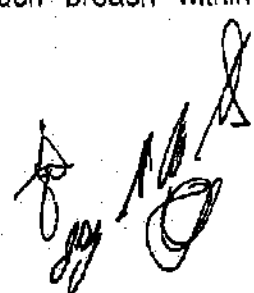
**11. MEDIATION AND ARBITRATION**

- 11.1 Subject to clause 12, either party to this agreement may request that any dispute or difference arising out of this agreement, be referred by the Parties, without legal representation, to mediation by a single mediator.

- 11.2 If the Parties agree to mediation, then the mediator shall be selected by agreement between the Parties or, failing such agreement, then the Mediator shall be nominated by a person mutually agreed upon by the parties. Both parties until otherwise ordered in arbitration proceedings in terms of clause 11.3 shall accept the written opinion expressed by the mediator. The costs of mediation shall be borne equally by the parties.
- 11.3 If either party is dissatisfied with or unwilling to accept mediation or an opinion expressed by the mediator, then such party may by written notice to the other, within 14 (FOURTEEN) days of the date of declaring the dispute or of the mediator's decision, require that the dispute or difference arising out of this Agreement shall be referred to arbitration by a single arbitrator.
- 11.4 Such arbitrator shall be selected by agreement between the parties or, failing agreement, to be nominated on the application of either party by the President for the time being of the South African Association of Arbitrators.
- 11.5 In all respects the arbitration shall be in accordance with the provisions of the Arbitration Act, 1965, which makes a decision of the arbitrator final and binding on the parties and the arbitration shall be conducted in accordance with the Rules for the Conduct of Arbitrations published by the Association of Arbitrators and current at the date that the arbitrator is appointed or nominated.

12. BREACH OF AGREEMENT

- 12.1 The Parties may mutually agree to cancel this Agreement.
- 12.2 Should any of the Parties commit any breach of contract, the other party must give the offending party written notice to rectify such breach within 14 (FOURTEEN) days as from date of such notice.



- 12.3 In the event of the offending party failing to remedy such breach of contract within the time period stipulated, the other party may sue for immediate specific performance, without prejudice to the right of that party to claim damages or to institute any other legal action under the contract.
- 12.4 All attorney and client costs incurred by either party including collection commission in respect of overdue monies shall be paid by the party in default.
- 12.5 The parties will be responsible for the proper execution of this agreement and each party will as such be liable for any damages that the other may suffer as a result of non-performance by the first mentioned party of its contractual obligations.

13. DOMICILIA CITANDI ET EXECUTANDI

The Parties choose their respective addresses stated hereunder as their domicilia citandi et executandi at which they will receive notices and legal processes relating to this agreement:

13.1 The Municipality:  
Office of the Director: Civil and Technical Services  
York Street  
GEORGE

13.2 Kingswood  
C/o Asla Construction      P O Box 118  
233 Broadlands Road      Gordon's Bay  
THE STRAND                      7151

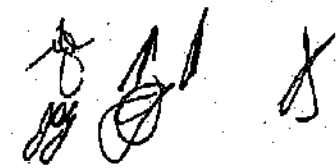
14. VARIATION

- 14.1 The Parties hereby acknowledge that this agreement constitutes the sole and entire contract between them and that no conditions, warranties, stipulations, representations, guarantees or other terms of whatsoever nature not contained or recorded herein or in any written agreement varying the terms hereof and signed by the Parties hereto, have been made by either party, or that party's agent; alternatively, insofar as any statements have been made, they shall not be binding upon either party unless specifically incorporated herein or in any duly signed agreement in writing varying the terms of this agreement.
- 14.2 No variation of the terms and conditions of this agreement or any consensual cancellation thereof shall be of any force or effect unless reduced to writing and signed by both Parties or their duly nominated representatives.
- 14.3 No latitude, indulgence or extension of time which may be granted or allowed by one party to the other party in respect of any payment provided for herein, or relating to any other matter which either party is bound to perform or observe in terms hereof, shall constitute or be deemed to be a waiver by the former of any of its rights at any time, nor shall he be precluded thereby from exercising any rights which may have arisen in the past or which might arise in the future against the other and either party shall be entitled to require strict and punctual compliance with each and every provision of the terms hereof.

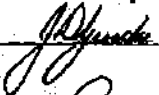

15. COSTS


The costs in respect of the drawing of this agreement and the preparation, negotiations, attendances and other cost incidental thereto, shall be borne by Kingswood.

THUS DONE AND SIGNED AT Gedare ON THIS 29 DAY OF MARCH 2004



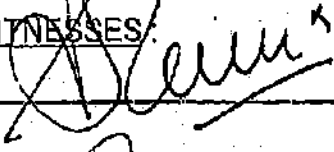
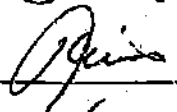
AS WITNESSES :


- 1. 
- 2. 

  
 MUNICIPALITY

THIS DONE AND SIGNED AT Georgetown ON THIS 06 DAY OF December 2004.

AS WITNESSES :

- 1. 
- 2. 

  
 KINGSWOOD

## ANNEXURE "A"

1. Block A (57 Erven)
  - Portion 101 – 137 and Portion 100 (20 group houses) R 32 171.24 + VAT
  
2. Block B & C (60 Erven)
  - Portion 138 – 179 and Portion 141 (23 group houses) R 33 785.64 + VAT
  
3. Block G H & J (94 Erven)
  - Portion 235 – 306 and Portion 145 (16 group houses) R 52 930.84 + VAT
  
4. Block D & F (74 Erven)
  - Portion 180 – 212, Portion 307 – 309,  
Portion 142 (8 group houses), Portion 143 (12 group houses)  
and Portion 96 (6 group houses) R 41 668.96+ VAT
  
5. Block E & I (106 Erven)
  - Portion 1 – 16, Portion 31 – 34, Portion 310 – 381  
and Portion 95 (12 group houses) R 59 687 .97 + VAT
  
6. Remainder Erf 20849 R191 775.35 + VAT

The contributions payable in terms of this Annexure shall be payable by Kingswood before transfer of any erf in a block, as contained in this Annexure "A", is permitted and Kingswood will be liable to pay the full amount per block as per this Annexure "A", subject thereto that if the KVA rate changes, the amount will be adjusted accordingly.



**de villiers & moore**

CONSULTING ENGINEERS ELECTRICAL AND MECHANICAL

Corporate Park: Suite D8  
P O Box 1412  
GEORGE  
6530

Tel. (044) 874 4496/7571  
Fax. (044) 8746274  
E-Mail: dvmgeo@pixie.co.za

Branch Offices: Durbanville & Stellenbosch

Our ref: R3696/3362

Your ref:

Date: 2004-01-22

Kantey & Tempier  
P O Box 458  
GEORGE  
6530

Attention: Mr R Durden Pr Eng

Sir

**GEORGE: KINGSWOOD DEVELOPMENT: ELECTRICAL RETICULATION**  
**TECHNICAL REPORT**

We submit herewith for your consideration the following report on technical detail for the proposed electrical reticulation of the Kingswood Development, George.

**A. COMMISSION**

To prepare a technical report for inclusion in the services agreement.

**B. HIGH VOLTAGE RETICULATION AND MINI SUBSTATIONS**

**1. 11kV Reticulation**

- a) A 95mm<sup>2</sup> x 3 core (Al) PLSTC 11kV cable will be installed from the proposed Barkhulsen Substation through the development in a ring. The substation is located near the hockey fields and will be built by the George Municipality. This substation will be fed from the existing Heatherpark Substation.
- b) Allowance has been made for one incomer and two feeder panels in the substation for the development.

**2. Mini-substations**

- a) The mini-substations are positioned at the identified load centres of the development and are generally 315kVA units.
- b) The units will comply with the requirements of the Local Authority.

**C. LOW VOLTAGE RETICULATION**

**1. Low Voltage Cables**

- a) PVC insulated 1000/600V copper conductor low voltage cables will be used.
- b) Where possible sub-protection at the kiosks will be used in order that the most economical cable sizes can be employed.

Registered Firm: S.A. Association of Consulting Engineers

**PARTNERS:**  
W. MOORE Pr Eng B.Sc. B.Eng. NSASICE M.ESA. NGAACE  
P.P. DU PREEZ Pr Eng B.Sc. B.Eng. NSARAG. NGAIME. NGAACE  
C.H. BARSON Pr Eng B.Sc. Eng. NGAACE  
J.D. VAN DER MERWE Pr Eng B.Eng.

A.H. SKOTENAUCA Pr Tech (Eng)  
R.R. FULLER Pr Eng B.Sc. CEng. NGAACE  
R.G. HALL Pr Eng B.Sc. Eng  
D. DAUBITO Elec

- c) The low voltage reticulation is designed for an ADMD of  $\pm 3.3\text{kVA}$  or 40A in the service connection.

2. Meterkiosks

Double door meterkiosks manufactured from glass fibre and equipped with 80A consumer circuit breakers and sub-protection circuit breakers, where necessary, will be installed.

3. Service Connections

- a) The service connections from the meterkiosks to the erf boundaries will be 16mm<sup>2</sup> x 2 core (Cu) PVC cables.
- b) The service connections will be installed up to the erf boundary where the cable end will be sealed and marked.

D. STREET LIGHTING

- a) All street light circuits will be supplied from the mini-substations and will be controlled by a photo-cell.
- b) The photo-cell will be mounted on the mini-substations.
- c) Allowance has been made for bollard type street lighting using a fitting similar to the Bekabrite Bollard.
- d) Allowance has only been made for street lighting in the residential areas and not along the link roads.

E. EARTHING

- a) Trench earthing will be used and the size of the earth conductor will depend on the LV cable with which it is installed.
- b) A 63mm<sup>2</sup> hard drawn bare copper conductor will be installed with the HV cable.
- c) Additional earthing at the transformer will be by means of earth spikes if required.

We trust that the above meets with your approval.

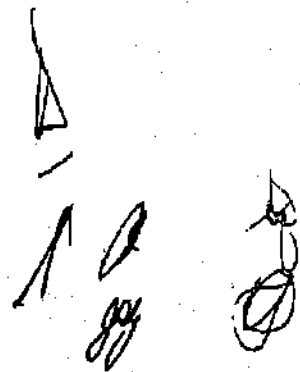
Should you have any queries, please do not hesitate to contact us.

Yours faithfully



R. G. HALL Pr Eng  
DE VILLIERS & MOORE (PTY) LTD

/ch



Verwysing  
Reference  
Isalathiso

EG12/2/1-37-ERF 464 KINGSWOOD GOLF ESTATE (3292)



Navrae  
Enquiries  
Imibuzo

D SWANEPOEL

Datum  
Date  
Umhla

11/09/2003

*Departement van Omgewingsake en Ontwikkelingsbeplanning  
Department of Environmental Affairs and Development Planning  
ISebe leMicimbi yeNdalo esiNgqongileyo noCwangeiso loPhuhliso*

The Acacia Group (Pty) Ltd.  
PO Box 602  
**LONEHILL**  
2062

**Attention: Mr Johann Klopper**

Tel : (011) 465-5808  
Fax: (011) 465-5871

Dear Sir

**APPLICATION: CONSTRUCTION OF A GOLF ESTATE ON A PORTION OF ERF  
464, GEORGE**

With reference to your application, find below the Record of Decision in respect of this application.

#### **RECORD OF DECISION**

##### **A. DESCRIPTION OF ACTIVITY:**

The construction of a golf estate consisting of:

- 730 residential units, made up of a combination of approximately 580 single residential stands and group housing clusters with approximately 150 town houses and a small commercial component.
- Infrastructure associated with the development, including internal roads as indicated on the development, sewerage pipelines and pump stations that will link up with the municipal system. The potable water requirement of approximately 312 440Kl/annum as well as the electricity will be supplied by the George Municipality and will connect to the existing Municipal system and reticulation. All cables will be underground.
- An 18-hole golf course plus a practice hole, complimented by a clubhouse, driving range, putting green as well as tennis courts.
- Up to eleven (11) off-channel dams for golf course irrigation. Irrigation drainage from the golf course will be directed towards the various dams and recycled. The storage capacity of the dams will not exceed the volume registered in terms of Section 32 of the National Water Act (36 of 1998).

As per course layout map dated July 2003 By Hilland Associates.

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A temporary contractor's campsite will be erected where fuel will be stored in above-ground tanks for the duration of the construction phase.

These are activities identified in Schedule 1 of Government Notice No. R1182 of 5 September 1997, as amended, being:

**Item 1(m) The construction, erection or upgrading of public and private resorts and associated infrastructure**

**Item 1(d) The construction, erection or upgrading of roads, railways, airfields and associated structures;**

**Item 1(j) The construction, erection or upgrading of dams, levees and weirs affecting the flow of a river;**

**Item 1(c) The construction, erection or upgrading of – with regard to any substance which is dangerous or hazardous and is controlled by legislations – (i) infrastructure, excluding roads and rails, for the transportation of any such substance; and (ii) manufacturing, storage, handling, treatment or processing facilities for any such substance.**

**Item 2(c) The change of land use from agricultural or zoned undetermined use or an equivalent zoning to any other land use.**

hereinafter referred to as "the activity"

**B. LOCATION:**

A portion of Erf 464, George. The site is situated adjacent to the town of George, between the George Golf Club, King George Hotel, Heather Park, Rooirivier and the Experimental farm. The centre co-ordinates are 33°58'00" South and 22°26'00" East. The site is approximately 210 ha in extent (See attached layout plan by Hilland Associates dated July 2003).

**C. APPLICANT:**

The Acacia Group (Pty) Ltd.  
Mr Johann Klopper  
PO Box 602  
LONEHILL  
2062

Tel: (011) 465-5808  
Fax: (011) 465-5871

**D. CONSULTANT:**

HilLand Associates  
PO Box 590  
GEORGE  
6530

Tel: (044) 889-0229  
Fax: (044) 889 0229

**E. SITE VISIT(S):**

*Department of Environmental Affairs & Development Planning  
Chief Directorate: Environmental Affairs*

Date: 2 April 2003

Persons Present: Mr D Swanepoel and Ms I Coetzee of the Department Of Environmental Affairs & Development Planning ("DEA&DP")

Date: 30 June 2003

Persons Present: Mr D Swanepoel of the Department Of Environmental Affairs & Development Planning ("DEA&DP"), Mr W Roets of Western Cape Nature Conservation Board, Ms C Avierinos of Hilland Associates, Mr R Durdin (Kantey & Templar) and Mr D Obermeyer.

**F. DECISION:**

In terms of Sections 22 and by virtue of powers delegated by the Minister in terms of Sections 28 & 33 of the Environment Conservation Act, 1989 (Act No. 73 of 1989), the relevant authority (as defined in GN No R1183 of 5 September 1997, as amended), hereby grants **authorisation with the conditions** contained in this Record of Decision, for the execution of the activity described above.

This Authorisation has been granted in terms of section 22 of the Environment Conservation Act, 1989 (Act No. 73 of 1989) solely for the purposes of undertaking the activity referred to above, and does not exempt the holder thereof from compliance with any other relevant legislation.

**G. CONDITIONS OF AUTHORISATION:**

1. The activity, including site preparation, may not commence before the statutory thirty (30) day appeal period expires.
2. One week's notice, in writing, must be given to the Directorate: Environmental Management, (hereinafter referred to as "this Directorate"), before commencement of construction activities.
  - 2.1 Such notice shall make clear reference to the site location details and reference number given above.
  - 2.2 The said notice must also include proof of compliance with the following conditions described herein:  
Conditions: 1, 7, 8, 10, 12 & 18.1
3. One week's notice, in writing, must be given to the Directorate: Environmental Management, (hereinafter referred to as "this Directorate"), before commencement of operation activities.
  - 3.1 Such notice shall make clear reference to the site location details and reference number given above.
  - 3.2 The said notice must also include proof of compliance with the following conditions described herein:  
Conditions: 5, 9, 13, 16, 18 & 19
4. An integrated waste management approach must be used that is based on waste minimisation and must incorporate reduction, recycling, re-use and disposal where appropriate. Any solid waste shall be disposed of at a landfill

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licensed in terms of section 20 of the Environment Conservation Act, 1989 (Act No. 73 of 1989).

- 5 The mitigation/rehabilitation measures and recommendations as detailed in the Environmental Impact Report and Extract with changes from the Environmental Impact Report, dated April 2003, compiled by Hilland Associates must be adopted and implemented.
- 7 The applicant must appoint a suitably experienced Environment Control Officer (or Site Agent where appropriate) before commencement of any land clearing or construction activities to ensure that the mitigation/rehabilitation measures and recommendations referred to in this Record of Decision are implemented and to ensure compliance with the provisions of the construction phase Environmental Management Plan ("EMP").
- 8 The applicant must compile and submit an acceptable construction phase Environmental Management Plan ("EMP"), for the installation of the services, roads, residential units, golf course and dams to this Directorate. The EMP must:
  - 8.1 Be submitted to this Directorate at least three weeks prior to construction activities commencing. This must be approved prior to any land clearing and construction commencing.
  - 8.2 Describe the level and type of competency required of the Environmental Control Officer, ("ECO");
  - 8.3 Define and allocate the roles and responsibilities of the ECO referred to above, and the Environmental Site Agent;
  - 8.4 Determine the frequency of site visits;
  - 8.5 Provide mitigation measures and address potential impacts of temporary fuel storage at the contractor's campsite.
  - 8.6 Be included in all contract documentation for the construction phase of the development.
- 9 The applicant must compile and submit an acceptable operational phase Environmental Management Plan ("EMP") for the entire property. This must be approved by this Directorate before any of the units may be occupied. The EMP must:
  - 9.1 Address the protection of the sensitive areas (e.g. wetland areas and ecological corridors along the Rooi River and unnamed tributary of the Rooi River), rehabilitation of the wetlands and river systems, the establishment and maintenance of public walking trails, the complete removal of all alien invasive plants and fire prevention and control.
  - 9.2 Incorporate the conditions of authorisation given in this Record of Decision, as appropriate to the operational phase of the project. The Home Owners' Association / or operator of the facility must implement and ensure compliance with this EMP.
  - 9.3 Include measures to minimise water use, use of fertilisers and pesticides on the golf course and avoid fertilisers and nutrients entering the

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watercourses. This should include a monitoring programme such as regular soil tests and leaf analyses.

- 10 An Environmental Liaison Committee ("ELC") must be established at the cost of the Applicant, prior to any land clearing or construction activities commencing.
  - 10.1 The applicant must draw up the ELC's draft terms of reference ("TOR") and submit it to this Directorate. This must be approved by this Directorate prior to any land clearing or construction commencing.
  - 10.2 The TOR must include but is not limited to the following:
    - 10.2.1 the frequency of meetings and reports
    - 10.2.2 chairmanship/membership
    - 10.2.3 auditing requirements
    - 10.2.4 duties and responsibilities during the construction phase
    - 10.2.5 the termination of such ELC
    - 10.2.6 the frequency of providing feedback to the local community.
- 11 The applicant must submit an Environmental Audit Report, ("audit report") to this Directorate within one (1) year after construction has been completed.
  - 11.1 The audit report must indicate the date on which the construction was completed, and detail compliance with the conditions of this authorisation, and the status of the rehabilitation programme.
  - 11.2 This Directorate may require remedial action should the audit report reflect that rehabilitation is inadequate.
  - 11.3 If the audit report is not submitted, this Directorate may give 30 days written notice and may have such an audit undertaken at the expense of the applicant and may authorise any person to take such measures necessary for this purpose.
- 12 The applicant must, within five calendar days of the date of issue of this Record of Decision:
  - Inform the relevant local authority as well as all interested and affected parties, ("I & AP's") registered during the Scoping and Impact Assessment processes in writing of the outcome of this application and, if requested, provide copies of this Record of Decision within a reasonable time before expiry of the thirty day appeal period;
  - Include in such information the provisions of Regulation 11 of Government Notice No. R 1183 of 5 September 1997, as amended, which reads as follows:
    - (1) An appeal to the Minister or provincial authority under section 35(3) of the Act must be done in writing within 30 days from the date on which the record of decision was issued to the applicant in terms of regulation 10(1);

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- (2) An appeal must set out all the facts as well as the grounds of appeal, and must be accompanied by all relevant documents or copies of them which are certified as true by a commissioner of oaths.
- Include the date on which the record of decision was issued to the applicant in terms of regulation 10(1) and the date by which appeals must reach the Minister.
  - Inform all I & AP's that a signed and certified Appeal Questionnaire, is obtainable from the Minister's office at tel. (021) 483 4700, email [lvdberg@pawc.wcape.gov.za](mailto:lvdberg@pawc.wcape.gov.za) or URL <http://www.westerncape.gov.za/eadp> must accompany the appeal.
  - If the applicant should appeal against this Record of Decision, he must inform all interested and affected persons that such an appeal is being lodged with the Minister and if requested, the applicant/appellant must provide those persons with reasonable access to a full copy of the appeal within a reasonable time before expiry of the thirty day appeal period.
- 13 The Rooi River and unnamed tributary of the Rooi River (including the upper river valley, riparian zone and river bed) must be rehabilitated to a natural state and retained for public access. A plan to rehabilitate the river courses and riparian vegetation must be included in the EMP. The recommendations of the reports by Mr D Impson (included as section 3 of the EIR) must be adopted and implemented. The river valley must be permanently cleared of all alien invasive trees. Except for the two proposed causeway bridges, the riverbed must not be mechanically interfered with (e.g. bull-dozing) as the river is expected to recover naturally once all invasive alien trees along the river are removed. The upper valley and riparian zone must be correctly rehabilitated to allow these zones to form an effective buffer between the golf course, residential area and river itself. This buffer must be protected by the appropriate structures from any excessive nutrients and wastes arising from the golf course, and must be monitored for excessive nutrients and wastes before they enter the river that are not captured. The required minimum buffer width must be protected and appropriately managed. The alien eradication programme must start with phase 1 of construction and must be completed before completion and opening of the golf course. Follow up must be done at least annually. Rehabilitation of riparian areas and wetlands must be undertaken in close consultation with Western Cape Nature Conservation Board.
- 14 The recovery of the river must be monitored to quantify progress. The River Health Programme must be adopted as the means of seasonally assessing the recovery of the river and monitoring must start, once approval is given, to use the existing situation as a benchmark. Monitoring must be done in consultation with the Department of Water Affairs and Forestry and the Western Cape Nature Conservation Board. Results of monitoring must be made available to the ELC, the Home Owners Association, the WCNCB and this Department.

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- 15 No water abstraction from the Rooi River and unnamed tributary is allowed if any of the source sites has a base flow lower or equal to 12 litres per second (12l/s).
  - 15.1 The minimum required base flow is set at 12l/s for the purpose of calculating the volume of water that may be abstracted. Only a third (33%) of the volume of water exceeding the required base flow may be abstracted. For example, for a measured flow of 24 litres per second, an abstraction of only 4 litres per second will be allowed (24 subtract 12 divided by 3).
  - 15.2 A permanent gauge marker plate must be installed in the source river upstream of the abstraction point to determine the base flow. This marker will require annual review in order to cater for flow changes and flood damage.
  - 15.3 Abstraction of water must be monitored and measured with a water flow meter and an electricity meter on the pump. Data on the water flow at the gauge marker plate and pump rates must be kept. The base flow must be monitored and recorded daily during the period that water is abstracted from the Rooi River and unnamed tributary.
  - 15.4 The total abstraction from the Rooi River and unnamed tributary must not exceed 50000m<sup>3</sup> per annum. In view of the fact that run-off from the site under normal circumstances is more than what is required for irrigation of the golf course, abstraction of water must be limited to only exceptional circumstances.
  - 15.5 Permission must be obtained from the ELC to abstract water from the Rooi River and unnamed tributary of the Rooi River. The ELC must ensure that run-off from the site is collected and used optimally and abstraction from the Rooi River and unnamed tributary is minimised.
- 16 The applicant must comply with all the relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998). All storage dams must be located off channel.
- 17 Surface and sub-surface water draining from the golf course must be collected through an appropriately designed surface and subsurface drainage system and directed towards the various dams to be recycled. Storm water runoff from the golf course and residential areas must be channelled to the various dams. Where this is not possible, storm water must be channelled through a system of artificial wetlands in order to dissipate flow and assist in the removal of possible excess nutrients and waste from the water.
- 18 The Rooi River and unnamed tributary must be rehabilitated and a minimum buffer area must be conserved and protected:
  - 18.1 The buffer area must be determined and appropriately demarcated before the construction phase commences.
  - 18.2 A minimum setback line of 40m must be maintained along the Rooi River. No earthworks may occur within the buffer area and no permanent structures or any part of the golf course must be allowed

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- within the 40m buffer area, except for a hiking trail and one bridge on the Rooi River.
- 18.3 With the exception of a minimum setback of 5m for the golf structures associated with holes 10, 11, 12 and 13, a minimum setback of 15m between the riverbed and golf course must be maintained along the unnamed tributary of Rooi River. No earthworks may occur within the buffer area and no permanent structures, gardens or any part of the golf course must be allowed within the 15m buffer area.
- 19 Public access must be retained along the Rooi River and the unnamed tributary of the Rooi River by means of public pathways or hiking trail:
- 19.1 The applicant must construct suitable pathways on the site along the Rooi River and the unnamed tributary of the Rooi River. The design and construction of the pathways must prevent any degradation of the riparian and buffer zone along the river courses.
- 19.2 The general public must have free access to the pathways and access to the pathways must be provided at all three points at the security fence.
- 19.3 The pathways must be designed in such a way so that it may link up with the proposed comprehensive public hiking trail system for George as proposed in the George IDP. for later be extended along the Rooi River and the unnamed tributary to the Botanical Garden to form a circular route
- 19.4 The hiking trail on the site must be completed before the completion and opening of the golf course.
- 20 No fences are permitted across wetland areas or watercourses.
- 21 No permanent structures are allowed below the 1:50 year flood line or on slopes steeper than 1:4
- 22 This Directorate must be notified, within 30 days thereof, of any change of ownership and/or project developer, as well as any change of address of the owner and/or project developer.
- 23 All outdoor advertising associated with this activity, whether on or off the property concerned, must comply with the South African Manual for Outdoor Advertising Control (SAMOAC) available from:
- The Director: Environmental Impact Management  
Department of Environmental Affairs and Tourism  
Private Bag X447, Pretoria, 0001.
- 24 The applicant shall be responsible for ensuring compliance with the conditions contained in the Record of Decision by any person acting on his behalf, including but not limited to, an agent, servant, employee or any person rendering a service to the applicant in respect of the activity, including but not limited to contractors and consultants.

- 25 The owner and/or developer must notify this Directorate and any other relevant authority, in writing, within 24 hours thereof if any condition of this authorisation is not adhered to.
- 26 Departmental officials shall be given access to the property referred to in B above for the purpose of assessing and/or monitoring compliance with the conditions contained in this Record of Decision, at all reasonable times.

**H. RECOMMENDATIONS:**

The relevant authority recommends that:

1. Due to its presence in the river, the Cape Galaxias should be used in the River Health Programme as natural indicator of the ecological state of the river.
2. The Architectural Guidelines proposed for the development limit architectural styles to only one style. It is suggested that the Cape Colonial Style is the most appropriate in view of the place-specific approach to planning, design and management of the natural and human-made environment and guiding principles of 'critical regionalism' described in the Bioregional Planning Framework for the western Cape Province, October 2000.

**I. KEY FACTORS AFFECTING THE DECISION:**

**Biophysical:**

The site has been significantly modified and has been used for cultivation of crops. Some areas are severely invaded by alien invasive plants. The wetland areas associated with the Rooi River and the river corridors were identified as conservation worthy areas. A fish survey of the Rooi River found that despite heavy infestation of alien trees next to the Rooi River (which forms part of the Gwaiing River System), the indigenous and threatened Cape Galaxias still occurs both above and within the proposed development area. This is a new fish species record for the Gwaiing catchment. Conditions 13, 14, 15, 17 & 18 are included to mitigate the potential impact of the proposed activity on conservation worthy areas. It is critical that a wide buffer area be maintained along the wetlands and drainage lines. This is also in line with the objectives of the Integrated Development Plan (IDP) for George, in which considerable emphasis is being placed on the establishment and maintenance of ecological corridors (as part of the Bioregional planning approach).

**Socio-economic/Cultural historic:**

There are no critical issues or highly significant impacts that should prevent the approval of the proposed development, provided that the mitigatory measures proposed in the Environmental Impact Report are implemented through the Environmental Management Programme (EMP) for the proposed development. The key benefits of the project include sustainable job creation with the potential of 485 permanent jobs directly employed on the estate.

**Policy: Regional/planning context:**

The site is situated within an area that is earmarked in the George and Environs Urban Structure Plan (1982) for Township development.

**Cumulative effects of the activity:**

The potential cumulative impact on the potable water resources of the area linked to the increased demand for Kingswood could potentially affect the overall water management planning for George. The Local Authority has however confirmed that the supply for the Kingswood Golf Estate is calculated into their water management plan for future demand and supply.

According to the EIR, 30 000m<sup>3</sup> water per month is required for irrigation of the golf course and 40 000m<sup>3</sup> is available per month as runoff from the site surface without alien clearing while 53 750m<sup>3</sup> water will be available per month from the site surface with alien clearing. In normal circumstances no abstraction of water from the Rooi River and unnamed tributary will therefore be necessary for golf course irrigation. The applicant has indicated that abstraction of water will not exceed 50 000m<sup>3</sup> per annum. Condition 15 attempts to limit the impact of water abstraction on the river ecosystem and downstream users.

The potential cumulative impact of overloading the sewage treatment system of the Municipality was raised. There are currently problems experienced at the existing treatment works, which occasionally results in spillage into the river system. The Local Authority has however confirmed that this potential negative cumulative impact should not become a problem as they are currently rectifying the problems at the treatment plant, which are not capacity related.

**Alternatives:**

The proposed layout has gone through several iterations in order to address the issues identified in the scoping report.

**Public Participation:**

The public participation process showed that there were no objections to the proposed activity.

**J. DURATION AND DATE OF EXPIRY:**

This authorisation shall lapse if the activity does not commence within two (2) years of the date of issue of this authorisation.

**K. APPEAL:**

In terms of Section 35 of the Environment Conservation Act, 1989 (Act No. 73 of 1989), formal, motivated appeals **must be directed within thirty (30) days** of the date of the issuing of this Record of Decision, to:

The Minister of Agriculture, Environmental Affairs and  
Development Planning  
Western Cape Province  
Private bag X9179  
Cape Town  
8000  
Tel: 021 483 4700  
Fax: (021) 483-3890

Appeals must comply with the provisions of regulation 11 of Government Notice No. R. 1183 of 5 September 1997, as amended.

*Department of Environmental Affairs & Development Planning  
Chief Directorate: Environmental Affairs*

**If the appellant is not the applicant, the latter must be informed of the appeal within the appeal period referred to above and must provide the applicant with reasonable access to a full copy of the appeal, if requested.**

A signed and certified Appeal Questionnaire, obtainable from the Minister's office at tel. (021) 483 4700, email [lvdberg@pawc.wcape.gov.za](mailto:lvdberg@pawc.wcape.gov.za) or URL <http://westerncape.gov.za/eadp> must accompany the appeal.

If any condition imposed in terms of this authorisation is not being complied with, the authorisation may be withdrawn after 30 days written notice to the applicant in terms of Section 22(4). Failure to comply with any of these conditions is also an offence and may be dealt with in terms of Sections 29, 30 and 31 of the Environment Conservation Act, 1989 (Act No. 73 of 1989) as well as any other appropriate legal mechanisms.

Provincial Government, Local Authority or committees appointed in terms of the conditions of the application or any other public authority or organisation shall not be held responsible for any damages or losses suffered by the developer or his successor in title in any instance where construction or operation subsequent to construction be temporarily or permanently stopped for reasons of non-compliance by the developer with the conditions of authorisation as set out in this document or any other subsequent document emanating from these conditions of authorisation.

Your interest in the future of our environment is greatly appreciated.

Yours faithfully



**DIPOLELO ELFORD  
CHIEF DIRECTOR: ENVIRONMENTAL AFFAIRS**

DATE OF DECISION: 11/09/03

Copies to: (1) Mr J Vrolijk (George Municipality)  
(2) Ms C Avierinos (Hilland Associates)

Fax: (044) 873-3776  
Fax: (044) 889-0229



# 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 8795776  
E-mail: [stadsbeplanning@george.org.za](mailto:stadsbeplanning@george.org.za)

VERW/REF.

17/714/8

NAVRAE:  
ENQUIRIES:

Mr J G Vrolijk

TEL:

801 9370

28 October 2003

Formaplan  
P O Box 9824  
GEORGE  
6530

Sirs

## PROPOSED SUBDIVISION OF ERVEN 20848 AND 20849 GEORGE

I refer to your application dated 10 October 2003.

Approval is hereby granted in terms of Section 25(1) of Ordinance 15 of 1985 for the subdivision of the abovementioned properties as indicated on the attached plan which bears Council's stamp, subject to the conditions contained in annexure "A" as well as the following conditions:

1. The following *pro rata* contributions must be made for the provision of the services to the various portions listed below, as indicated in terms of Section 42 of the abovementioned Ordinance:

(a) PORTIONS 101 TO 140, 146 TO 231, 235 TO 267, 269 TO 295 AND 307 TO 381

Water reticulation:	R1 815,00 plus VAT per portion;
Sewerage reticulation:	R1 815,00 plus VAT per portion;

(b) PORTIONS 95, 96, 100, 141, 142, 143 AND 145

The following *pro rata* contributions is payable per group housing unit to be erected on any of the portions:

Water reticulations: R1 815,00 plus VAT;  
Sewerage reticulation: R1 815,00 plus VAT;

(c) PORTION 144

The following contributions is payable per equivalent unit.

Water reticulation: R1 815,00 plus VAT per equivalent unit with a water consumption of 1 000 litres per day;  
Sewerage reticulation: R1 815,00 plus VAT per equivalent unit with a water consumption of 1 000 litres per day;

2. ELECTRICAL CONTRIBUTION

A *pro rata* contribution of R196,20 (ONE HUNDRED AND NINETY SIX RAND AND TWENTY CENTS) plus VAT at the statutory rate per KVA based on a maximum demand of 2 100KVA is payable before transfer of any erf will be allowed. If the KVA rate changes, the amount will be adjusted accordingly;

3. ZONING

The zoning of the various portions will be as follows:

- (a) Portions 101 to 140, 146 to 231, 235 to 267, 269 to 295 and 307 to 381: Single Residential
- (b) Portion 95: General Residential (Group housing): 12 units;
- (c) Portion 96: General Residential (Group housing): 6 units;
- (d) Portion 100: General Residential (Group housing): 20 units;
- (e) Portion 141: General Residential (Group housing): 23 units;
- (f) Portion 142: General Residential (Group housing): 8 units;
- (g) Portion 143: General Residential (Group housing): 12 units;

- (h) Portion 145: General Residential (Group housing): 16 units;
- (i) Portions 88, 89, 90 and 91: Private Open Space (Golf course and related uses);
- (j) Portions 92, 93 and 94: Private Open Space;
- (k) Portions 97 and 98: Private Road;   
*There is no 97* 98?
- (l) Portion 144: General Residential;
- (m) Remainder erf 20849: Subdivisional area;

#### 4. INTERNAL SERVICES

##### 4.1 Private Streets and stormwater drainage

- (a) The private streets and stormwater drainage for the development must be provided by the developer at the cost of the developer;
- (b) The private streets and stormwater drainage must be designed by a Consulting Engineer according to the specifications of Council; *copy please*
- (c) The design must be submitted to the Director: Civil and Technical Services for approval;
- (d) The private streets must be constructed under the supervision of a Consulting Engineer;
- (e) The islands located within the private street reserves must be landscaped to the satisfaction of Council;

##### 4.2 Water

- (a) The water network for the development must be provided by the developer at the cost of the developer;
- (b) The water network must be designed by a Consulting Engineer;
- (c) The water network must be designed according to the specifications of Council;
- (d) The design of the water network must be submitted to the Director: Civil and Technical Services for approval;

- (e) The water network must be constructed under the supervision of a Consulting Engineer;

#### 4.3 Sewerage

- (a) The sewerage network for the whole development must be provided by the developer at the cost of the developer;
- (b) The sewerage network must be designed by a Consulting Engineer;
- (c) The sewerage network must be designed according to the specifications of Council;
- (d) The design of the sewerage network must be submitted to the Director: Civil and Technical Services for approval;
- (e) The sewerage network must be constructed under the supervision of a Consulting Engineer;

#### 4.4 Electricity

- (a) The electrical network for the development must be provided by the developer at the cost of the developer;
  - (b) The electrical network must be designed by a Consulting Engineer;
  - (c) The electrical network must be designed according to the specification of Council;
  - (d) The design of the electrical network must be submitted to the Director: Electrotechnical Services for approval;
  - (e) The electrical network must be constructed under the supervision of a Consulting Engineer who will submit a taking over certificate on completion of the project;
5. The developer is responsible for the linking of the internal services to the bulk services in accordance with the provisions of paragraph 6.1 of the Deed of Sale and Development Agreement dated 8 June 2001;
  6. Detail subdivision conditions for the General Residential (Group housing erven) will be determined on receipt of subdivision applications;
  7. A security fence shall be erected around the perimeter of the George Golf Club in accordance with the provisions of paragraph 14 of the Deed of Sale and Development Agreement dated 8 June 2001;

8. All conditions contained in the "Record of Decision" dated 11 September 2003 (reference: EG12/2/1-37-ERF 464 KINGSWOOD GOLF ESTATE (3292)) issued by the Department of Environmental Affairs and Development Planning: Western Cape must be adhered to;
9. A Home Owner's Association must be established for this development in terms of Section 29 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985);
10. The streets must be registered as private streets and must be transferred to the Home Owner's Association who will be responsible for the maintenance of the private streets, the island in the streets as well as the streetlights;
11. The electrical network with the exception of streetlights, must be transferred to the Municipality who will be responsible for the maintenance and running thereof;
12. The constitution of this Home Owner's Association must be submitted to Council for approval prior to the transfer or registration of any subdivided portion. Any expenditure Council may occur in order to scrutinise the abovementioned constitution must be paid by the developer;
13. That the following conditions be incorporated in the Home Owner's Constitution:
  - (a) that no building plan be approved on any erf without the prior written approval of the Home Owner's Association;
  - (b) no additions and/or alterations to units shall be permitted without the prior written approval of the Home Owner's Association, and further subject to Standard and/or Municipal Building Regulations in force from time to time;
  - (c) no demolition or removal of any feature which constituted an original portion of the scheme shall be permitted without the prior written approval of the Home Owner's Association;
  - (d) should it be necessary to rebuild any unit in its entirety such rebuilding shall be in accordance with the building plan of the unit originally approved;
  - (e) any communal portion of a supporting wall, roof, pipe, gutter, fencing, or other structure or object on such unit shall be maintained by the owner of the unit;

- (f) each portion of such supporting wall, roof, pipe, gutter, fencing or other structure or other object on such unit shall likewise be maintained by the owner of the unit;
  - (g) access to such unit shall be allowed for the purpose of maintenance, cleaning, renovation, repair, renewal and alteration of and addition to such wall, roof, pipe, gutter, fencing or other structure or object and nothing shall be done which may prevent access to or hinder such access;
  - (h) Should the Home Owner's Association resolve to approve any such alterations and/or additions, they shall be of such a nature as to be applicable to all unit owners and all unit owners shall be permitted without exception to effect similar alterations and additions;
  - (i) A plan shall be provided showing the proposed location of the alterations/ additions in relation to all units within the direct vicinity of the unit. (This does not imply that all unit owners should necessarily also effect such additions and alterations. The said plan is required only to enable an evaluation to be made of the total effect of a proposal on the aesthetic appearance of the scheme.);
  - (j) Should it be proposed to alter the colour scheme of the complex, an indication must be given of the period in which the scheme in its totality of colour scheme will be altered and such period shall not be later than one year from the date of the commencement of the alteration of the colour scheme;
14. Portions 92, 93 and 94 must be transferred to the Home Owner's Association who will be responsible for the maintenance of the erven;
  15. A powerline servitude must be registered over the whole of portions 92, 93 and 94 and the existing powerline that traverses portions 90, 91 and 99 must be protected by a 22 metre servitude;
  16. The necessary arrangements must be made with the Director: Health Services with regard to refuse removal;
  17. That a detailed architectural design manual which shall take all design parameters into account be submitted to the Municipality's Aesthetic Committee for approval prior to commencement of any building activities on the property;
  18. The developer must provide Council with a letter whereby he acknowledge and accept the conditions imposed before commencement of the development;

19. A certificate from the Consulting Engineers indicating that all services has been provided according to the approved designs must be provided before transfer of any erf will be allowed;

20. **CIVIL SERVICES AND UPGRADING**

- (a) Servitudes have to be registered for the sewage and stormwater lines as indicated on the attached drawing of Kantey and Templer;
- (b) The installation of these services must be co-ordinated with the Directorate of Civil and Technical Services;
- (c) The developer will be responsible for a portion of the cost of the abovementioned services as determined by the Directorate of Civil and Technical Services
- (d) The developer's portion of the cost for the abovementioned services will be payable before transfer of the first erf within the development will be allowed;
- (e) The contract for the installation of the abovementioned services must be awarded by Council.

21. The culverts under Plattner Boulevard have been constructed by Council. Payment for the cost of this construction must be made before transfer of any erf in the development will be allowed.

Notwithstanding Council's decision you have the right of appeal against the conditions of approval in terms of Section 44 of Ordinance 15 of 1985, which right must be exercised within 21 days from date of registration of this letter. The appeal must be directed to the Chief Directorate: Planning, Private Bag X9083, Cape Town, 8000 within the aforementioned time, with a copy endorsed to the George Municipality.

Your attention is also directed to the provisions of Section 16(2)(a)(i) of Ordinance 15 of 1985 in terms whereof this approval will lapse if it is not exercised within two years as from date hereof.

Yours faithfully

  
**C M AFRICA**  
**DIRECTOR: PLANNING AND DEVELOPMENT**

Adk/jan/b-17\_7\_4\_8A

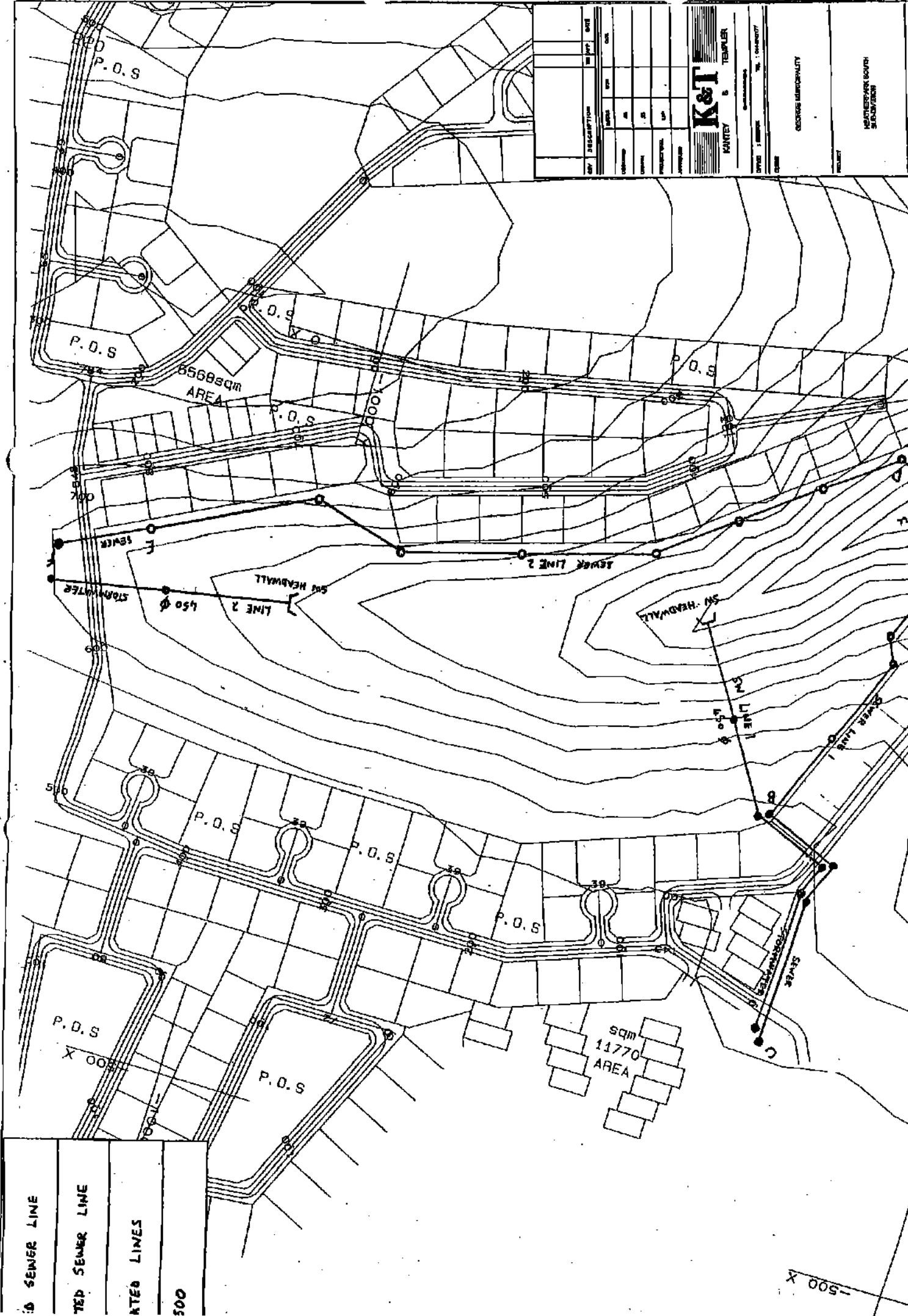
**ANNEXURE "A"**

**CONDITIONS OF APPROVAL IN RESPECT OF THE SUBDIVISION OF  
ERVEN 20848 AND 20849 GEORGE**

1. The developer is responsible for the provision of all services to all erven resulting from this subdivision. Such services must be provided in accordance with the provision of the "Guidelines for the Provision of Engineering Services in Residential Townships" prepared by the Department of Community Development as may be amended from time to time.
2. Before commencement with the provision of services, an agreement with regard to the financing, installation and the standard thereof must be entered into with the Municipality. The apportionment of cost for the provision of such services shall take place in terms of the recommendations contained in the report of the Commission of Enquiry to Township Establishments and Related Matters. (The Venter Commission).

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Adk/jan/masters/annexure



NO.	DATE	BY	DESCRIPTION

**K&T**  
KANEY & TEMPLE

PROJECT: \_\_\_\_\_  
SHEET: \_\_\_\_\_ OF \_\_\_\_\_  
DATE: \_\_\_\_\_

GEORGE WINDHAMPTON

WEATHERS PARK SOUTH SUBDIVISION

10 SEWER LINE
150 SEWER LINE
1000 LINES
500

500 X



## GEORGE MUNISIPALITEIT

Tel: 044 – 874 3917

KONTAKPERSOON : VE Reticulation (878 2247)

**KENNISGEWING VAN DIE ONDERBREKING VAN DIE  
ELEKTRIESE TOEVOER.  
DIE VOLGENDE AREAS SAL GERAAK WORD:**

### KINGSWOOD

**KENNISGEWING** geskied hiermee dat die elektriese  
toevoer onderbreek sal wor  
d op **WOENSDAG 5 JULIE 2006 VANAF 10:00 TOT  
16:30** met die doel om veranderings aan elektriese  
hoofleidings te maak. Klante word gewaarsku om die installasie  
as lewendig te beskou vir die volle periode aangesien die toevoer  
enige tyd gedurende die periode aangeskakel mag word.

Sou omstandighede verhoed dat die werk gedoen kan word  
gedurende bogenoemde periode, sal die werk gedoen word op  
**DONDERDAG 6 JULIE 2006 VANAF 10:00 TOT 16:30.**

**M.J. RHODE**

**Michael J Rhode  
DIREKTEUR: ELEKTROTEGNIESE DIENSTE**

G:\OfficeFiles\FILES\MJEBES\TERK\ragaf.kennisgewing.doc



## GEORGE MUNICIPALITY

Tel: 044 – 874 3917

CONTACT PERSON : VE Reticulation (878 2247)

**NOTIFICATION OF THE INTERRUPTION  
OF THE ELECTRICITY SUPPLY.  
THE FOLLOWING AREAS WILL BE AFFECTED:**

### KINGSWOOD

**NOTICE** is hereby given that the electricity supply will be interrupted  
of **WEDNESDAY 5 JULY 2006 FROM 10:00 TO 16:30** for  
the purpose of doing alterations to the electrical mains. Consumers are  
warned to treat the installation as being live for the full duration as the  
supply may be resumed at any time within the notified period.

Should circumstances prevent the work carried out during the  
abovementioned period, the work will be done on  
**THURSDAY 6 JULY 2006 FROM 10:00 TO 16:30.**

**M.J. RHODE**

**Michael J Rhode  
DIRECTOR: ELECTROTECHNICAL SERVICES**

Voorgestelde ontwikkeling van erf 22733, George,  
Aansoek om gebruiksverandering en **onderverdeling in 12 groepbehuisingerwe**  
Enkelresidensiële sone II (SRZII) – "Estate Housing"  
28 November 2025

---

**Aanhangsel A2 - Oorspronklike Munisipale Goedkeurings: 2006 en 2007**

Copies: Director: Financial Services  
Director: Civil and Technical Services  
Director: Electrotechnical Services  
Director: Planning and Development  
Surveyor-General, Private Bag X9028, CAPE TOWN, 8000

E-mail: [stadsbeplanning@george.org.za](mailto:stadsbeplanning@george.org.za)  
Erf 22733, George

Mr. M.C. Calitz

801 9182

28 February 2006

Pieter Brown  
P O Box 2200  
**GEORGE**  
6530

**REGISTERED MAIL**

**PROPOSED SUBDIVISION: ERF 22733 GEORGE**

Your application dated 10 November 2005 refers.

Approval is hereby granted in terms of Section 25(1) of Ordinance 15 of 1985 for the subdivision of the abovementioned properties as indicated on the attached plan which bears Council's stamp, subject to the conditions contained in annexure "A", the conditions contained in the Service Agreement between George Municipality and Kingswood Golf Estate (Pty) Ltd signed 29 March 2005 as well as the following conditions:

1. The following *pro-rata* contributions must be made for the provision of the services to portions 1 to 12, as indicated in terms of Section 42 of the abovementioned Ordinance:

Water reticulation:	R6 450,00 plus VAT per portion
Electrical reticulation:	R3 225,00 plus VAT per portion
Sewerage reticulation:	R6 450,00 plus VAT per portion

2. **ZONING**

The zoning of the various portions will be as follows:

- (a) Portions 1 to 12: General Residential (Group Housing)
- (b) Portion 13: Private Open Space
- (c) The following land use restrictions will be applicable to portions 1 to 12:

Maximum Coverage:	50%
Maximum height:	two storeys
Street building line:	4,5 metre

Side and rear building line: = zero, but adequate side building lines may be required for fire fighting purposes and a 3,0m side and rear building line shall apply when this zone abuts on another zone.

Parking: = at least two bays per group house; both may be provided at such group house, or part of the required number of parking bays at some of the group houses and the remainder in the form of communal parking for the group housing scheme concerned, or the entire requirement in the form of communal parking.

### 3. **INTERNAL SERVICES**

#### 3.1 Private Street and stormwater drainage

- (a) The private streets and stormwater drainage for the development must be provided by the developer at the cost of the developer;
- (b) The private streets and stormwater drainage must be designed by a Consulting Engineer according to the specifications of Council;
- (c) The design must be submitted to the Director: Civil and Technical Services for approval;
- (d) The private streets must be constructed under the supervision of a Consulting Engineer;
- (e) The islands located within the private street reserves must be landscaped to the satisfaction of Council.
- (f) 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 Red Book standards. The width of road reserves are to be approved by the Director: Civil and Technical Services.

#### 3.2 Water

- (a) The water network for the development must be provided by the developer at the cost of the developer;
- (b) The water network must be designed by a Consulting Engineer;
- (c) The water network must be designed according to the specifications of Council;
- (d) The design of the water network must be submitted to the Director: Civil and Technical Services for approval;
- (e) The water network must be constructed under the supervision of a Consulting Engineer;
- (f) A bulk water meter is to be installed by the developer prior to commencement of construction to monitor water usage during the construction phase. Arrangements must be made with the Director:

Civil and Technical Services, prior to installation, regarding the required specifications.

### 3.3 Sewerage

- (a) The sewerage network for the whole development must be provided by the developer at the cost of the developer;
- (b) The sewerage network must be designed by a Consulting Engineer;
- (c) The sewerage network must be designed according to the specifications of Council;
- (d) The design of the sewerage network must be submitted to the Director: Civil and Technical Services for approval;
- (e) The sewerage network must be constructed under the supervision of a Consulting Engineer.

### 3.4 Electricity

- (a) The electrical network for the development must be provided by the developer at the cost of the developer;
  - (b) The electrical network must be designed by a Consulting Engineer;
  - (c) The electrical network must be designed according to the specification of Council;
  - (d) The design of the electrical network must be submitted to the Director: Electrotechnical Services for approval;
  - (e) The electrical network must be constructed under the supervision of a Consulting Engineer who will submit a taking over certificate on completion of the project.
4. The internal reticulation (water and sewerage) is to connect at the connection points indicated on plans approved for the Kingswood Golf Estate development. The linking/connection of an internal service is to be negotiated between the developer and Kingswood Golf Estate.
  5. Any damage caused to existing municipal services during the development of erf 22733 George is to be repaired at the developers expense, in accordance with Council's specifications.
  6. Any and all costs related to the development will be for the developers account.
  7. All conditions contained in the "Record of Decision" dated 11 September 2003 (reference: EG12/2/1-37-ERF 464 KINGSWOOD GOLD ESTATE (3292)) issued by the Department of Environmental Affairs and Development Planning: Western Cape must be adhered to.
  8. A Home Owner's Association must be established for this development in terms of Section 29 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985). It is the developer's responsibility to negotiate with Kingswood Golf Estate whether the individual erf owners within the group housing development will become members of the Kingswood

Home Owners Association or whether the development will form its own Home Owners Association which will in turn be a member of the Kingswood Golf Estate's Home Owners Association. Whichever option is chosen, the development will automatically be bound by the conditions contained in the services agreement between the George Municipality and Kingswood Golf Estate.

9. The private open space must be transferred to the Home Owner's Association who will be responsible for the maintenance of the private streets and associated stormwater as well as the streetlights which are situated in the private open space.
10. The electrical network with the exception of streetlight, must be transferred to the Municipality who will be responsible for the maintenance and running thereof.
11. The constitution of this Home Owner's Association must be submitted to Council for approval prior to the transfer or registration of any subdivided portion. Any expenditure Council may occur in order to scrutinize the abovementioned constitution must be paid by the developer.
12. The following conditions must be incorporated in the Home Owner's Constitution:
  - (a) that no building plan be approved on any erf without the prior written approval of the Home Owner's Association;
  - (b) no additions and/or alterations to units shall be permitted without the prior written approval of the Home Owner's Association and further subject to Standard and/or Municipal Building Regulations in force from time to time;
  - (c) no demolition or removal of any feature which constituted an original portion of the scheme shall be permitted without the prior written approval of the Home Owner's Association;
  - (d) should it be necessary to rebuild any unit in its entirety such rebuilding shall be in accordance with the building plan of the unit originally approved;
  - (e) any communal portion of a supporting wall, roof, pipe, gutter, fencing, or other structure or object on such unit shall be maintained by the owner of the unit;
  - (f) each portion of such supporting wall, roof, pipe, gutter, fencing or other structure or other object on such unit shall likewise be maintained by the owner of the unit;
  - (g) access to such unit shall be allowed for the purpose of maintenance, cleaning, renovation, repair, renewal and alteration of and addition to such wall, roof, pipe, gutter, fencing or other structure or object and nothing shall be done which may prevent access to or hinder such access;
  - (h) should the Home Owner's Association resolve to approve any such alterations and/or additions, they shall be of such a nature as to be

applicable to all unit owners and all unit owners shall be permitted without exception to effect similar alterations and additions;

- (i) a plan shall be provided showing the proposed location of the alterations/additions in relation to all units within the direct vicinity of the unit. (This does not imply that all unit owners should necessarily also effect such additions and alterations. The said plan is required only to enable an evaluation to be made of the total effect of a proposal on the aesthetic appearance of the scheme.);
  - (j) should it be proposed to alter the colour scheme of the complex, an indication must be given of the period in which the scheme in its totality of colour scheme will be altered and such period shall not be later than one year from the date of the commencement of the alteration of the colour scheme;
13. The necessary arrangements must be made with the Director: Health Services with regard to refuse removal.
  14. That a detailed architectural design manual which shall take all design parameters into account be submitted to the Municipality's Aesthetic Committee for approval prior to commencement of any building activities on the property.
  15. The developer must provide Council with a letter whereby he acknowledge and accept the conditions imposed before commencement of the development.
  16. A certificate from the Consulting Engineers indicating that all services has been provided according to the approved designs must be provided before transfer of any erf will be allowed.
  17. Only municipal water for residential use is provided.

Notwithstanding Council's decision you have the right of appeal against the conditions of approval in terms of Section 44 of Ordinance 15 of 1985, which right must be exercised within 21 days from date of registration of this letter. The appeal must be directed to the Chief Directorate: Planning, Private Bag X9083, Cape Town, 8000 within the aforementioned time, **with a copy endorsed to the George Municipality.**

Your attention is directed to the provision of Section 16(2)(a)(i) of Ordinance 15 of 1985 in terms whereof this approval will lapse if it is not exercised within two years as from date hereof.

Yours faithfully

  
**C M AFRICA**  
**DIRECTOR: PLANNING & DEVELOPMENT**

G:\Michelle\Thys\ClBrawweler\22733Geo.doc

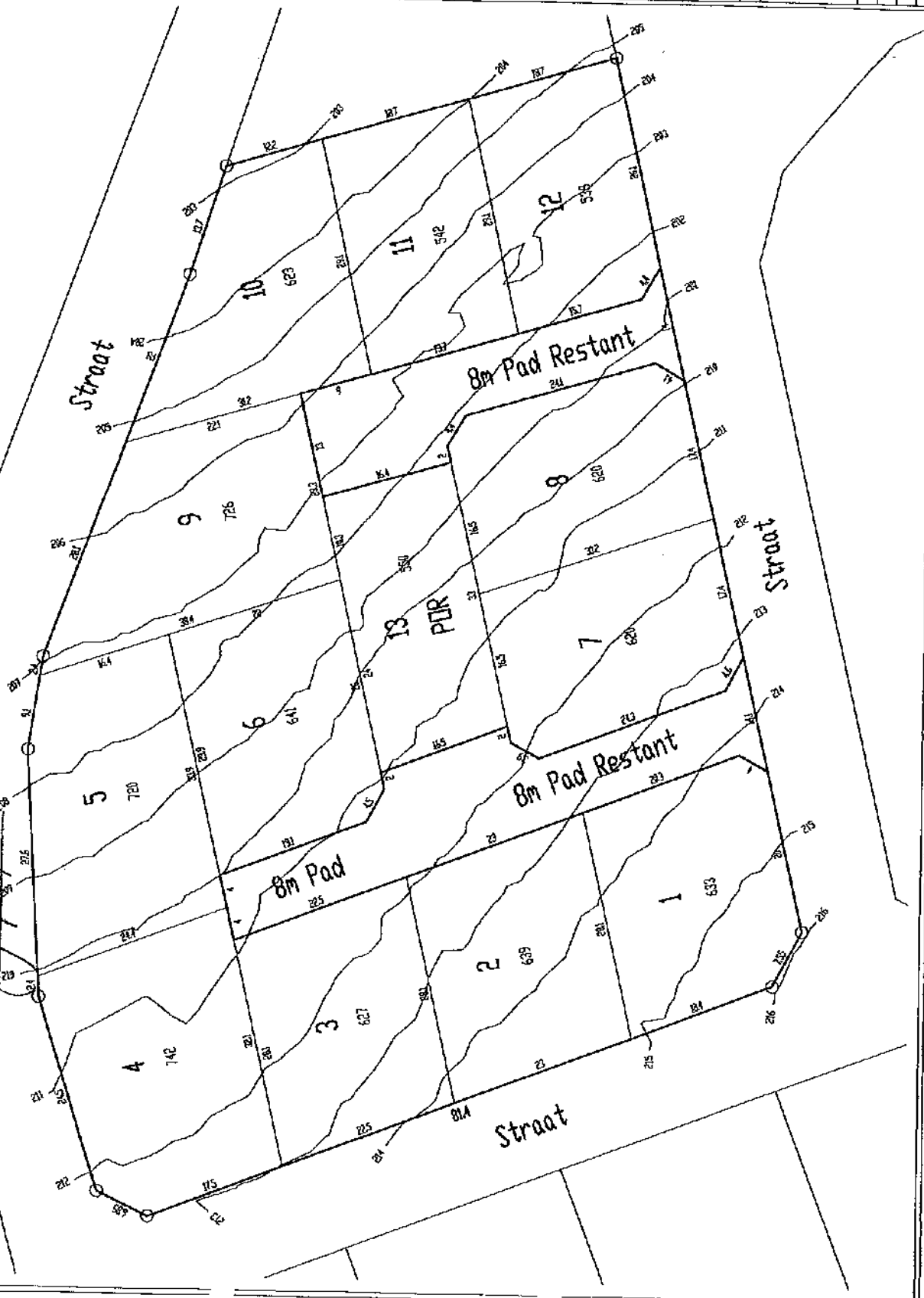
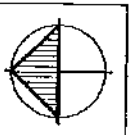
**ANNEXURE "A"**

**CONDITIONS OF APPROVAL IN RESPECT OF THE SUBDIVISION OF ERF  
22733, GEORGE**

1. The developer is responsible for the provision of all services to all erven resulting from this subdivision. Such services must be provided in accordance with the provision of the "Guidelines for the Provision of Engineering Services in Residential Townships" prepared by the Department of Community Development as may be amended from time to time.
  2. Before commencement with the provision of services, an agreement with regard to the financing, installation and the standard thereof must be entered into with the Municipality. The appointment of cost for the provision of such services shall take place in terms of the recommendations contained in the report of the Commission of Enquiry to Township Establishments and Related Matters. (The Venter Commission).
-

# 1 : 500 Onderverdelingsplan Erf 22733, George

**MUNICIPALITEIT GEORGE MUNICIPALITY**  
 Hierdie onderverdeling is goedgekeur (gepubliseer) volgens Artikel 25(1) van  
 Ordinaansie 15 van 1985 en derowopas dat dit vermeldes versat  
 in die oorspronklike.  
 Submission approved in terms of Section 25(1) of the Land Use  
 Planning Ordinance 15 of 1985 subject to the conditions contained in  
 the covering letter.  
 28-08-2006  
 Datum/Datums  
 Direkteur Engenieurs & Konsultante  
 Director Engineering & Consultants



1. Afgegrond Inligting:  
 Erf 22733, George maak tans deel uit  
 van Algemene Plan No. 4532/2004.

2. Aansoek on Onderverdeling:  
 Aansoek word gedoen on erf 22733, George  
 te onderverdeel in 12 algemene  
 (groepe) erwe, (genommer 1-12),  
 1 oopruimte erf (genommer 13) en twee  
 gedeeltes padrestant soos aangetoon.

3. Sonering:  
 Gedeeltes 1 - 12 - Algemene (Groepe) erwe  
 Gedeelte 13 - Private Douruite  
 Padrestante - Private Pad

4. Verklarung:  
 11 - Gedeelte nommer

542 - Gedeelte grootte in vierkante meter

5. Kontaknommer:  
 Die kontakverrigting is verlyf vanaf  
 Kuntsey & Tempier Ingenieurs met kontak-  
 interwalle van 10da.

**Aansoek on Onderverdeling  
 Kragters Artikel 24 van  
 Ordinaansie No 15 van 1985**

Projek  
**Voorgestelde Onderverdeling van  
 Erf 22733, George**  
 geleë in die Munisipaliteit en  
 Administratiewe Distrik, George

Beskrywing  
**Onderverdelingsplan**

Sheet 1 van 1  
 Scale

**Pieter Brown & Medewerkers**  
 Argitekture, Stadsontwikkeling & Landbouerskerp  
 Postbus 2200 / P.O. Box 2200, George, 6530  
 Tel/Fax no: +27 (0)47 - 6746015 of no. 1 083 593 2882

Author	P. Brown	No	GILISUB
Drawn	P. Brown	Version	1
Date	Nov 2005	Sheet	1
Scale		Copyright	Reserved

# 1 : 500 Terreinontwikkelingsplan Erf 22733, George

## Algemene notas:

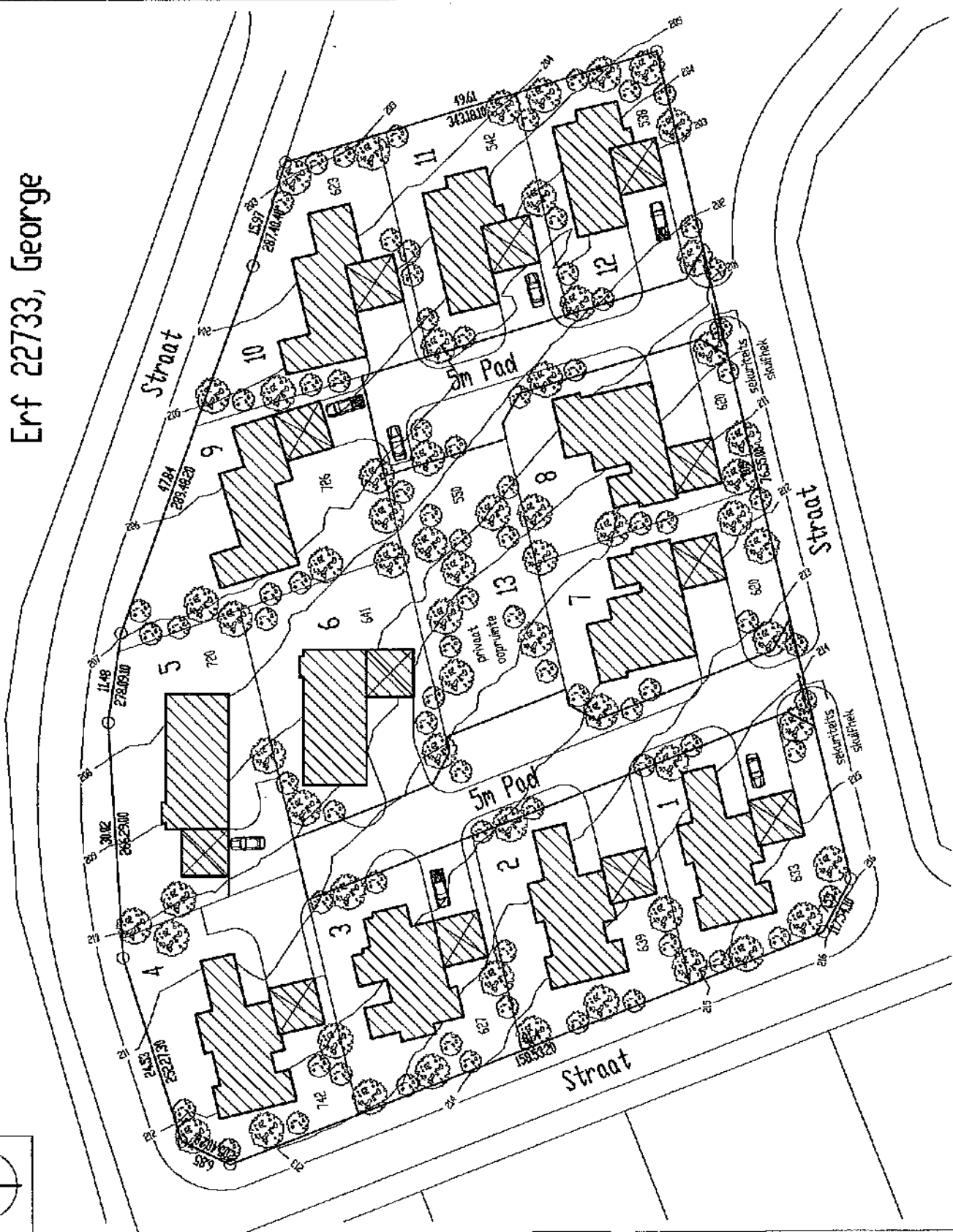
1. Erf 22733, George word onderskeidelik in 12 algemene (groepbehuising) erwe, onderverdeel in 20 algemene (groep- of aparte) erf en 2 gedeeltes privaat pad (padrestant) soos aangetoon op hierdie terreinontwikkelingsplan.
2. Daar word voorsiening gemaak vir gepaveerde padryoppervlaktes met rywyfies soos aangetoon.
3. Die ontwikkeling word ontsluit met 'n grenswaag al op die erf-grense langs asook elektroniese beheerde skakelreëls by die hoofingange.
4. Die woonerkele aangeleë op hierdie uitlegplan verteenwoordig 150 tot 200 vierkante meter in oppervlakte.
5. Daar sal voorsiening gemaak word vir 2 motorvoertuie plus 'n besoekers parkeerplek per woonerkele, op die perseel.
6. Die kombereëliging is verley vanaf kantoor & Tempel Ingenieurs met kortbaas-intervalle van 1/4m.

## Terreinontwikkelingsplan

Project	Voorgestelde ontwikkeling van Erf 22733, George
geleë in die Munisipaliteit en Administratiewe Distrik, George	
Beskrywing	Terreinontwikkelingsplan
Skale	1 : 500

**Pieter Brown & Medewerkers**  
 Argitekteur, Stadsplanning & Landbouplanning  
 P.O. Box 2508 / P.O. Box 2508, George 6530  
 Telfoon no 1 27 8440 - 874049 54 fax 1 800 999 2882

Author	P. Brown	No	GILLIANT
Client	P. Brown		
Date	Nov 2015	Sheet	1
Kopiereg Voorbehou / Copyright Reserved			



E-mail: [keith@george.org.za](mailto:keith@george.org.za)  
Erf 22733 GEORGE

Mr Keith Meyer

044 – 801 9435

Fax: 044 801 9214

17 October 2007

John Giles Trust  
PO Box 1387  
**GEORGE**  
6530

**EXTENSION OF SUBDIVISION APPROVAL: ERF 22733 GEORGE**

Your application dated 4 September 2007 in the above regard refers.

The Deputy Director: Planning has in terms of delegated powers granted at a meeting of the George Town Council on 21 October 1996 approved the extension of the subdivision approval dated 28 February 2006 and 14 March 2006 for a further two years subject to the conditions as imposed per the approval letters dated 28 February 2006 and 14 March 2006.

Yours faithfully



**SB ERASMUS**  
**SENIOR MANAGER: PLANNING AND HOUSING**

G:\Michelle\Keith\Briewe\erf22733Geo(a)JGilesTrust.doc

Voorgestelde ontwikkeling van erf 22733, George,  
Aansoek om gebruiksverandering en **onderverdeling in 12 groepbehuisingerwe**  
Enkelresidensiële sone II (SRZII) – "Estate Housing"  
28 November 2025

---

**Aanhangsel B - Volmagte**

RESOLUTION OF GARY LANCE FAMILY TRUST

REGISTRATION NUMBER IT2785/1994

PASSED IN SASOLBURG ON 22 JULY 2025

---

RESOLVED:

That the Trust is in the process to subdivide the following property:

ERF 22733, Bankside Crescent, Kingswood Golf Estate, GEORGE, 6529 at George Municipality

And that GARY NEAL LANCE be authorized to sign any application or documentation needed for the subdivision to George Municipality regarding the above property.

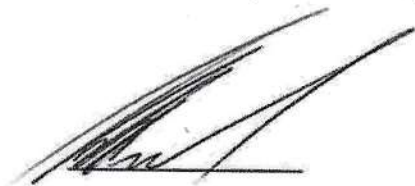
Signed by all Trustees



GN LANCE



SL FOUCHE (born Lance)




M SWANEPOEL

**POWER OF ATTORNEY TO LODGE A SITE DEVELOPMENT PLAN APPLICATION**

I, the undersigned GARY LANCE ID Number...5209225166083 as representative of the Gary Lance Familie Trust, Trust number IT2785/1994, owner of Erf 22733, Bankside Crescent, Kingswood Golf Estate George , 6529 , certify Pieter Brown of Design Centre & Associates, ID number is 620327 5053 084 to act in our name, place and stead. Pieter Brown may lodge the Application for Approval and receive all correspondence in respect of this matter during the Site Development Plan process.

SIGNED:

G. LANCE  .....

PLACE SASOLBURG DATE 09 July 2025

RESOLUTION OF GARY LANCE FAMILY TRUST

REGISTRATION NUMBER IT2785/1994

PASSED IN SASOLBURG ON 22 JULY 2025

---

RESOLVED:

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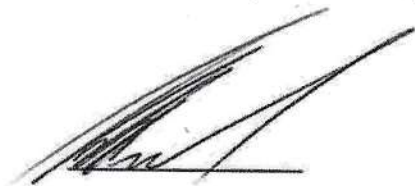
Signed by all Trustees



GN LANCE



SL FOUCHE (born Lance)




M SWANEPOEL

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SIGNED:

G. LANCE  .....

PLACE SASOLBURG DATE 09 July 2025

Voorgestelde ontwikkeling van erf 22733, George,  
Aansoek om gebruiksverandering en **onderverdeling in 12 groepbehuisingerwe**  
Enkelresidensiële sone II (SRZII) – "Estate Housing"  
28 November 2025

---

**Aanhangsel C- Onderverdelingsplan**



Voorgestelde ontwikkeling van erf 22733, George,  
Aansoek om gebruiksverandering en **onderverdeling in 12 groepbehuisingerwe**  
Enkelresidensiële sone II (SRZII) – "Estate Housing"  
28 November 2025

---

**Aanhangsel D – Terreinontwikkelingsplan (TOP)**





11 February 2025

The Municipal Manager  
George Municipality

Dear Sir,

**SDP APPLICATION FOR ERF 22733 GEORGE (GARY LANCE FAMILY TRUST)**

This is to confirm that the Kingswood Golf Estate Home Owners Association has no objection to the proposed subdivision application as per the plan attached marked Annexure "A".

Yours sincerely



Willem Jacobs  
Chief Executive Officer  
Kingswood Golf Estate HOA

Kingswood Golf Estate Homeowner's Association  
1 Kingswood Blvd, Suite 1, Kingswood Golf Estate, George, 6529  
Tel 0861 72 71 70

Trustees: AB Laker, MMC Stuyck, M Botha, W Jerling, AC Jacobsen, G Nieuwoudt, JM Witts-Hewinson, PJM van Heerden

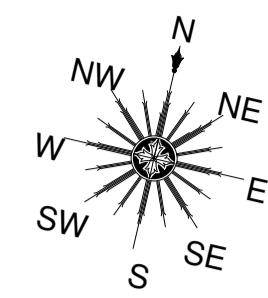
Voorgestelde ontwikkeling van erf 22733, George,  
Aansoek om gebruiksverandering en **onderverdeling in 12 groepbehuisingerwe**  
Enkelresidensiële sone II (SRZII) – "Estate Housing"  
28 November 2025

---

**Aanhangsel E - Landskaperingplan**

Municipal Stamp

REVISIONS A1



**Kingswood Court**  
PLEASE NOTE:  
Final placement of trees, shrubs and planting to be done by landscaper and to conform with the Kingswood Golf Estate Approved Plant list 2025 & the Kingswood Golf Estate Environmental Management plan.

**Kingswood Court TREE SELECTION**  
Whitepear (Apodytes dimidiata)  
Septe (Cordia caffra)  
Cheesewood (Pitiosporum viridiflorum)  
Wild Olive (Olea Europaea subsp Africana)  
White Stinkwood (Celtis Africana)  
Karee (Searsia lancea, Rhus lancea)  
Red Currant (Searsia chirindensis, Rhus chirindensis)  
Scented-Bells, Wild-gardenia (Rothmania Capensis)

	<p><b>NEW TREES</b> New trees as per Kingswood Golf Estate Approved Plant list 2025 &amp; the Kingswood Golf Estate Environmental Management plan.</p>
	<p><b>EXISTING TREES</b> All existing trees to remain in their current positions</p>



Rev.	Date	Description

**Please Note**  
- All relevant details, levels & dimensions must be verified on site before any construction of any kind commences. Any discrepancies are to be brought to the attention of the Architect.  
- The Architect (KDC) accepts no responsibility for any error resulting from misinterpretation of the drawings.  
- All dimensions to be in millimeters.  
- Do not scale drawings. Use figured dimensions only.  
- No trees, light poles, electrical or Telkom boxes, side inlet catch pits or any other obstacle in area demarcated for the driveway.  
- No part of the building (foundations, walls, etc.) to encroach onto the adjoining properties.  
- All geyser shall comply with the requirements of the SABS 122 specifications and all Pressure Control and Temperature and Pressure Safety valves shall comply with the requirements of the SABS 128 specifications.  
- All openings with a span of more than 1.5m to be specified by the appointed Engineer.  
- All geyser must be fitted with drip trays and the necessary safety devices, workmanship, materials and the installation shall comply with the requirements of SABS 12224.  
- All waterproofing as per specialist and all construction to comply with the N.B.R., N.H.B.R.C., local authority and any other regulatory authorities that the property may fall under.  
**ALL CONTRIBUTION TO COMPLY WITH NHRC & NBR REQUIREMENTS & ALL MATERIAL TO BE SABS APPROVED**

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- Description of workstages**
- DC Design concept
  - SD Sketch design
  - FD Final design
  - MD Municipal submission
  - QD Quotation documentation
  - WD Working drawings
- Description of Revisions**
- 1 First pre-construction issue
  - 2,3,4 Pre construction issue
  - A First construction issue
  - B,C Construction issue

**KDC ARCHITECTS**  
SUITE 1, 1 KINGSWOOD BOULEVARD,  
KINGSWOOD GOLF ESTATE, GEORGE, 6529  
TEL : +27 44 802 0706/7 CELL : +27 82 770 3280  
E-Mail: lindy@kingswood.co.za-Web: www.kingswood.co.za

**FINAL PLAN** Estate Stamp  
**PLOT No. KW COURT**  
**RECEIVED 10-02-2025**  
**KINGSWOOD GOLF ESTATE HOME OWNERS ASSOCIATION**  
**APPROVED**  
**SKETCH**   
**TEC.DOC.**   
**DATE 12-02-2025** **SIGN**

Project Name  
**PROPOSED NEW GROUP HOUSING SCHEME KINGSWOOD COURT ERF 22733**  
**GARY LANCE FAMILIE TRUST**  
**KINGSWOOD GOLF ESTATE, GEORGE**

Drawing Name  
**LANDSCAPING LAYOUT**

DRAWN BY: VFTT  
DESIGNED BY: LMB - 4832  
CHECKED BY: LMB - 4832  
Scale: 1:250

Drawing No.: **001/TS/KWC-22733/TP** Rev. No.

Client signature: \_\_\_\_\_ Date issued: **07 FEBRUARY 2025**

MUNICIPAL DOCUMENT \*7

**LANDSCAPING LAYOUT**  
1:250

Z:2018-09-08 09:00:00 KINGSWOOD COU1R22733KINGSWOOD COU1R22733-01-05-2025-01



Voorgestelde ontwikkeling van erf 22733, George,  
Aansoek om gebruiksverandering en **onderverdeling in 12 groepbehuisingerwe**  
Enkelresidensiële sone II (SRZII) – "Estate Housing"  
28 November 2025

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**Aanhangsel F – KGE Architectural Guidelines and Design Manual (Sept 2021) - Wysigings**

## KINGSWOOD ARCHITECTURAL REVIEW COMMITTEE PROPOSAL:

### KINGSWOOD COURT DEVELOPMENT

21 September 2025 .

With reference to the Kingswood Architectural Guideline Revision 24, dated 10 February 2021, the following comments are made with regard to Item 20: Group Housing Sites.

#### 20. GROUP HOUSING SITES

##### 20 Building Lines

(Dispensation for building line relaxation to be determined by size and location and will be subject to Kingswood Architectural Review Committee (KARC) discretion)

##### 20.1.1 Street Boundary

- 2.5m for the main building (the 4,5m aggregate in combination with side / common boundary will apply)
- 0m for garages facing away from the street (Units 1,7,8 & 12 have 2 street frontages) No access from Bankside Crescent.
- 3.0m minimum for garages facing the street
- 2.0m for a swimming pool. Given the size of the sites we would like to apply for 1.0m to water's edge to eliminate future delays for relaxation applications.

##### 20.1.2 Side Boundary / Common Boundary

- 4.5m aggregate with a minimum of 1,5m to one side for the main building
- 1.5m on splayed or angled boundaries where cul-de-sacs occur.
- 0.0m for garage up to 1/3 of the length of one side boundary.
- 0.0m for a braai/barbeque, which forms part of a side boundary, fence.
- 2.0m for a swimming pool
- 0.0m for a pergola on the side boundary. (No longer than 1/3 the length of the affected boundary).
- A 4m setback will apply to the double storey portion of the house. (A double storey is where the wall plate height is greater than 1.5m above the first-floor finish level). A 3m setback will apply to the single storey portion of the house, including a loft. (A loft is where the wall plate height is less than 1.5m above the first-floor finish level.)
- A habitable loft must be a minimum of 3m away from the boundary.

##### 20.1.3 Golf Course (Not applicable)

- 2.5m for main building footprint, including covered verandas and patios.
- 2m for swimming pools.
- 2m for braai / barbeque.
- 2m for pergolas.
- 0.0m for retaining wall on golf course / open space boundary subject to Architectural Review Committee discretion.

##### 20.2 Colours

The front door may be painted an accent colour, different to that of the window frame colour. All external colours to be approved by KARC (All wall colours to be as the Latest Kingswood Golf Estate Colour chart, obtainable from Paintsmiths George. Note: Create an illusion of unity between units)

FINAL PLAN  
PLOT No. KW COURT  
RECEIVED 22-09-2025  
KINGSWOOD GOLF ESTATE  
HOME OWNERS ASSOCIATION  
APPROVED  
SKETCH   
TEC.DOC.   
23-09-2025  
DATE

  
SIGN

## Addendum E : KINGSWOOD COURT DEVELOPMENT

### General items

- Boundary walls, measured at the highest point off natural ground level as per the surveyor's diagram may not exceed 1,8m in height. One type of fencing to be specified on boundaries to create a uniform look. This can be a combination of fencing and masonry walling.
- Dry yard walls, measured at the highest point off natural ground level as per the surveyor's diagram may not exceed 2,1m in height.
- Access of at least 1m required on one side of the house.
- No structure or retaining will be allowed on areas registered as a servitude.
- Retaining structures not to exceed 1,2m in height per level change with a 900mm setback measured from wall face to the start of the next rise.
  
- No horizontal windows allowed
- High level windows to match door configuration below to create an illusion of unity between the two elements.
- Maximum width sizes for windows to be 1,8m.
- Maximum width of door panels to be 1,8m.
- Garage doors to be standard Aluminium garage doors to match window colour
- Charcoal aluminium doors, windows, gates and pergolas.
  
- Coverage not to exceed 50% of Erf size.
- Minimum size of 230m<sup>2</sup> for house including the garages and covered patios.
- Roof pitches at 35° to accommodate double storey units and slope. Saflock 410 colourplus roofing or equal approved concealed fixed roof sheeting: colour Thunderstorm
- Concrete roof area not to exceed 40% of the total roof area.
- the height restriction is 8,5m off NGL is applicable.
- Garage parapet walls on common boundaries: Monopitch roof construction allowed with Garage parapet walls if on side / common boundary, measured at the highest point off natural ground level as per the surveyor's diagram may not exceed 3.5m in height. Roof with a pitch lower than 5° to have a parapet all around if gutters are visible from the street.
- A minimum requirement of a 2.5KL water tank is required, colour Grey
  
- Landscaping is strongly encouraged. Refer to The Kingswood Approved Plant list 2025.
  
- Excluding the abovementioned restrictions, the Kingswood architectural guideline will apply

**FINAL PLAN**  
**PLOT No. KW COURT**  
**RECEIVED 22-09-2025**  
**KINGSWOOD GOLF ESTATE**  
**HOME OWNERS ASSOCIATION**  
**APPROVED**  
**SKETCH**   
**TEC.DOC.**   
**23-09-2025**  
**DATE**

  
**SIGN**

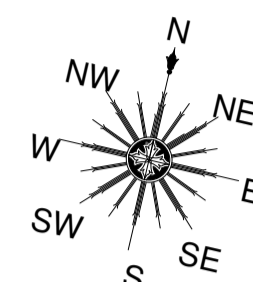
Voorgestelde ontwikkeling van erf 22733, George,  
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Enkelresidensiële sone II (SRZII) – "Estate Housing"  
28 November 2025

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**Aanhangsel G – Tekeninge – KDC Argitekte**

Municipal Stamp

LAND USE TABLE				
LAND USE	ZONING	PORTIONS	AREA(m <sup>2</sup> )	%
Group Housing	Single Residential Zone II SRZ II - Group housing	1-12	7078.21m <sup>2</sup>	75.73%
Private Open Space	Open Space Zone II	15-17	691.15m <sup>2</sup>	7.39%
Private Road	Transport Zone II	13-14	1577.59m <sup>2</sup>	16.88%
<b>TOTAL AREA:</b>			<b>9346.95m<sup>2</sup></b>	<b>100%</b>



LOCALITY PLAN CP  
NTS

REVISIONS

A1

Rev.	Date	Description

Please Note

All relevant details, levels & dimensions must be verified on site before any construction of any kind commences. Any discrepancies are to be brought to the attention of the Architect.  
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 -No lines, light pipes, electrical or Telkom boxes, side inlet catch pits or any other obstacle in area demarcated for the driveway.  
 -No part of the building (foundations, walls, etc.) to encroach onto the adjoining properties.  
 -All geyser shall comply with the requirements of the SABS 152 specifications and all Pressure Control and Temperature and Pressure Safety valves shall comply with the requirements of the SABS 158 specifications.  
 -All openings with a span of more than 1.5m to be specified by the appointed Engineer.  
 -All geyser must be fitted with drip trays and the necessary safety devices, workmanship, materials and the installation shall comply with the requirements of SABS 15224.  
 -All waterproofing as per specialist and all construction to comply with the N.B.R., N.H.B.R.C., local authority and any other regulatory authorities that the property may fall under.  
**ALL CONTRIBUTION TO COMPLY WITH NHRC & NBR REQUIREMENTS & ALL MATERIAL TO BE SABS APPROVED**

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UNIT ERF SIZES

Unit 1	490.00m <sup>2</sup>
Unit 2	490.00m <sup>2</sup>
Unit 3	531.31m <sup>2</sup>
Unit 4	578.15m <sup>2</sup>
Unit 5	596.83m <sup>2</sup>
Unit 6	737.95m <sup>2</sup>
Unit 7	597.76m <sup>2</sup>
Unit 8	586.64m <sup>2</sup>
Unit 9	656.72m <sup>2</sup>
Unit 10	689,01m <sup>2</sup>
Unit 11	548.63m <sup>2</sup>
Unit 12	575.21m <sup>2</sup>
<b>TOTAL</b>	<b>7078.21m<sup>2</sup></b>
<b>ROADS</b>	
POR. 13	969.72m <sup>2</sup>
POR. 14	607.87m <sup>2</sup>
<b>TOTAL</b>	<b>1577.59m<sup>2</sup></b>
<b>P.O.S</b>	
POR. 15	575.38m <sup>2</sup>
POR. 16	65.05m <sup>2</sup>
POR. 17	50.72m <sup>2</sup>
<b>TOTAL</b>	<b>691.15m<sup>2</sup></b>
<b>TOTAL</b>	<b>9346.95m<sup>2</sup></b>

Description of workstages

- DC Design concept
- SD Sketch design
- FD Final design
- MD Municipal submission
- QD Quotation documentation
- WD Working drawings

Description of Revisions

- 1 First pre-construction issue
- 2,3,4 Pre construction issue
- A First construction issue
- B,C, Construction issue



SUITE 1, 1 KINGSWOOD BOULEVARD,  
 KINGSWOOD GOLF ESTATE, GEORGE, 6529  
 TEL : +27 44 802 0706/7 CELL : +27 82 770 3280  
 E-Mail: lindy@kingswood.co.za-Web: www.kingswood.co.za

FINAL PLAN Estate Stamp

**PLOT No. KW COURT**  
**RECEIVED 10-02-2025**

**KINGSWOOD GOLF ESTATE**  
**HOME OWNERS ASSOCIATION**

**APPROVED**

**SKETCH**

**TEC.DOC.**

**12-02-2025**

**DATE** **SIGN**

Project Name  
**PROPOSED NEW GROUP HOUSING SCHEME**  
**KINGSWOOD COURT**  
**ERF 22733**  
**GARY LANCE FAMILIE TRUST**  
**KINGSWOOD GOLF ESTATE, GEORGE**

Drawing Name  
**CADASTRAL PLAN**

DRAWN BY: VFTT  
 DESIGNED BY: LMB - 4832  
 CHECKED BY: LMB - 4832

Drawing No.: 001/TS/KWC-22733/TP  
 Rev. No.:

Client signature: \_\_\_\_\_ Date issued: **07 FEBRUARY 2025**

MUNICIPAL DOCUMENT \*1

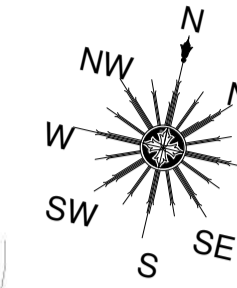


CADASTRAL PLAN  
1 : 250

Y:\2018\annexure\annexure\KDC\ERF22733\KINGSWOOD COURT\2025\KINGSWOOD COURT - FINAL - ISSUED - 26-06-2025.dwg

Municipal Stamp

LAND USE TABLE					
LAND USE	ZONING	NOTATION	PORTIONS	AREA(m <sup>2</sup> )	%
Group Housing	Single Residential Zone II SRZ II - Group housing		1-12	7078.21m <sup>2</sup>	75.73%
Private Open Space	Open Space Zone II		15-17	691.15m <sup>2</sup>	7.39%
Private Road	Transport Zone II		13-14	1577.59m <sup>2</sup>	16.88%
<b>TOTAL AREA:</b>				<b>9346.95m<sup>2</sup></b>	<b>100%</b>



LOCALITY PLAN  
NTS



UNIT ERF SIZES	
Unit 1	490.00m <sup>2</sup>
Unit 2	490.00m <sup>2</sup>
Unit 3	531.31m <sup>2</sup>
Unit 4	578.15m <sup>2</sup>
Unit 5	596.83m <sup>2</sup>
Unit 6	737.95m <sup>2</sup>
Unit 7	597.76m <sup>2</sup>
Unit 8	586.64m <sup>2</sup>
Unit 9	656.72m <sup>2</sup>
Unit 10	689.01m <sup>2</sup>
Unit 11	548.63m <sup>2</sup>
Unit 12	575.21m <sup>2</sup>
<b>TOTAL</b>	<b>7078.21m<sup>2</sup></b>
ROADS	
POR. 13	969.72m <sup>2</sup>
POR. 14	607.87m <sup>2</sup>
<b>TOTAL</b>	<b>1577.59m<sup>2</sup></b>
P.O.S	
POR. 15	575.38m <sup>2</sup>
POR. 16	65.05m <sup>2</sup>
POR. 17	50.72m <sup>2</sup>
<b>TOTAL</b>	<b>691.15m<sup>2</sup></b>
<b>TOTAL</b>	<b>9346.95m<sup>2</sup></b>



REVISIONS A1

Rev.	Date	Description

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 - All geysers shall comply with the requirements of the SABS 1924 specifications and all Pressure Control and Temperature and Pressure Safety valves shall comply with the requirements of the SABS 198 specifications.  
 - All openings with a span of more than 1.5m to be specified by the appointed Engineer.  
 - All geysers must be fitted with drip trays and the necessary safety devices, workmanship, materials and the installation shall comply with the requirements of SABS 1924.  
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Description of workstages	
1.	DC Design concept
2.	SD Sketch design
3.	FD Final design
4.	MD Municipal submission
5.	QD Quotation documentation
6.	WD Working drawings
Description of Revisions	
1.	1 First pre-construction issue
2.	2,3,4 Pre construction issue
3.	A First construction issue
4.	B,C, Construction issue

**KDC ARCHITECTS**  
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**FINAL PLAN** Estate Stamp  
**PLOT No. KW COURT**  
**RECEIVED 10-02-2025**  
**KINGSWOOD GOLF ESTATE HOME OWNERS ASSOCIATION**  
**APPROVED**  
**SKETCH**   
**TEC.DOC.**   
**12-02-2025** **SIGN**  
**DATE** **SIGN**

Project Name  
**PROPOSED NEW GROUP HOUSING SCHEME  
 KINGSWOOD COURT  
 ERF 22733  
 GARY LANCE FAMILIE TRUST  
 KINGSWOOD GOLF ESTATE, GEORGE**

Drawing Name  
**SUBDIVISION PLAN**

DRAWN BY: VFTT  
 DESIGNED BY: LMB - 4832  
 CHECKED BY: LMB - 4832  
 Drawing No.: **001/TS/KWC-22733/TP** Rev. No.:

Client signature: \_\_\_\_\_ Date issued: **07 FEBRUARY 2025**

MUNICIPAL DOCUMENT \*2

**SUBDIVISION PLAN**  
1 : 250

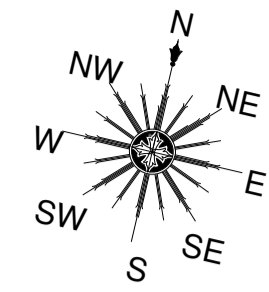
**ANNEXURE A**

Y:\2018\annexure A\KDC-ERC\KINGSWOOD COURT\2025\KINGSWOOD COURT\_FINAL\_ISSUED\_26-06-2025.dwg



**DRAINAGE INVERT LEVELS**

F6-22	CL = 212417	IL = 211135
F6-21	CL = 210285	IL = 208829
F6-20	CL = 207660	IL = 206150
F6-19	CL = 206903	IL = 205446
F6-18	CL = 203409	IL = 202073
F6-17	CL = 200006	IL = 119290



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<b>TOTAL AREA:</b>			<b>9346.95m<sup>2</sup></b>	<b>100%</b>

SERVICES LEGEND	
	STORMWATER
	ELECTRICAL
	WATER
	DRAINAGE

**REVISIONS**

**A1**

Rev.	Date	Description

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FINAL PLAN Estate Stamp

**PLOT No. KW COURT**

**RECEIVED 10-02-2025**

**KINGSWOOD GOLF ESTATE**

**HOME OWNERS ASSOCIATION**

**APPROVED**

**SKETCH**

**TEC.DOC.**

**12-02-2025**

**DATE** **SIGN**

Project Name  
**PROPOSED NEW GROUP HOUSING SCHEME  
 KINGSWOOD COURT  
 ERF 22733  
 GARY LANCE FAMILIE TRUST  
 KINGSWOOD GOLF ESTATE, GEORGE**

Drawing Name  
**SERVICES LAYOUT**

DRAWN BY: VFTT  
 DESIGNED BY: LMB - 4832  
 CHECKED BY: LMB - 4832

Drawing No.: **001/TS/KWC-22733/TP** Rev. No. **1**

Client signature: \_\_\_\_\_ Date issued: **07 FEBRUARY 2025**

MUNICIPAL DOCUMENT **\*4**

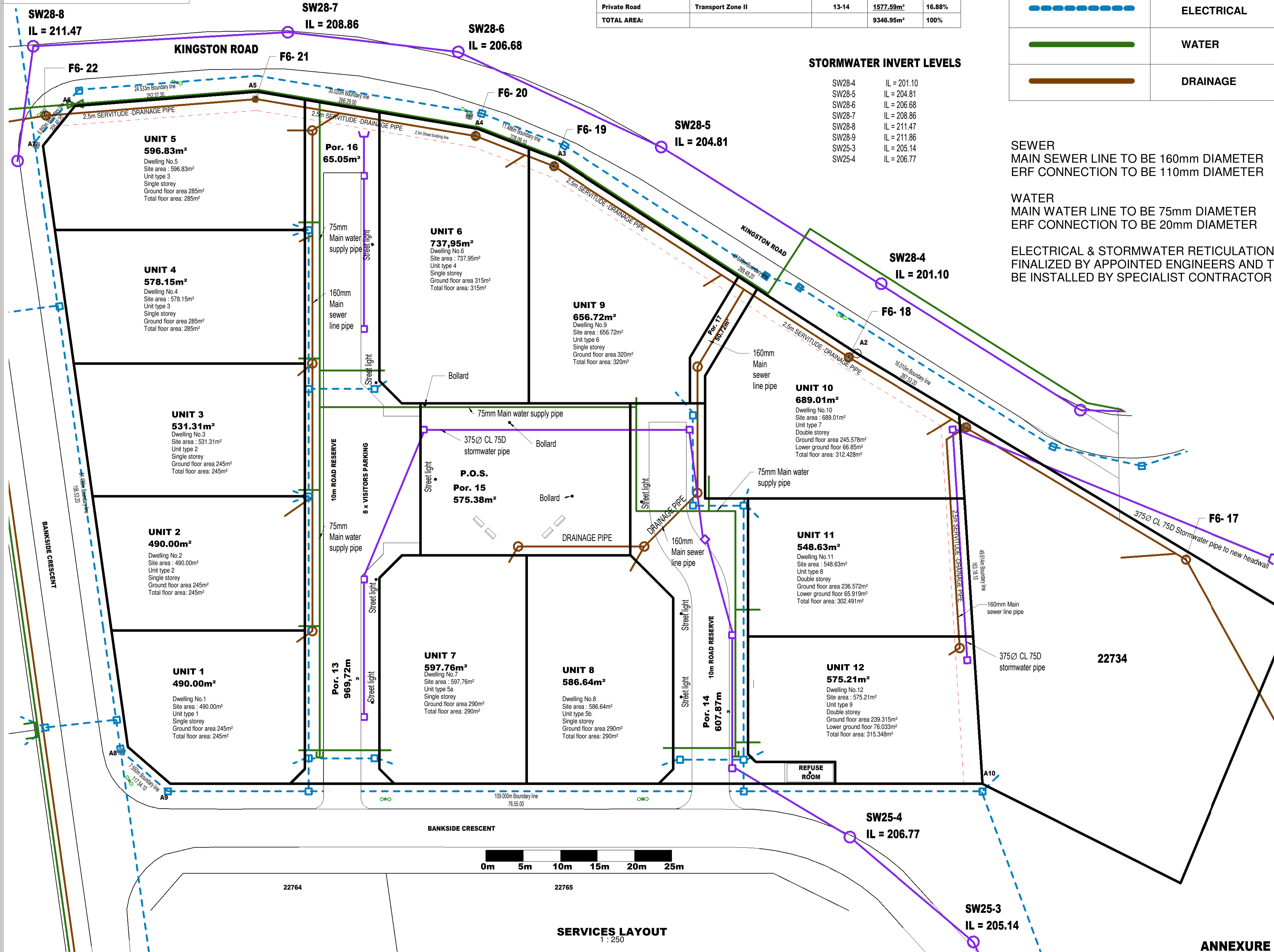
**STORMWATER INVERT LEVELS**

SW28-4	IL = 201.10
SW28-5	IL = 204.81
SW28-6	IL = 206.68
SW28-7	IL = 208.86
SW28-8	IL = 211.47
SW28-9	IL = 211.86
SW25-3	IL = 205.14
SW25-4	IL = 206.77

**SEWER  
 MAIN SEWER LINE TO BE 160mm DIAMETER  
 ERF CONNECTION TO BE 110mm DIAMETER**

**WATER  
 MAIN WATER LINE TO BE 75mm DIAMETER  
 ERF CONNECTION TO BE 20mm DIAMETER**

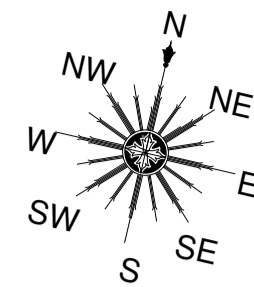
**ELECTRICAL & STORMWATER RETICULATION  
 FINALIZED BY APPOINTED ENGINEERS AND TO  
 BE INSTALLED BY SPECIALIST CONTRACTOR**



1:2018 drawing: d:\proj\KDC\ERF22733\KINGSWOOD COURT\2025\KINGSWOOD COURT - FINAL - ISSUED - 26-06-2025.dwg



Municipal Stamp



REVISIONS A1

Rev.	Date	Description

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- All geyser shall comply with the requirements of the SABS 1524 specifications and all Pressure Control and Temperature and Pressure Safety valves shall comply with the requirements of the SABS 158 specifications.
- All openings with a span of more than 1.5m to be specified by the appointed Engineer.
- All geyser must be fitted with drip trays and the necessary safety devices, workmanship, materials and the installation shall comply with the requirements of SABS 1524.
- All waterproofing as per specialist and all construction to comply with the N.B.R., N.H.B.R.C., local authority and any other regulatory authorities that the property may fall under.

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1. DC Design concept
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  5. QD Quotation documentation
  6. WD Working drawings
- Description of Revisions**
1. 1 First pre-construction issue
  2. 2,3,4 Pre construction issue
  3. A First construction issue
  4. B,C, Construction issue



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FINAL PLAN Estate Stamp

**PLOT No. KW COURT**  
**RECEIVED 10-02-2025**  
**KINGSWOOD GOLF ESTATE HOME OWNERS ASSOCIATION**  
**APPROVED**  
**SKETCH**   
**TEC.DOC.**   
**DATE 12-02-2025** **SIGN**

Project Name  
**PROPOSED NEW GROUP HOUSING SCHEME  
KINGSWOOD COURT  
ERF 22733  
GARY LANCE FAMILIE TRUST  
KINGSWOOD GOLF ESTATE, GEORGE**

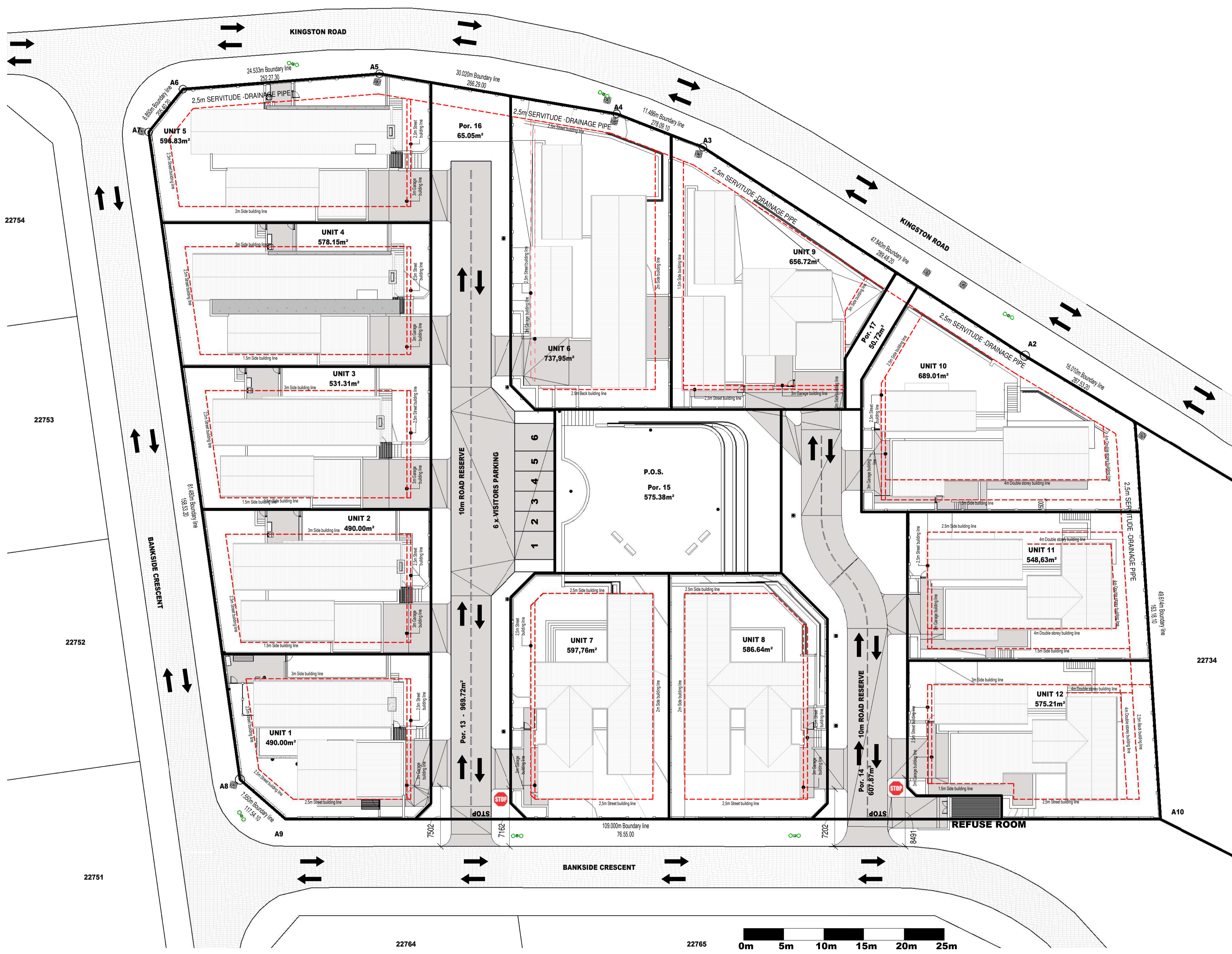
Drawing Name  
**ROAD & TRAFFIC LAYOUT**

DRAWN BY: VFTT  
DESIGNED BY: LMB - 4832  
CHECKED BY: LMB - 4832 Scale: 1:250

Drawing No.: **001/TS/KWC-22733/TP** Rev. No.

Client signature: Date issued  
**07 FEBRUARY 2025**

MUNICIPAL DOCUMENT \*6

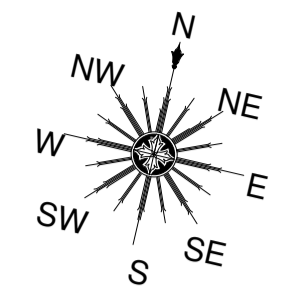


**ROAD & TRAFFIC LAYOUT**  
1:250

**ANNEXURE A**

Y:\2018\Drawings\KDC\KINGSWOOD COURT\2025\KINGSWOOD COURT\_SIP\_FINAL\_ISSUED\_25-02-2025.dwg

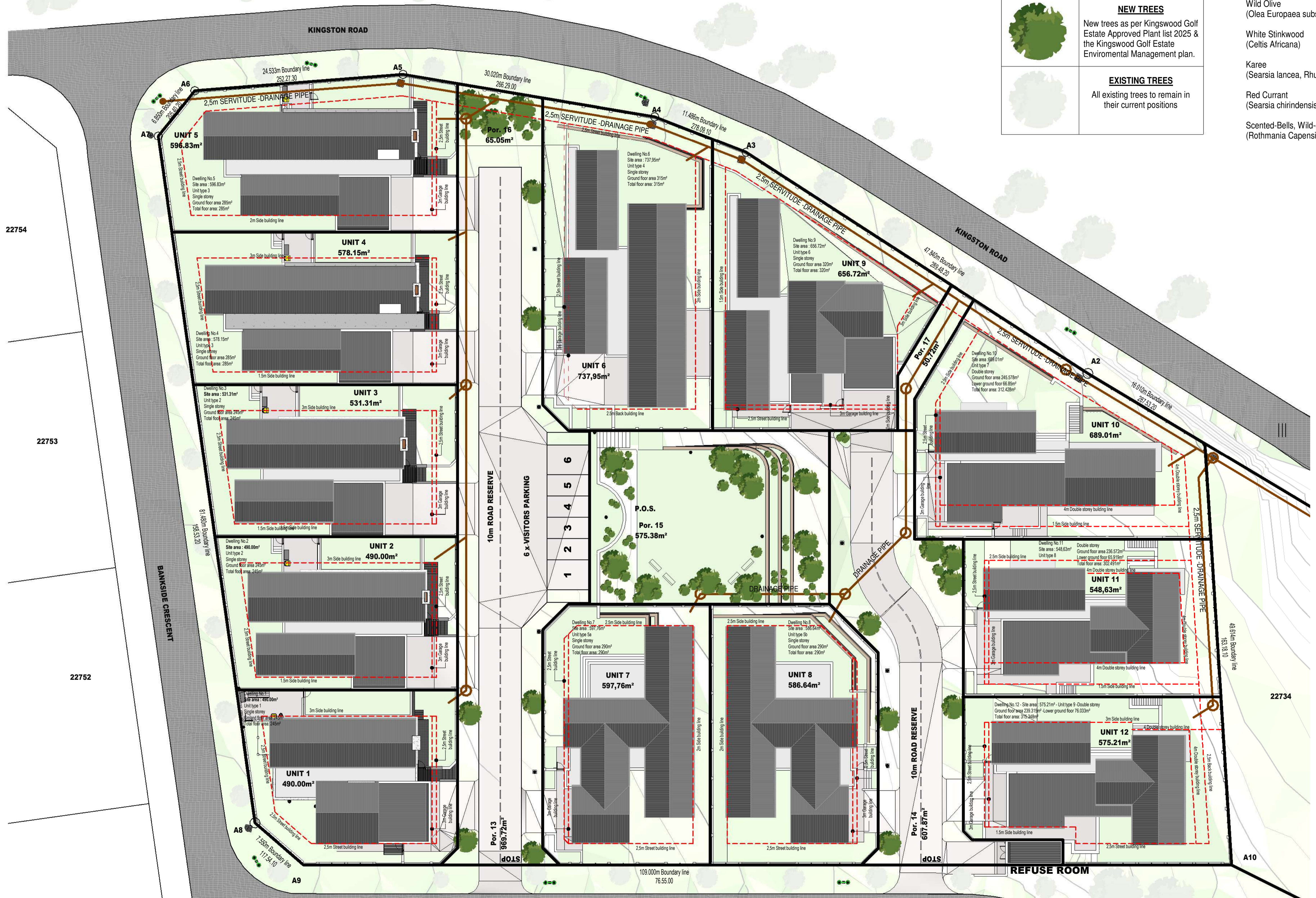
Municipal Stamp



**Kingswood Court**  
PLEASE NOTE:  
Final placement of trees, shrubs and planting to be done by landscaper and to conform with the Kingswood Golf Estate Approved Plant list 2025 & the Kingswood Golf Estate Environmental Management plan.

**Kingswood Court TREE SELECTION**  
Whitepear (Apodytes dimidiata)  
Septe (Cordia caffra)  
Cheesewood (Pitiosporum viridiflorum)  
Wild Olive (Olea Europaea subsp Africana)  
White Stinkwood (Celtis Africana)  
Karee (Searsia lancea, Rhus lancea)  
Red Currant (Searsia chirindensis, Rhus chirindensis)  
Scented-Bells, Wild-gardenia (Rothmania Capensis)

	<b>NEW TREES</b> New trees as per Kingswood Golf Estate Approved Plant list 2025 & the Kingswood Golf Estate Environmental Management plan.
	<b>EXISTING TREES</b> All existing trees to remain in their current positions



**REVISIONS** A1


Rev.	Date	Description

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**PLOT No. KW COURT**  
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**KINGSWOOD GOLF ESTATE HOME OWNERS ASSOCIATION**  
**APPROVED**  
**SKETCH**   
**TEC.DOC.**   
**DATE 12-02-2025** **SIGN** 

Project Name  
**PROPOSED NEW GROUP HOUSING SCHEME KINGSWOOD COURT ERF 22733**  
**GARY LANCE FAMILIE TRUST**  
**KINGSWOOD GOLF ESTATE, GEORGE**

Drawing Name  
**LANDSCAPING LAYOUT**

DRAWN BY: VFTT  
DESIGNED BY: LMB - 4832  
CHECKED BY: LMB - 4832  
Scale: 1:250

Drawing No.: **001/TS/KWC-22733/TP** Rev. No.

Client signature: \_\_\_\_\_ Date issued: **07 FEBRUARY 2025**

MUNICIPAL DOCUMENT **\*7**

**LANDSCAPING LAYOUT**  
1:250

Y:\2018\annexure\annexure\KINGSWOOD COURT\2025\KINGSWOOD COURT\_SDP\_FINAL\_ISSUE1-26-06-2025.rvt



# 3D DEPICTION



## REVISIONS

Rev.	Date	Description

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 - All geysers shall comply with the requirements of the SANS 10400 specifications and all Pressure Control and Temperature and Pressure Safety valves shall comply with the requirements of the SANS 10400 specifications.  
 - All openings with a span of more than 1.5m to be specified by the appointed Engineer.  
 - All geysers must be fitted with drip trays and the necessary safety devices, workmanship, materials and the installation shall comply with the requirements of SANS 10228.  
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**HOME OWNERS ASSOCIATION**

**APPROVED**

**SKETCH**

**TEC.DOC.**

**12-02-2025** **DATE** **SIGN**

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 KINGSWOOD COURT  
 ERF 22733  
 GARY LANCE FAMILIE TRUST  
 KINGSWOOD GOLF ESTATE, GEORGE**

Drawing Name  
**3D DEPICTION**

DRAWN BY:VFTT  
 DESIGNED BY:LMB - 4832  
 CHECKED BY:LMB - 4832

Drawing No.: **001/TS/KWC-22733/TP** Rev. No.

Client signature: Date issued  
**07 FEBRUARY 2025**

MUNICIPAL DOCUMENT \*9

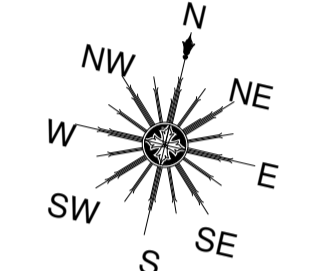
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UNIT 1		215300	218615	3315
UNIT 2	213990	214500	217560	3060
UNIT 3	212840	213350	216410	3060
UNIT 4	212000	212510	215570	3060
UNIT 5	211660	212510	215570	3060
UNIT 6		209170	212230	3060
UNIT 7		213250	216310	3060
UNIT 8		210700	213760	3060
UNIT 9		207170	210230	3060
UNIT 10	203610	206330	209390	3060
UNIT 11	204360	207250	210310	3060
UNIT 12	205610	208500	211560	3060
REFUSE		209190	211655	2465

REVISIONS

Rev.	Date	Description

Please Note

All relevant details, levels & dimensions must be verified on site before any construction of any kind commences. Any discrepancies are to be brought to the attention of the Architect.  
 -The Architect (KDC) accepts no responsibility for any error resulting from misinterpretation of the drawings.  
 -All dimensions to be in millimeters.  
 -Do not scale drawings. Use figured dimensions only.  
 -No levels, light poles, electrical or Telkom boxes, side inlet catch pits or any other obstacle in area demarcated for the driveway.  
 -No part of the building (foundations, walls, etc.) to encroach onto the adjoining properties.  
 -All geysers shall comply with the requirements of the SABS 1324 specifications and all Pressure Control and Temperature and Pressure Safety valves shall comply with the requirements of the SABS 1328 specifications.  
 -All openings with a span of more than 1.5m to be specified by the appointed Engineer.  
 -All geysers must be fitted with drip trays and the necessary safety devices, workmanship, materials and the installation shall comply with the requirements of SABS 1322.  
 -All waterproofing as per specialist and all construction to comply with the N.B.R., N.H.B.R.C., local authority and any other regulatory authorities that the property may fall under.  
**ALL CONSTRUCTION TO COMPLY WITH NHRC & NBR REQUIREMENTS & ALL MATERIAL TO BE SABS APPROVED**



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- Description of workstages**
- DC Design concept
  - SD Sketch design
  - FD Final design
  - MD Municipal submission
  - QD Quotation documentation
  - WD Working drawings
- Description of Revisions**
- 1 First pre-construction issue
  - 2,3,4 Pre construction issue
  - A First construction issue
  - B,C Construction issue

**KDC ARCHITECTS**  
 SUITE 1, 1, KINGSWOOD BOULEVARD,  
 KINGSWOOD GOLF ESTATE, GEORGE, 6529  
 TEL : +27 44 802 0706/7 CELL : +27 82 770 3280  
 E-Mail: lindy@kingswood.co.za-Web: www.kingswood.co.za

**FINAL PLAN** Estate Stamp  
**PLOT No. KW COURT**  
**RECEIVED 10-02-2025**  
**KINGSWOOD GOLF ESTATE HOME OWNERS ASSOCIATION**  
**APPROVED**  
**SKETCH**   
**TEC.DOC.**   
**DATE 12-02-2025** **SIGN**

Project Name  
**PROPOSED NEW GROUP HOUSING SCHEME KINGSWOOD COURT ERF 22733 GARY LANCE FAMILIE TRUST KINGSWOOD GOLF ESTATE, GEORGE**

Drawing Name  
**FLOOR LEVELS**

DRAWN BY: VFTT  
 DESIGNED BY: LMB - 4832  
 CHECKED BY: LMB - 4832 Scale: 1:200

Drawing No.: 001/TS/KWC-22733/TP Rev. No.

Client signature: Date issued  
**07 FEBRUARY 2025**

MUNICIPAL DOCUMENT \*10



**FLOOR LEVELS**  
 1:200

Y:\2018\annexure A\KDC\ERF22733\KINGSWOOD COURT\2025\KINGSWOOD COURT\_SIP\_FINAL\_ISSUE1\_25-02-2025.dwg



Rev.	Date	Description

Please Note

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 -No part of the building (foundations, walls, etc.) to encroach onto the adjoining properties.  
 -All persons shall comply with the requirements of the SABS 101 specifications and all Pressure Control and Temperature and Pressure Safety valves shall comply with the requirements of the SABS 102 specifications.  
 -All openings with a span of more than 1.5m to be specified by the appointed Engineer.  
 -All geyser must be fitted with drip trays and the necessary safety devices, workmanship, materials and the installation shall comply with the requirements of SABS 10224.  
 -All waterproofing is per specialist and all construction to comply with the N.B.R., N.H.B.R.C., local authority and any other regulatory authorities that the property may fall under.  
**ALL CONTRIBUTION TO COMPLY WITH NHBC & NBR REQUIREMENTS & ALL MATERIAL TO BE SABS APPROVED**

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Description of workstages

- DC Design concept
- SD Sketch design
- FD Final design
- MD Municipal submission
- QD Quotation documentation
- WD Working drawings

Description of Revisions

- 1 First pre-construction issue
- 2,3,4 Pre construction issue
- A First construction issue
- B,C Construction issue



SUITE 1, 1, KINGSWOOD BOULEVARD  
 KINGSWOOD GOLF ESTATE, GEORGE, 6529  
 TEL : +27 44 802 0706/7 CELL : +27 82 770 3280  
 E-Mail: lindyo@kingswood.co.za Web: www.kingswood.co.za

FINAL PLAN Estate Stamp

**PLOT No. KW COURT**  
**RECEIVED 10-02-2025**

**KINGSWOOD GOLF ESTATE**  
**HOME OWNERS ASSOCIATION**

**APPROVED**  
**SKETCH**   
**TEC.DOC.**

**12-02-2025**  
**DATE**  **SIGN**

Project Name  
**PROPOSED NEW GROUP HOUSING SCHEME**  
**KINGSWOOD COURT**  
**ERF 22733**  
**GARY LANCE FAMILIE TRUST**  
**KINGSWOOD GOLF ESTATE, GEORGE**

Drawing Name  
**SG DIAGRAM**

DRAWN BY: Author  
 DESIGNED BY: Designer  
 CHECKED BY: Checker

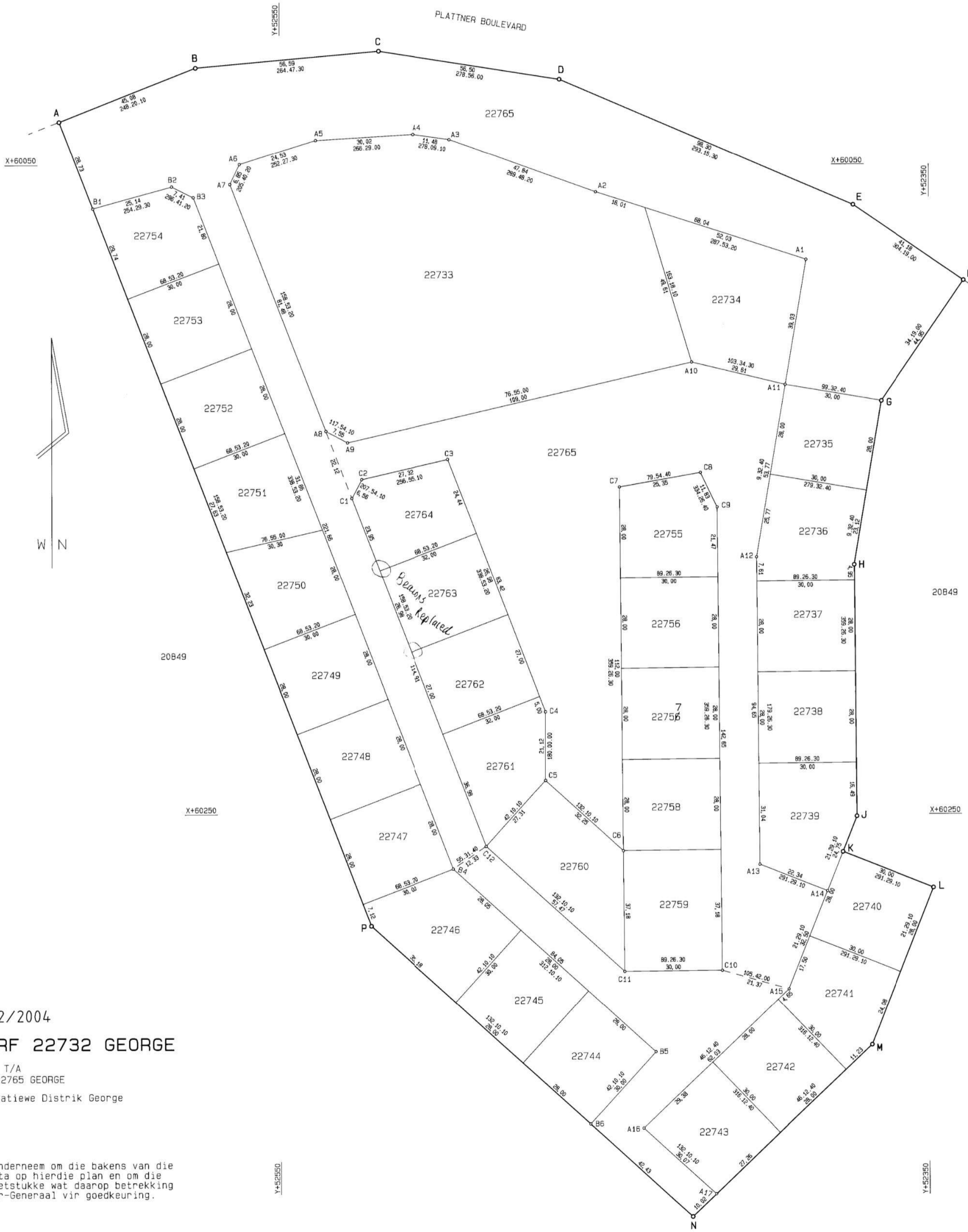
Drawing No.: **001/TS/KWC-22733/TP** Rev. No.

Client signature: Date issued  
**06/04/25**

**MUNICIPAL DOCUMENT \*12**

HOOFD IJUUR		OPPERVLAKTES				
SYE	RIGTINGS-ROEKE	Y	X	ERF	VIKKANTE	
METER	Konstante	0,00	+3700000,00	NOMMERS	METER	
AB	45,08	248 20 10	A	52617,76	22733	9346
BC	56,59	264 47 30	B	52575,86	22734	1639
CD	56,50	276 16 00	C	52515,51	22735	840
DE	98,30	293 15 30	D	52463,70	22736	922
EF	41,18	304 19 00	E	52373,38	22737	840
FG	44,96	34 19 00	F	52339,37	22738	840
GH	51,12	9 32 40	G	52364,71	22739	989
HJ	77,44	369 26 30	H	52373,18	22740	840
JK	11,75	21 29 10	J	52372,43	22741	862
KL	30,00	291 29 10	K	52376,73	22742	840
LK	52,08	21 29 10	L	52346,80	22743	926
MN	76,51	46 12 40	M	52367,89	22744	840
NP	133,51	132 10 10	N	52423,10	22745	840
PA	265,45	136 53 20	P	52525,15	22746	1055
BLKHOEKE						
A1	52387,82	60079,30	22748	840		
A2	52452,57	60058,40	22750	903		
A3	52497,98	60042,19	22751	892		
A4	52508,95	60040,56	22752	840		
A5	52536,91	60042,40	22753	840		
A6	52565,30	60048,80	22754	836		
A7	52565,27	60055,97	22755	887		
A8	52535,90	60131,98	22756	840		
A9	52523,25	60135,51	22757	840		
A10	52423,08	60110,84	22758	840		
A11	52394,20	60117,79	22759	1115		
A12	52403,21	60170,82	22760	1225		
A13	52402,28	60265,46	22761	865		
A14	52381,40	60273,64	22762	864		
A15	52393,40	60303,89	22763	863		
A16	52438,18	60346,81	22764	842		
A17	52415,88	60367,00	22765	22966		
B1	52607,42	60063,41	22747	840		
B2	52582,19	60056,68	22748	840		
B3	52576,57	60060,01	22749	840		
B4	52496,73	60286,79	22750	840		
B5	52434,43	60323,22	22751	840		
B6	52454,57	60345,46	22752	840		
C1	52527,95	60152,61	22753	840		
C2	52524,88	60146,82	22754	840		
C3	52498,28	60140,63	22755	840		
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C7	52446,42	60149,23	22759	840		
C8	52420,46	60144,79	22760	840		
C9	52415,36	60155,46	22761	840		
C10	52413,97	60298,11	22762	840		
C11	52443,96	60298,40	22763	840		
C12	52486,56	60299,81	22764	840		

PEILBAKENS:  
 200024 + 52420,64 + 59141,53  
 98P4 + 51147,60 + 60680,77  
 VIR BAKENBESKRYWINGS EN VERSEKERINGSMERKE SIEN VEL 2



L.G. NO. 4552/2004  
 GOEDGEUR (VOORLOPIG)  
 Datum **2004-11-11**  
*S.A. M. Shang*  
 nms. LANDMETER-GENERAAL

GOEDGEUR  
 Datum **2005-11-03**  
*S.A. M. Shang*  
 nms. LANDMETER-GENERAAL

GOEDGEUR KRAGTENS ART 25  
 VAN ORD 15/1985

VERWYSING 17/7/4/B

DATUM: 2003-10-28

VEL 1 VAN 2 VELLE

ENDOSSEMENTE				
NO	WYSIGING	BYVOEGING	MAGTIGING	GET. DATUM

VRYGESTEL VAN DIE BEPALINGS  
 VAN MET 78/1979  
 ARTIKEL 144

L.G. KANTOORNOTAS  
 1 Erf 22763, beacons replaced 17.0 Aug 1871 See S/8715 v3 pg 127

L.G. LEËR NO. S/8715 Vol.2  
 MEETSTUK NO. E. 2023/2004  
 KOMPLIASIE : BL-703A (4132)  
 BL-703C (4134)  
 LPI: 0270002

4552/2004



(GEORGE TOEKENNINGSGBIED)  
**ALGEMENE PLAN NO. 4552/2004**  
**VAN DIE ONDERVERDELING VAN ERF 22732 GEORGE**  
 VIDE KAART NO. 4546/2004 GEHEG AAN T/A  
 BEVATTENDE 33 ERWE GENOMMER 22733 TOT 22765 GEORGE  
 Geleë in die Munisipaliteit van George, Administratiewe Distrik George  
 Provinsie Wes Kaap

SKAAL 1 : 500

Hierdie algemene plan is saamgestel deur my en ek onderneem om die bakens van die erwe te plaas in posities wat ooreenstem met die data op hierdie plan en om die finale algemene plan in te dien tesame met die opmeetstukke wat daarop betrekking het binne die voorgeskrewe tydperk aan die Landmeter-Generaal vir goedkeuring.  
 AUGUSTUS 2004

*R.A. Pesch*  
 Professionele Landmeter  
 (R.A. Pesch)  
 PLS 0859

Y:\2018\complan\delivered\KDC-PROJ\KINGSWOOD COURT\2023\KINGSWOOD COURT\CDR\ISSUED-25-06-2025.rvt

**DEVELOPMENT DATA**

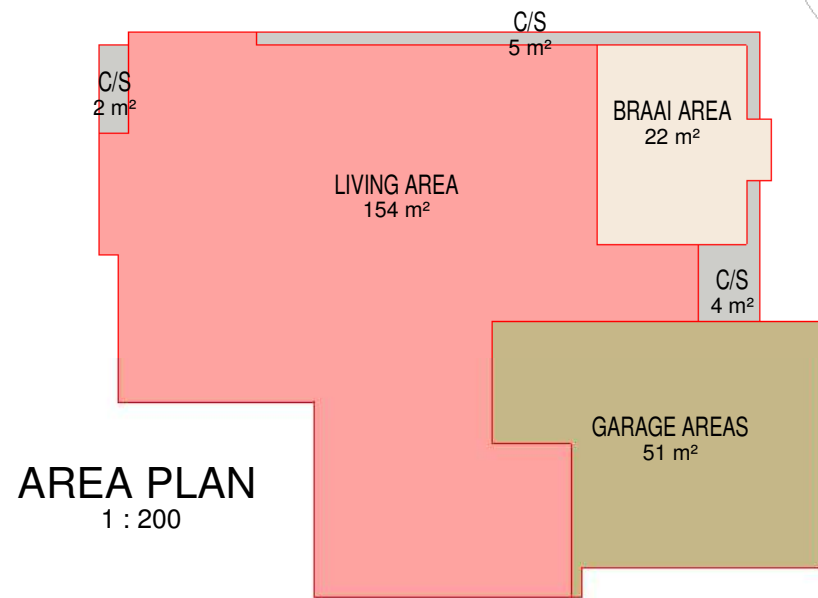
**COVERED GROUND FLOOR AREAS**

G/F LIVING AREA 154m<sup>2</sup>  
 GARAGE AREAS 51m<sup>2</sup>  
 COVERED BRAAI 22m<sup>2</sup>  
 COVERED STOEPS 11m<sup>2</sup>  
**TOTAL G/F AREA 238m<sup>2</sup>**

**TOTAL COVERAGE AREA 238m<sup>2</sup>**

TOTAL SITE AREA 490m<sup>2</sup>  
 TOTAL COVERAGE AREA 242m<sup>2</sup>  
 COVERAGE % (238/490) 48.57%

GARAGES 1X DOUBLE  
 1X GOLF CART  
 WATER TANKS 1 X 2,7KL  
 TOILETS 2 off



**FINAL PLAN**

**PLOT No.** KW COURT  
**RECEIVED** 10-02-2025

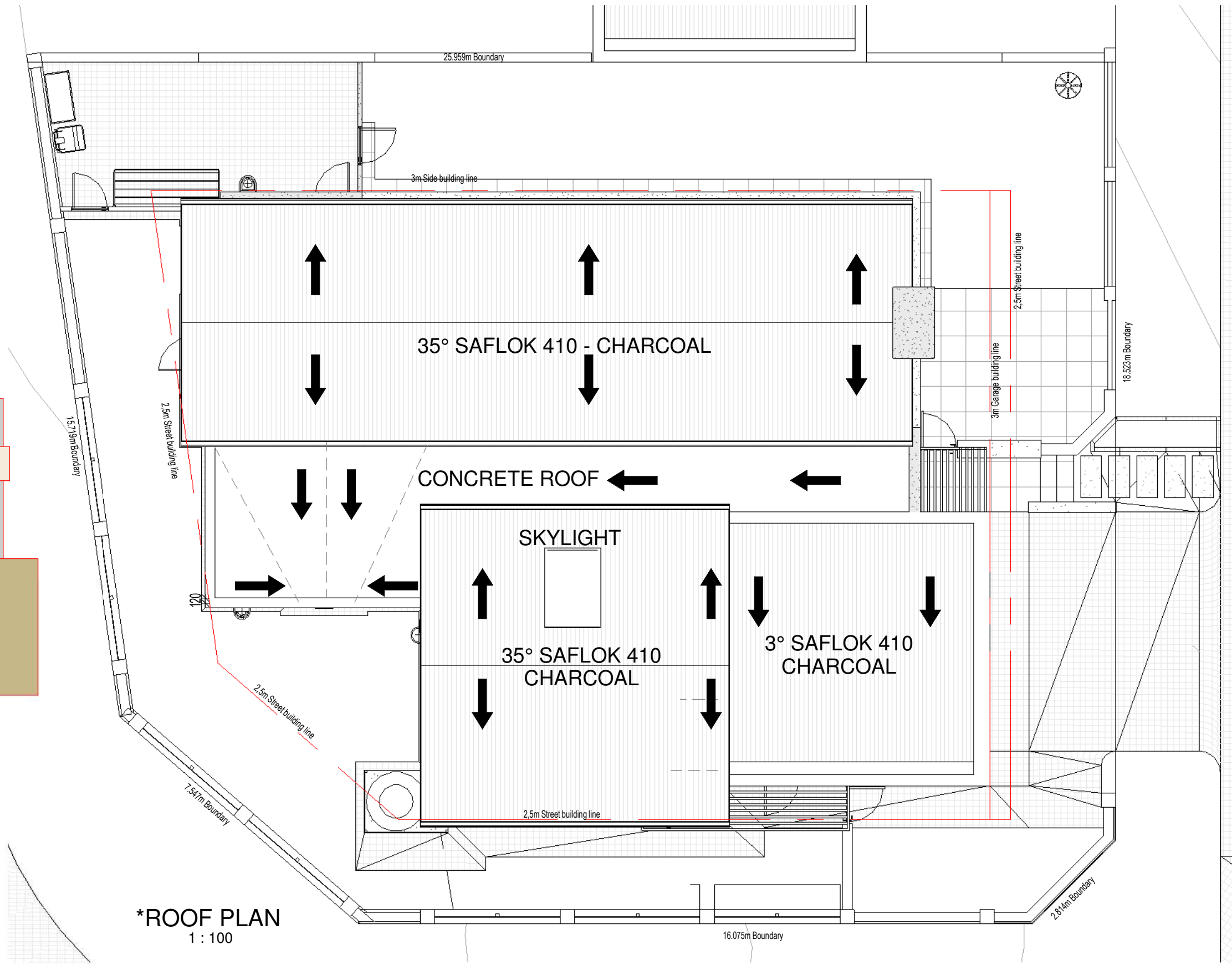
**KINGSWOOD GOLF ESTATE**  
**HOME OWNERS ASSOCIATION**  
**APPROVED**

**SKETCH**   
**TEC.DOC.**

12-02-2025

**DATE** **SIGN**

**ANNEXURE A**



Proposed New TOWNHOUSE COMPLEX  
 KINGSWOOD COURT  
 ERF 22733  
 Kingswood Golf Estate , George

**ROOF PLAN & AREA PLAN**

PROJECT NUMBER	001/B/KWC-22733/MD
DESIGNED BY	LMB 4832
DRAWN BY	VFTT
DATE ISSUED	10 FEBRUARY 2025

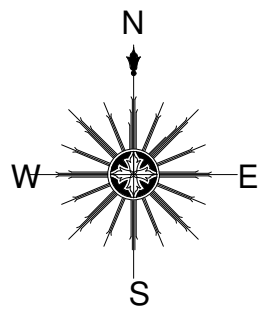
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REVISION

**\*01**



SUITE 1 , 1 KINGSWOOD BOULEVARD ,KINGSWOOD GOLF ESTATE ,  
 GEORGE , 6529  
 TEL : +27 44 802 0706/7 CELL : +27 82 770 3280  
 E-Mail: lindyb@kdcarchitects.co.za - Lindy Bekker - Pr. Arch. 4832



**DEVELOPMENT DATA**

**COVERED GROUND FLOOR AREAS**

G/F LIVING AREA	154m <sup>2</sup>
GARAGE AREAS	51m <sup>2</sup>
COVERED BRAAI	22m <sup>2</sup>
COVERED STOEPS	11m <sup>2</sup>
<b>TOTAL G/F AREA</b>	<b>238m<sup>2</sup></b>

**TOTAL COVERAGE AREA 238m<sup>2</sup>**

TOTAL SITE AREA	490m <sup>2</sup>
TOTAL COVERAGE AREA	242m <sup>2</sup>
COVERAGE %(238/490)	48.57%

GARAGES	1X DOUBLE 1X GOLF CART
WATER TANKS	1 X 2,7KL
TOILETS	2 off

**FINAL PLAN**

**PLOT No.** KW COURT

**RECEIVED** 10-02-2025

**KINGSWOOD GOLF ESTATE  
HOME OWNERS ASSOCIATION**

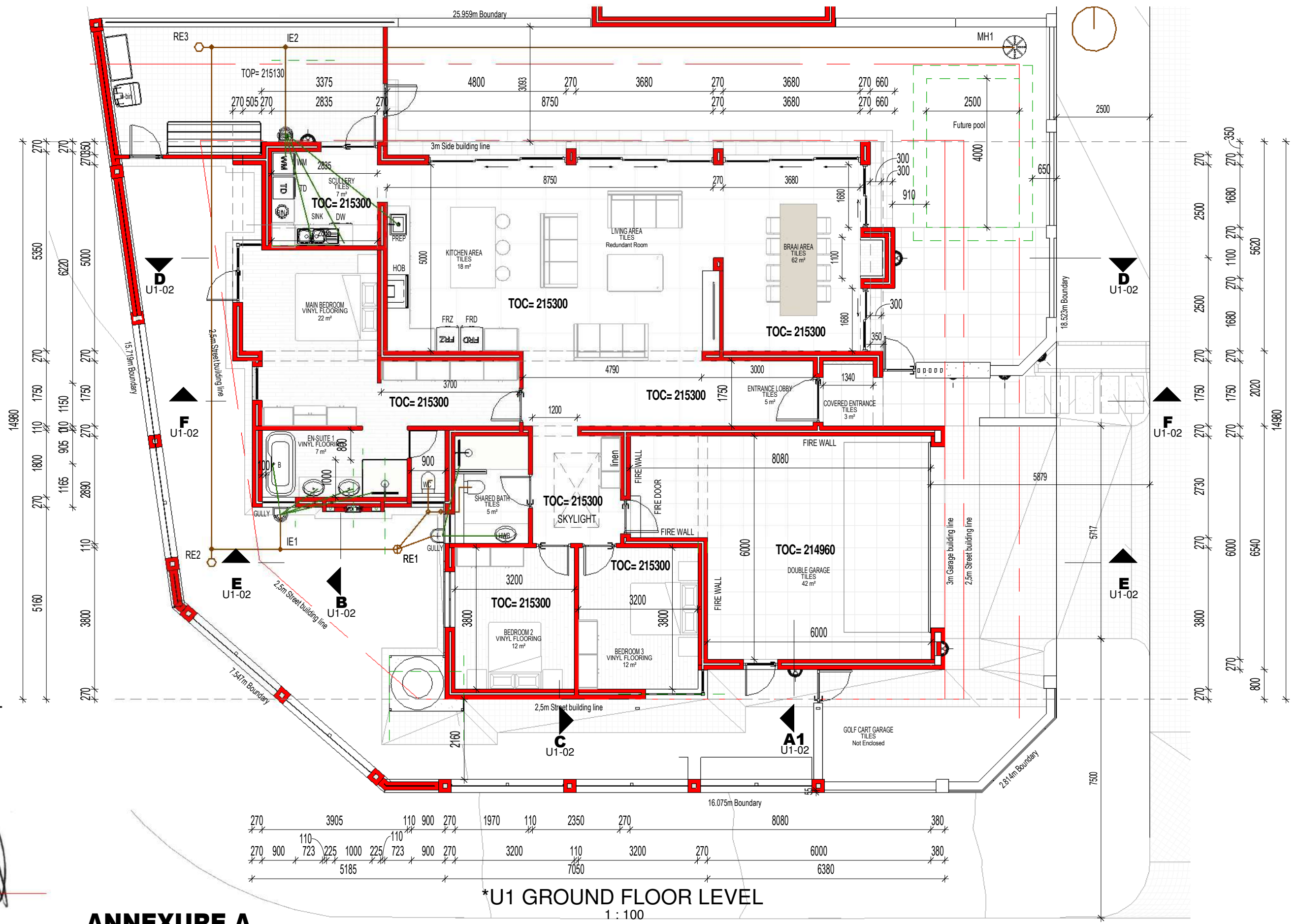
**APPROVED**

**SKETCH**

**TEC.DOC.**

12-02-2025

**DATE** **SIGN**



**ANNEXURE A**

**\*U1 GROUND FLOOR LEVEL**  
1 : 100

Proposed New TOWNHOUSE COMPLEX  
KINGSWOOD COURT  
ERF 22733  
Kingswood Golf Estate , George

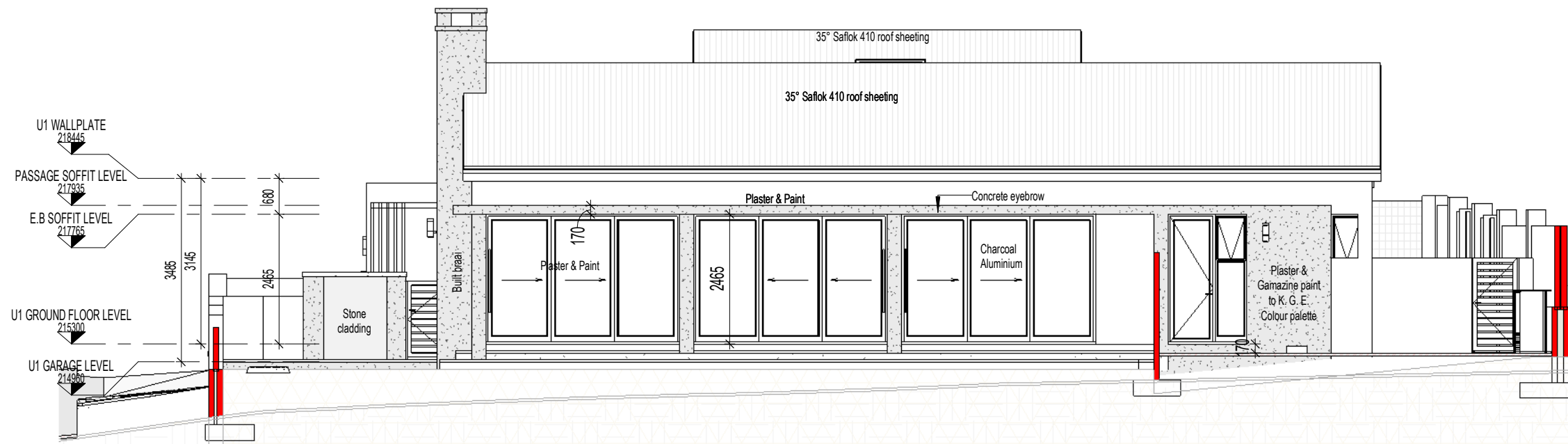
U1 FLOOR PLAN		REVISION
PROJECT NUMBER	001/B/KWC-22733/MD	<b>*02</b>
DESIGNED BY	LMB 4832	
DRAWN BY	VFTT	
DATE ISSUED	10 FEBRUARY 2025	
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**KDC ARCHITECTS**

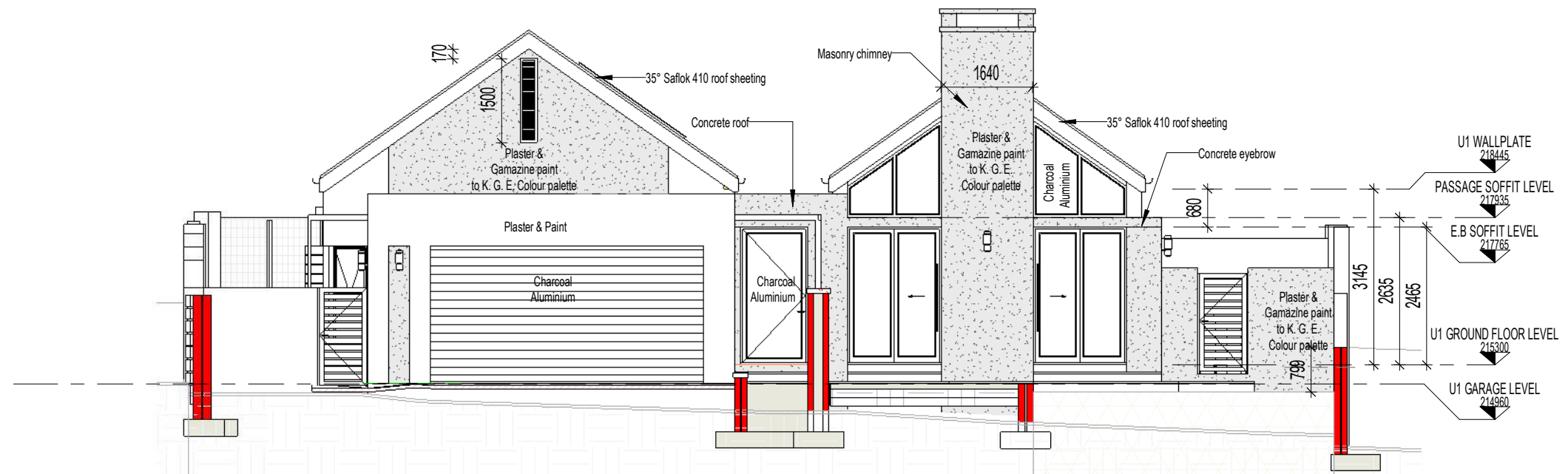
SUITE 1, 1 KINGSWOOD BOULEVARD, KINGSWOOD GOLF ESTATE,  
GEORGE, 6529

TEL : +27 44 802 0706/7 CELL : +27 82 770 3280  
E-Mail: lindyb@kdcarchitects.co.za - Lindy Bekker - Pr. Arch. 4832

8.5m HEIGHT RESTRICTION



\*NORTH ELEVATION  
1 : 100




\*EAST ELEVATION  
1 : 100

**ANNEXURE A**

**FINAL PLAN**  
**PLOT No.** KW COURT  
**RECEIVED** 10-02-2025

**KINGSWOOD GOLF ESTATE**  
**HOME OWNERS ASSOCIATION**  
**APPROVED**  
SKETCH   
TEC.DOC.

12-02-2025  
**DATE**  **SIGN**

Proposed New TOWNHOUSE COMPLEX  
KINGSWOOD COURT  
ERF 22733  
Kingswood Golf Estate , George

**ELEVATIONS**

PROJECT NUMBER	001/B/KWC-22733/MD
DESIGNED BY	LMB 4832
DRAWN BY	VFTT
DATE ISSUED	10 FEBRUARY 2025

**REVISION**

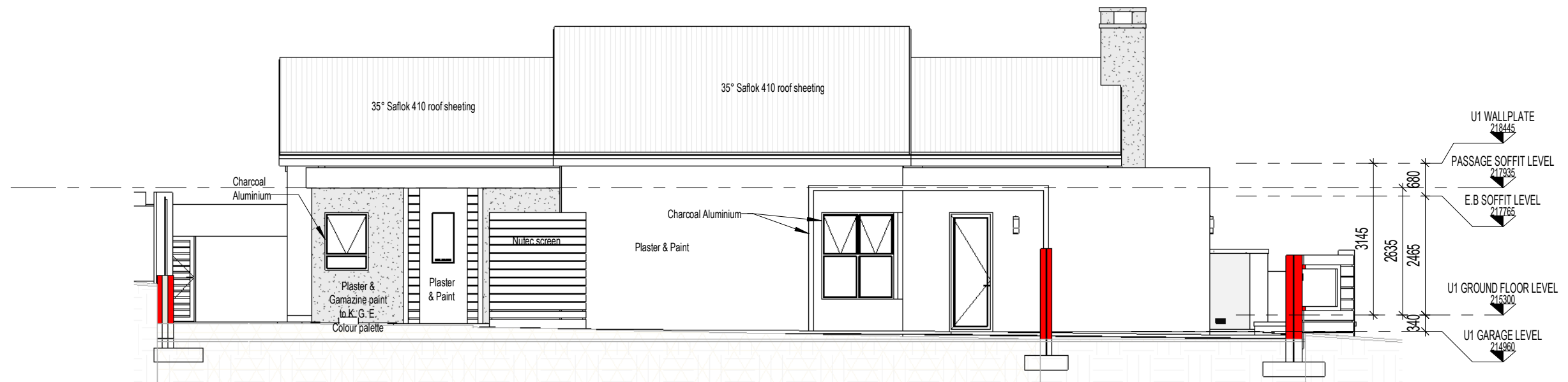
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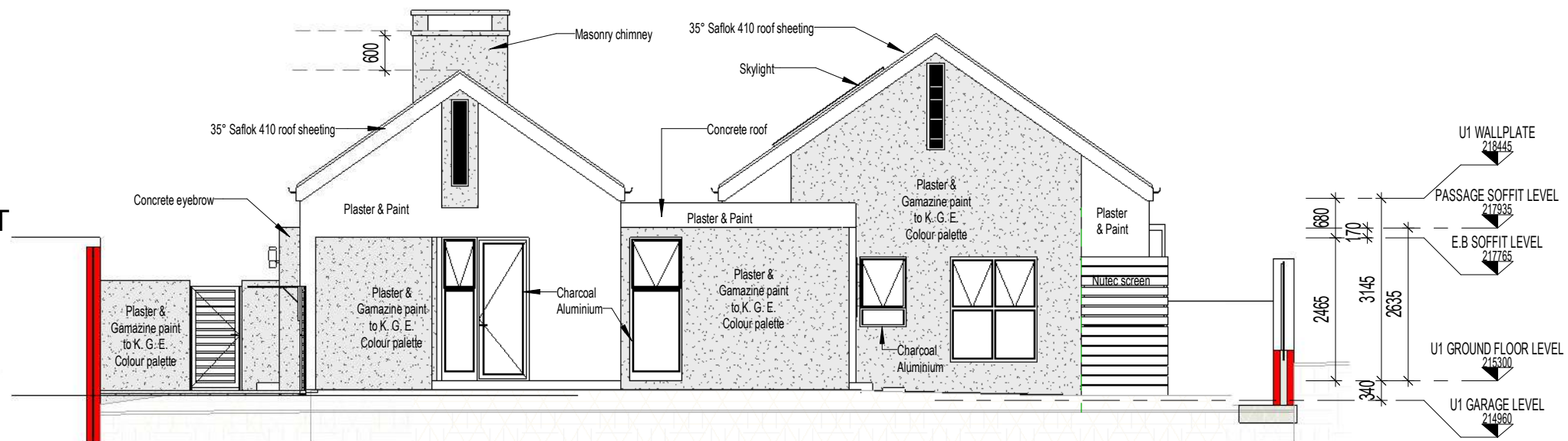


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GEORGE , 6529  
TEL : +27 44 802 0706/7 CELL : +27 82 770 3280  
E-Mail: lindyb@kdcarchitects.co.za - Lindy Bekker - Pr. Arch. 4832

8.5m HEIGHT RESTRICTION



**\*SOUTH ELEVATION**  
1 : 100



**\*WEST ELEVATION**  
1 : 100

**ANNEXURE A**

**FINAL PLAN**  
**PLOT No.** KW COURT  
**RECEIVED** 10-02-2025

**KINGSWOOD GOLF ESTATE**  
**HOME OWNERS ASSOCIATION**  
**APPROVED**

**SKETCH**   
**TEC.DOC.**

12-02-2025

**DATE** **SIGN**

Proposed New TOWNHOUSE COMPLEX  
KINGSWOOD COURT  
ERF 22733  
Kingswood Golf Estate , George

**ELEVATIONS 2**

ELEVATIONS 2		REVISION
PROJECT NUMBER	001/B/KWC-22733/MD	<b>*04</b>
DESIGNED BY	LMB 4832	
DRAWN BY	VFTT	
DATE ISSUED	10 FEBRUARY 2025	
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**FINAL PLAN**  
**PLOT No.** KW COURT  
**RECEIVED** 10-02-2025

**KINGSWOOD GOLF ESTATE**  
**HOME OWNERS ASSOCIATION**  
**APPROVED**

SKETCH   
 TEC.DOC.

12-02-2025

DATE SIGN

**ANNEXURE A**

Proposed New TOWNHOUSE COMPLEX  
 KINGSWOOD COURT  
 ERF 22733  
 Kingswood Golf Estate , George

**PERSPECTIVES**

PERSPECTIVES		REVISION
PROJECT NUMBER	001/B/KWC-22733/MD	
DESIGNED BY	LMB 4832	
DRAWN BY	VFTT	
DATE ISSUED	10 FEBRUARY 2025	

**\*05**

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 GEORGE , 6529  
 TEL : +27 44 802 0706/7 CELL : +27 82 770 3280  
 E-Mail: lindyb@kdcarchitects.co.za - Lindy Bekker - Pr. Arch. 4832

Voorgestelde ontwikkeling van erf 22733, George,  
Aansoek om gebruiksverandering en **onderverdeling in 12 groepbehuisingerwe**  
Enkelresidensiële sone II (SRZII) – "Estate Housing"  
28 November 2025

---

**Aanhangsel H – "Pre-Application aansoekdokument – Februarie 2025"**

# GEORGE MUNICIPALITY



## LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

### PLEASE NOTE:

Pre-application consultation is an advisory session and 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: **collab no. 3612756**

Purpose of consultation: **Application – Subdivision**

Brief proposal: **Subdivision into 12 erven – previous approval – new subdivision layout plan**

Property(ies) description: **Erf 22733 George**

Date: **17 February 2025**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Municipality	044 801 9477	<a href="mailto:ihuyser@george.gov.za">ihuyser@george.gov.za</a>
Official	Robert Janse van Rensburg	George Municipality	044 801 9555	<a href="mailto:rhjansevanrensburg@george.gov.za">rhjansevanrensburg@george.gov.za</a>
Pre-applicant	Pieter Brown	Design Centre and Associates	083 599 2882	<a href="mailto:pieterdesigncentre@gmail.com">pieterdesigncentre@gmail.com</a>

Documentation provided for discussion:

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

1. Localityplan
2. Erfdiagram
3. Title Deed
4. Previous "old" pre-application"
5. Previous planning approval included approved drawings
6. HOA Approved drawings
  - 6.1 Proposed revised subdivision layout plan
  - 6.2 Proposed Site development plan
  - 6.3 Services layout plan
  - 6.4 Boundary wall drawing

Has pre-application been undertaken for a Land Development application in terms of section 53 of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) with the Department of Environmental Affairs & Development Planning (DEA&DP)? **Not Applicable**

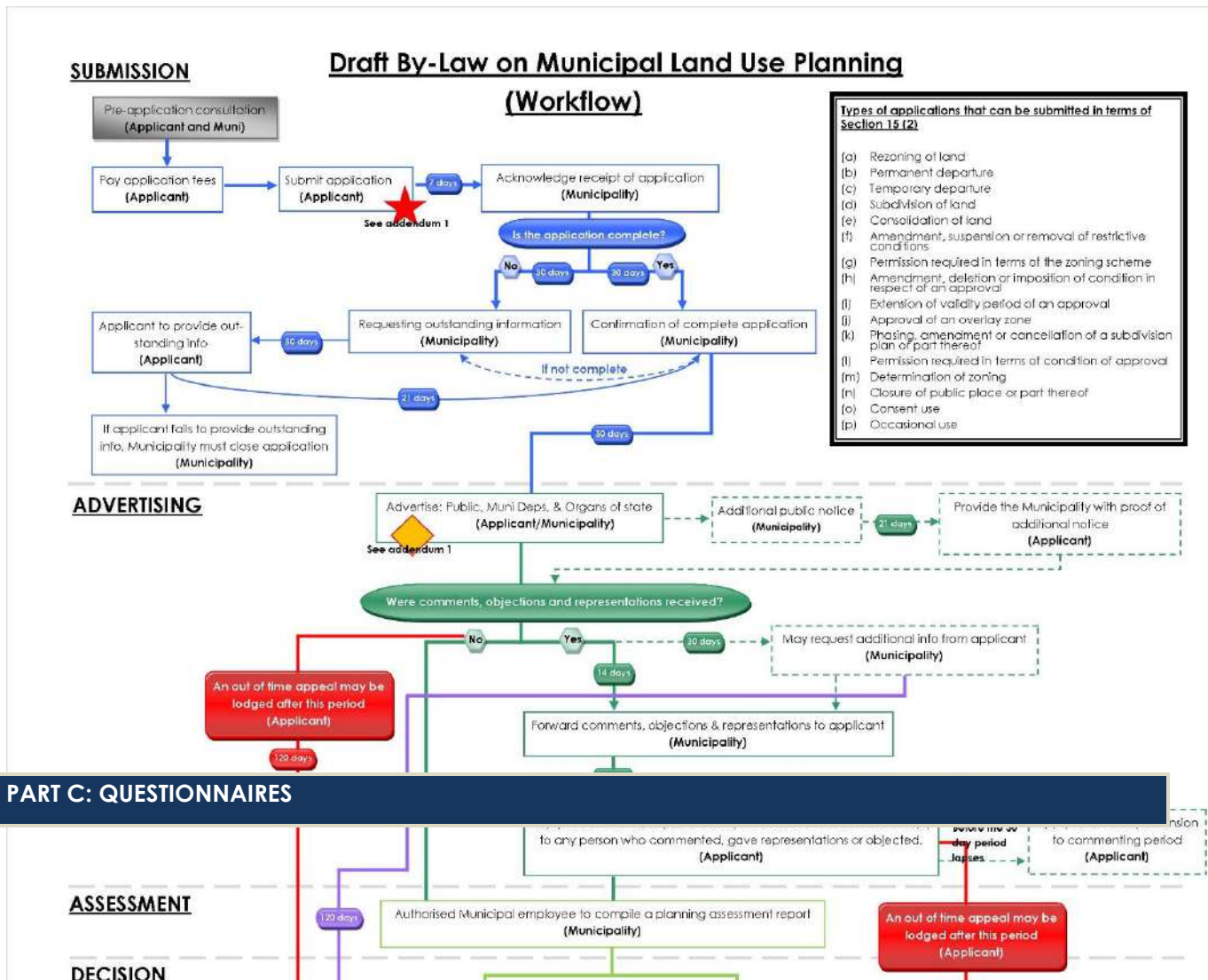
(If so, please provide a copy of the minutes)

Comprehensive overview of proposal:

**Application for subdivision into 12 general residential erven, 2 private road erven and 3 private open space erven. The application is in line with the original approval and the previous approved subdivision layout. It is just a different layout plan.**

YES	NO
-----	----

**PART B: APPLICATION PROCESS**



**PART C: QUESTIONNAIRES**

## SECTION A:

### DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant		What land use planning applications are required in terms of section 15 of the Land-Use Planning By-law for George Municipality?	Application fees payable
	2(a)	a rezoning of land;	R
	2(b)	a permanent departure from the development parameters of the zoning scheme;	R
	2(c)	a departure to use land for a purpose not provided for in the zoning scheme granted on a temporary basis;	R
X	<b>2(d)</b>	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e)	a consolidation of land which is not exempted in terms of section 24;	R
	2(f)	an amendment, suspension or removal of restrictive conditions in respect of a land unit;	R
	2(g)	a permission required in terms of the zoning scheme;	R
X	<b>2(h)</b>	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 provided for in the zoning scheme;	R
	2(k)	a phasing, amendment or cancellation of a plan of subdivision or a part thereof;	R
	2(l)	a permission required in terms of the conditions 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 provided for in the zoning scheme;	R
	2(p)	an occasional use of land;	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 media(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

Y	N	Integrated procedures	R
<b>TOTAL APPLICATION FEE*:</b>			To be Determined

**PLEASE NOTE:** \* Application fees are estimated on the information discussed and are subject to change with submission of the formal application.

**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	
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		
Any other Municipal by-law that may be relevant to application? (If yes, specify)			X	
<b>Zoning Scheme By-law considerations:</b> What is the current zoning of the property? <b>General Residential Zone II (GRZII)</b> What is the proposed zoning of the property? <b>General Residential Zone II (GRZII)</b> Does the proposal fall within the provisions/parameters of the zoning scheme? <b>Yes</b> Are additional applications required to deviate from the zoning scheme? (if yes, specify) <b>No.</b>				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
---	-----	----	------------------	---------

Is a land development application required in terms of section 53(2) of LUPA?		x		
Is a development application affecting national interest in terms of section 52(3) of Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA), required?		x		
Is the proposal in line with the principles for land development, set out in SPLUMA & LUPA?			x	
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?		x		
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		x		

### **SECTION C:**

#### **CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE**

<b>QUESTIONS REGARDING CONSENT / COMMENT REQUIRED</b>	<b>YES</b>	<b>NO</b>	<b>TO BE DETERMINED</b>	<b>OBTAIN APPROVAL / CONSENT / COMMENT FROM:</b>
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, Forestry and Fisheries (DAFF)
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		x		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) /		x		National Department of Environmental Affairs (DEA) & DEA&DP

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)				
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
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? ( <del>strikethrough irrelevant</del> )		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	
Water supply:			x	
Sewerage and waste water:			x	
Stormwater:			x	
Road network:			x	
Telecommunication services:			x	
Other services required? Please specify.			x	
Development charges:			x	

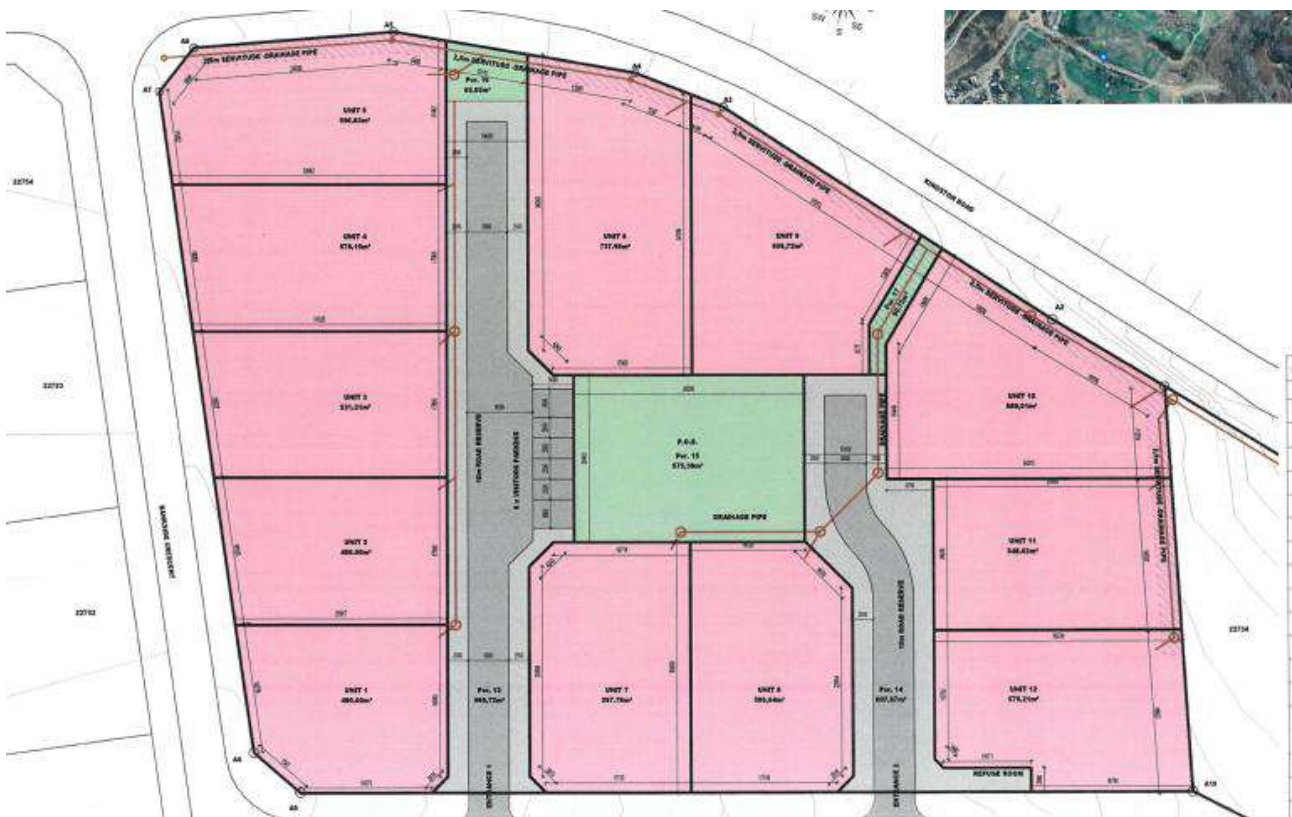
#### PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION

COMPULSORY INFORMATION REQUIRED:					
Y	N	Completed application form	Y	N	Pre-application checklist (where applicable)
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	Proof of payment of fees	Y	N	Bondholder's consent
Y	N	Locality plan	Y	N	Site layout Plan
MINIMUM AND ADDITIONAL REQUIREMENTS:					
	N	Conveyancer's Certificate	Y	N	Land Use Plan / Zoning plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Phasing Plan
Y	N	Consolidation Plan	Y	N	Copy of original approval letter (if applicable)
Y	N	Site development Plan	Y	N	Landscaping / Tree Plan
Y	N	Abutting owner's consent	Y	N	Home Owners' Association consent
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Required number of documentation copies

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)
Y	N	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	Other (specify)

## PART E: DISCUSSION

The pre application dated 8 March 2023, 24 July 2024 and 26 February 2025 refers. The subdivision plan discussed at the meeting is attached below:



### Town Planning

#### General

- An application for the subdivision and amendment of the land use plan for Kingswood and approval of SDP is required.

- The amendment of the land use plan is required to allocate the new uses viz. private road and private open space (note zoning remains Single Residential Zone II for Estate Housing purposes).
- The environmental landscaping should be in terms of the EMP for Kingswood.
- The Site development Plan and amendment of the Kingswood land use plan can be submitted simultaneously with the application.
- Development to be in line with Kingswood Architectural Guidelines and Constitution
- HOA approval to be submitted with the applications.
- Access, parking and maneuverability needs to be indicated on the site development plan and in accordance with section 42 -49 of the George Integrated Zoning Scheme, 2023/ Kingswood Architectural Guidelines.
- To provide background and historical rights (approved rights) applicable to the Erf.
- Need to show and address all building lines and setbacks.
- Need to address refuse removal.

## CES

### Access

- Access restricted to internal Kingswood private road network.
- Access is permitted in accordance with the George Integrated Zoning Scheme (GIZS) 2023 regulations.

### Parking

- All parking must be provided on-site, in compliance with the GIZS 2023 parking requirements
- No parking is allowed within the road reserve, and the owner may be held liable for any costs incurred to prevent unauthorized parking in this area.

### Development Charges (DCs)

- Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy.
- Developer to note the approved Kingswood SLA, which may apply.

### Water & Sewer

- Water is available, subject to the confirmation of capacity.

- **Developer to note the treatment capacity constrained at the Gwaing WWTW, which will have a timing constrained on the proposed development.**

Stormwater

- The developer must ensure full compliance with the relevant Stormwater By-law.

**ETS**

- To discuss with ETS.

**PART F: SUMMARY / WAY FORWARD**

Refer to the comments in part E.

OFFICIAL: **Robert Janse van Rensburg**

PRE-APPLICANT: **Pieter Brown**

Town Planner

(FULL NAME)




SIGNED: \_\_\_\_\_

SIGNED: \_\_\_\_\_

DATE: 26/02/2025

DATE: 17 February 2025

OFFICIAL: **Ilané Huyser**

(Senior Town Planner)



SIGNED: \_\_\_\_\_

DATE: 10.03.2025

Voorgestelde ontwikkeling van erf 22733, George,  
Aansoek om gebruiksverandering en **onderverdeling in 12 groepbehuisingerwe**  
Enkelresidensiële sone II (SRZII) – "Estate Housing"  
28 November 2025

**Aanhangsel I - Titelakte**

Roux Kruger Attorneys  
7 Cathedral Square  
Cathedral Street  
P O Box 879  
George  
6530

179

Prepared by me



CONVEYANCER  
KRUGER HW

**FEE**  
R. 500,00

SHARE OF T/FREE NO 1.

GETRANSPORTEER AAN	TRANSFERRED TO
Gary Lance Familie Trust	
ET 2785/1994	
RESIDANT/REMAINDER	
T 000014266 / 2017	
2017-03-17	REGISTRATEUR/REGISTRAR

000027104 / 2005

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ANTON LUTHER  
POSTHUMUS

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 24 January 2005 granted to him by

**KINGSWOOD GOLF ESTATE (PROPRIETARY) LIMITED**  
No. 1988/004915/07

DATA / VERIFY  
04 MAY 2005  
A

03 MAY 2005

And the appearer declared that his said principal had, on 20 January 2005, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

1. **The Trustees for the time being of  
JOHN GILES TRUST  
No. T2317/94**
  
2. **The Trustees for the time being of  
GARY LANCE FAMILIE TRUST  
No. IT2785/94**

their Successors in Office or assigns, in full and free property

ERF 22733 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
PROVINCE OF THE WESTERN CAPE

IN EXTENT 9346 (NINE THOUSAND THREE HUNDRED AND FORTY  
SIX) SQUARE METRES

AS WILL APPEAR from General Plan No. 4552/2004 and held by  
Certificate of Registered Title No. T

000027103 : 2005

- A. SUBJECT to the conditions referred to in Crown Grant dated 15<sup>th</sup> June 1922 (George Quitrents vol. 15 No. 15).
  
- B. SUBJECT FURTHER to the following conditions contained in Crown Grant dated 15<sup>th</sup> June 1922 (George Quitrents Vol. 15 No. 15), namely:
  - (2) That all existing roads and thoroughfares shall remain free and uninterrupted and that the Government or other competent authority shall have the right when necessary at any time to make further roads over the land in question;
  
  - (3) That all rights to minerals, mineral products, mineral oils and precious stones, precious or base metals on or under the land hereby granted are expressly reserved to the State, together with the right of access to any mines or works undertaken for mining or prospecting purposes by any person duly authorized in that behalf. The land is subject to such further rights as the public or the Government now may or may hereafter have or be entitled to obtain under or by virtue of any law relating to the prospecting, digging, mining or exploitation of minerals, mineral products, mineral oils, precious stones, precious or base metals on or under the land hereby granted, which rights shall not be impaired or in any way affected by the Title Deed.
  
- C. ENTITLED to the benefits of the servitude referred to in the following endorsement dated 29 December 1938 on Crown Grant dated 15 June 1922 (George Quitrents Vol. 15 No. 15) namely:



By Deed of Transfer No. 13615 dated 29<sup>th</sup> December 1938, the owner and his successors in title of the property thereby conveyed is prohibited from carrying on trade or business other than that of saw mill, grist mill and certain manufactures connected with a timber factory as will more fully appear on reference to the said Deed of Transfer.

- D. SUBJECT FURTHER to the terms of the servitude referred to in the following endorsement dated 7 June 1977 on Crown Grant dated 15<sup>th</sup> June 1922 (George Quitrents Vol. 15 No 15), namely:

Registration of Servitude

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 No. W10/76) dated 5-6-1977 as will more fully appear on reference to the copy of the said order filed as K493/77S.

- E. SUBJECT FURTHER to the following condition imposed by the Municipality of GEORGE in terms of Section 42 of Ordinance 15 of 1985 in favour of KINGSWOOD GOLF ESTATE HOME OWNERS ASSOCIATION namely:

"The Transferee and its Successors in title shall be a member of the KINGSWOOD GOLF ESTATE HOME OWNERS ASSOCIATION, established in terms of Section 29 of the Land Use Ordinance 15 of 1985, subject to the Association's constitution and the Transferee or its Successors in title may not sell or dispose of the property without first having obtained the written consent of the said Association".



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

**KINGSWOOD GOLF ESTATE (PROPRIETARY) LIMITED**  
**No. 1988/004915/07**

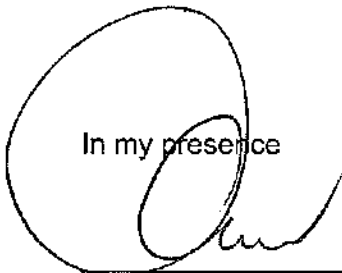
heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

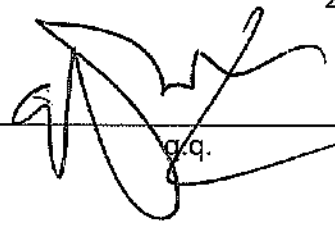
1. **The Trustees for the time being of JOHN GILES TRUST**  
**No. T2317/94**
2. **The Trustees for the time being of GARY LANCE FAMILIE TRUST**  
**No. IT2785/94**

their Successors in Office or assigns, now are 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 R1 080 000,00 (ONE MILLION EIGHTY 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 08 APR 2005 2005

In my presence  
  
\_\_\_\_\_  
REGISTRAR OF DEEDS

  
\_\_\_\_\_  
g.g.





179

Prepared by me

*Elistera Vrey*  
CONVEYANCER  
ELISTEA VREY

Fee endorsement		
	Amount	Office fee
Purchase price/Value	R. 12 000 000,00	R. 9900
Mortgage capital Amount	R. ....	R. ....
Reason for exemption	Exempt i.t.o	
	Cat. ....	section. .... Act. ....

T 000014266 / 2017

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**LYNNE BOTHA**

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 14 November 2016 granted to him by

**The Trustees for the time being of JOHN GILES TRUST  
Registration Number T2317/94**

2017-03-24  
2017-03-24

DATA / CAPTURE  
2017 -03- 24  
PUMELELA MNAMATA

DN

And the appearer declared that his said principal had, on 8 November 2016, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**The Trustees for the time being of GARY LANCE FAMILIE TRUST  
Registration Number IT2785/94**

its Successors in Office or assigns, in full and free property

1/2 (ONE HALF) SHARE IN ERF 22733 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
PROVINCE OF THE WESTERN CAPE

IN EXTENT 9346 (NINE THOUSAND THREE HUNDRED AND FORTY SIX)  
Square metres

FIRST TRANSFERRED and still held by Deed of Transfer No. T27104/2005  
with General Plan No. 4552/2004 relating thereto

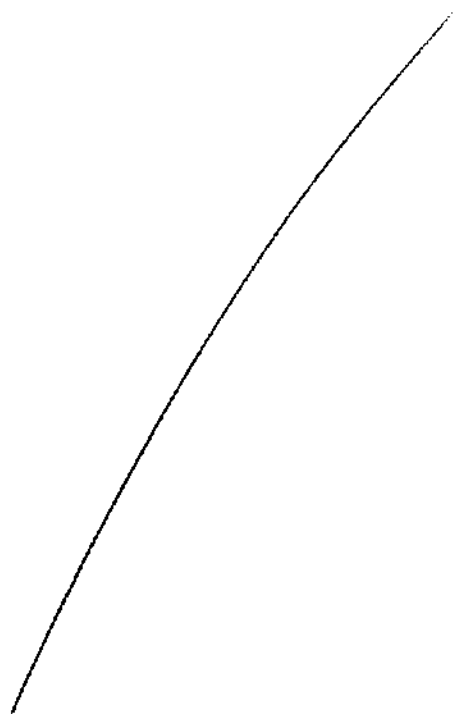
- A. SUBJECT to the conditions referred to in Crown Grant dated 15th June 1922 (George Quitrents vol. 15 No. 15).
- B. SUBJECT FURTHER to the following conditions contained in Crown Grant dated 15th June 1922 (George Quitrents Vol. 15 No. 15), namely:
- (2) That all existing roads and thoroughfares shall remain free and uninterrupted and that the Government or other competent authority shall have the right when necessary at any time to make further roads over the land in question;
  - (3) Not subject to condition B(3) on page 2 of Deed of Transfer No. T27104/2005, by virtue of Section 53 of the Mining Titles Registration Amendment Act 24 of 2003.
- C. ENTITLED to the benefits of the servitude referred to in the following endorsement dated 29 December 1938 on Crown Grant dated 15 June 1922 (George Quitrents Vol. 15 No. 15) namely:
- By Deed of Transfer No. 13615 dated 29th December 1938, the owner and his successors in title of the property thereby conveyed is prohibited from carrying on trade or business other than that of saw mill, grist mill and certain manufactures connected with a timber factory as will more fully appear on reference to the said Deed of Transfer.
- D. SUBJECT FURTHER to the terms of the servitude referred to in the following endorsement dated 7 June 1977 on Crown Grant dated 15th June 1922 (George Quitrents Vol. 15 No 15), namely:

**Registration of Servitude**

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 No. W10/76) dated 5-6-1977 as will more fully appear on reference to the copy of the said order filed as K493/77S.

E. SUBJECT FURTHER to the following condition as contained in Deed of Transfer No. T27104/2005 imposed by the Municipality of GEORGE in terms of Section 42 of Ordinance 15 of 1985 in favour of KINGSWOOD GOLF ESTATE HOME OWNERS ASSOCIATION namely:

"The Transferee and its Successors in title shall be a member of the KINGSWOOD GOLF ESTATE HOME OWNERS ASSOCIATION, established in terms of Section 29 of the Land Use Ordinance 15 of 1985, subject to the Association's constitution and the Transferee or its Successors in title may not sell or dispose of the property without first having obtained the written consent of the said Association".



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

**The Trustees for the time being of JOHN GILES TRUST**  
**Registration Number IT2317/94**

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

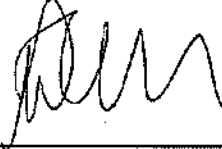
**The Trustees for the time being of GARY LANCE FAMILIE TRUST**  
**Registration Number IT2785/94**

its Successors in Office 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 R1 200 000,00 (ONE MILLION TWO 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

17 March 2017.



q.q.

In my presence



REGISTRAR OF DEEDS

ew

Voorgestelde ontwikkeling van erf 22733, George,  
Aansoek om gebruiksverandering en **onderverdeling in 12 groepbehuisingerwe**  
Enkelresidensiële sone II (SRZII) – "Estate Housing"  
28 November 2025

**Aanhangsel J- Aktebesorgersertifikaat**

## CONVEYANCER'S CERTIFICATE

---

I, the undersigned,

**CATHARINA FREDRIKA MARIA MEYER**

duly admitted Conveyancer practicing as such at Haycock Meyer Attorneys in George, hereby confirm having conducted a Deeds office search in respect of Deed of Transfer Numbers T27104/2005 and T14266/2017 and that the particulars are as follows:

ERF 22733 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
PROVINCE OF THE WESTERN CAPE

IN EXTENT: 9346 (NINE THOUSAND THREE HUNDRED AND FORTY SIX)  
Square Metres

HELD BY Deed of Transfer Numbers T27104/2005 and T14266/2017

REGISTERED OWNER:

GARY LANCE FAMILIE TRUST  
Registration Number IT2785/1994

BONDS:

There are no bonds registered over the property

TITLE DEED CONDITIONS:

1. There are no restrictive conditions contained in the current title deeds pertaining to the property as well as in Deed of Transfer Numbers T27104/2005 and T14266/2017 that prohibit the subdivision on the above property.
2. There are no interdicts recorded against the above property

Signed at GEORGE on the 1<sup>st</sup> day of December 2025

  
\_\_\_\_\_  
CONVEYANCER  
CATHARINA FREDRIKA MARIA MEYER

Voorgestelde ontwikkeling van erf 22733, George,  
Aansoek om gebruiksverandering en **onderverdeling in 12 groepbehuisingerwe**  
Enkelresidensiële sone II (SRZII) – "Estate Housing"  
28 November 2025

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**Aanhangsel K - Liggingplan**



Urban Living Redefined

- KINGSWOOD MAIN ENTRANCE
- GATEHOUSE
- SALES OFFICE
- KINGSWOOD DESIGN CENTRE (KDC)
- ADMINISTRATION
- PRO SHOP
- RESTAURANT / BAR



Liggingsplan erf 22733, Kingswood Court - George

FANCOURT LINKS

KINGSWOOD MAIN ENTRANCE GATE

FAIRWAYS NURSERY

ESTATE NURSERY

KINGSWOOD COMMERCIAL NODE

MAINTENANCE

KINGSWOOD SALES OFFICE

ENTRANCE

KINGSWOOD GARDENS

GREENS NURSERY

KINGSWOOD CROWN

KINGSWOOD COURT

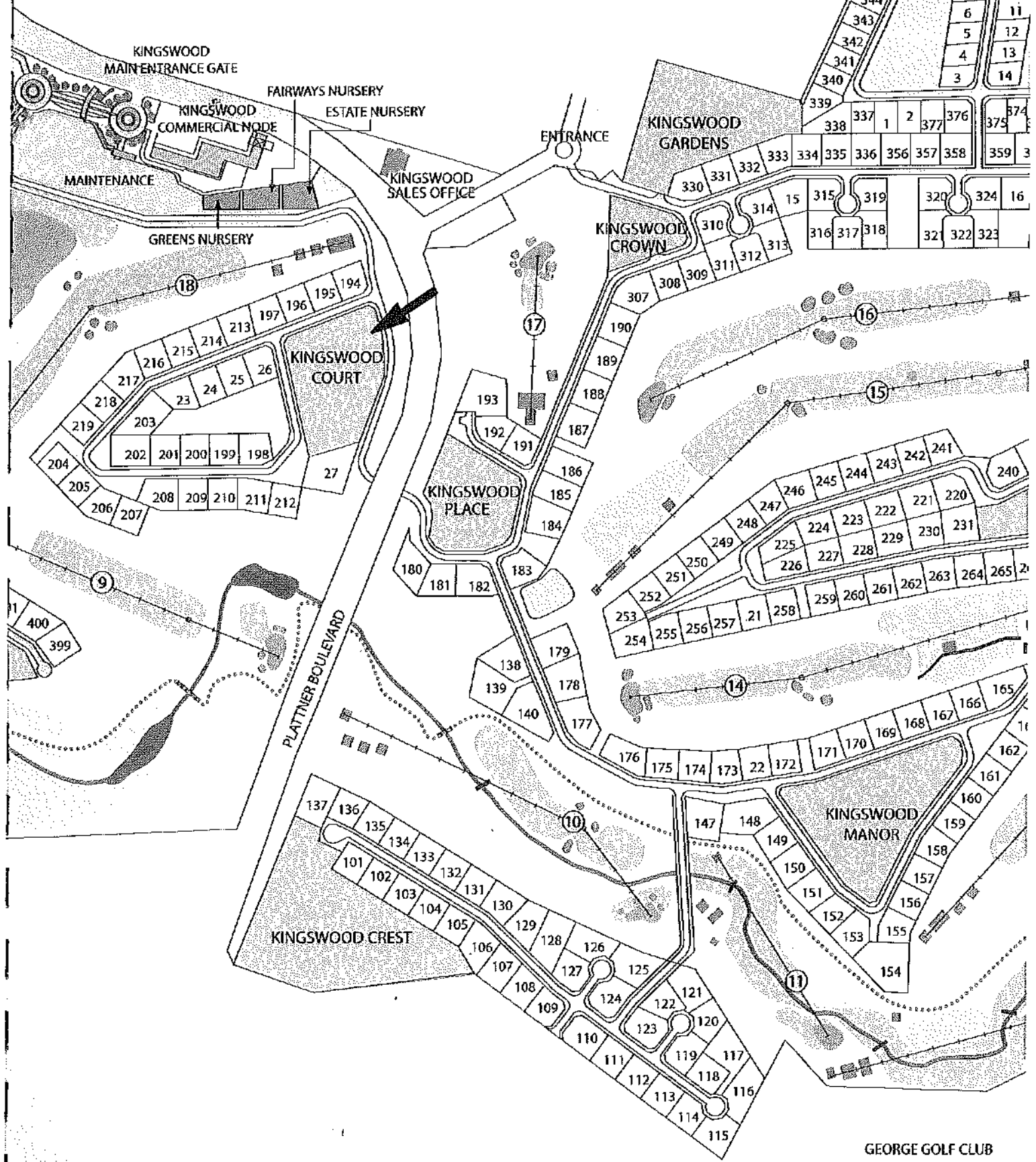
KINGSWOOD PLACE

KINGSWOOD MANOR

KINGSWOOD CREST

PLATTNER BOULEVARD

GEORGE GOLF CLUB

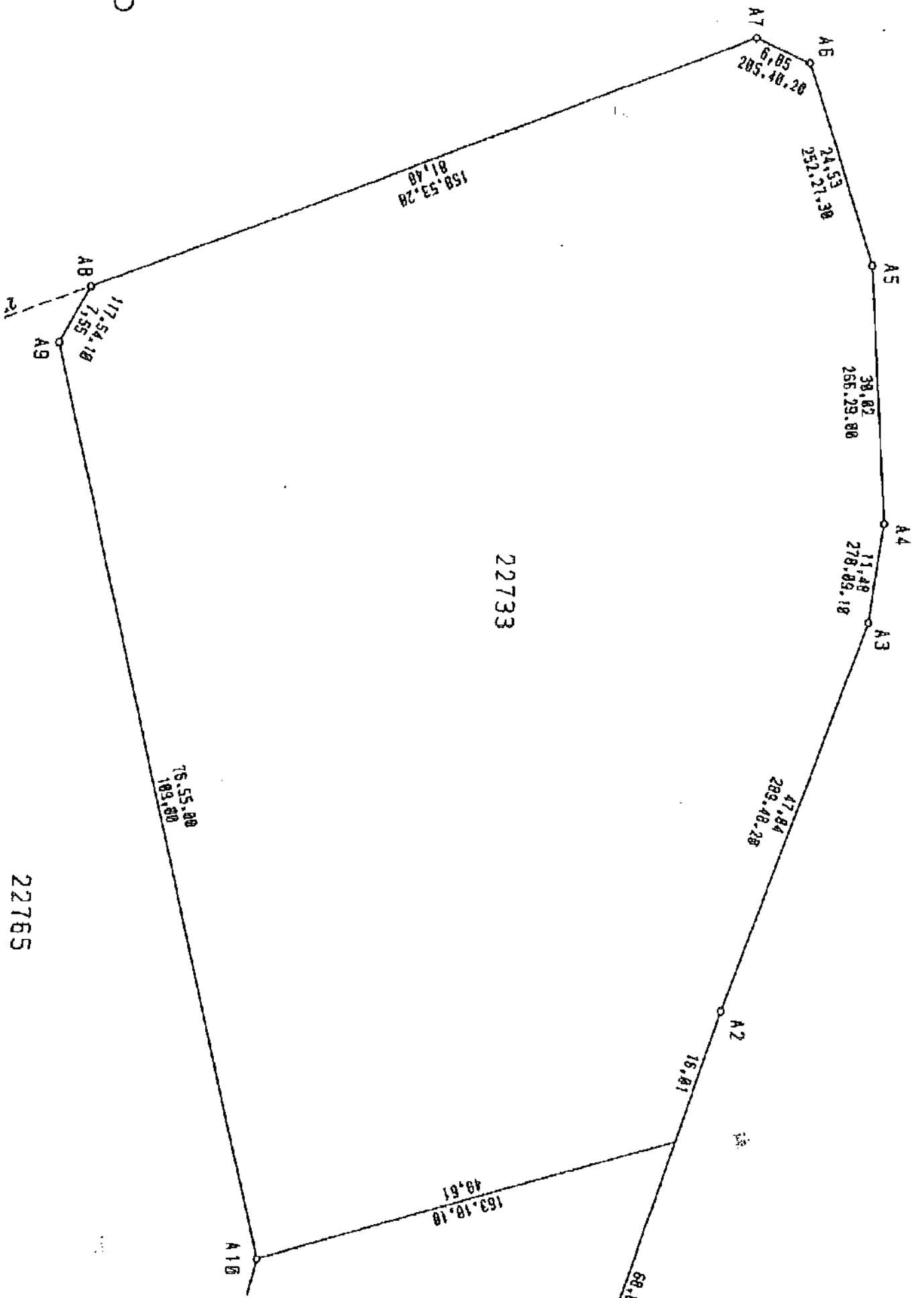


Voorgestelde ontwikkeling van erf 22733, George,  
Aansoek om gebruiksverandering en **onderverdeling in 12 groepbehuisingerwe**  
Enkelresidensiële sone II (SRZII) – "Estate Housing"  
28 November 2025

---

**Aanhangsel L – Landmeter Algemene Plan**

Planlag: J. Giles



FROM : RAPP LINDMETERS

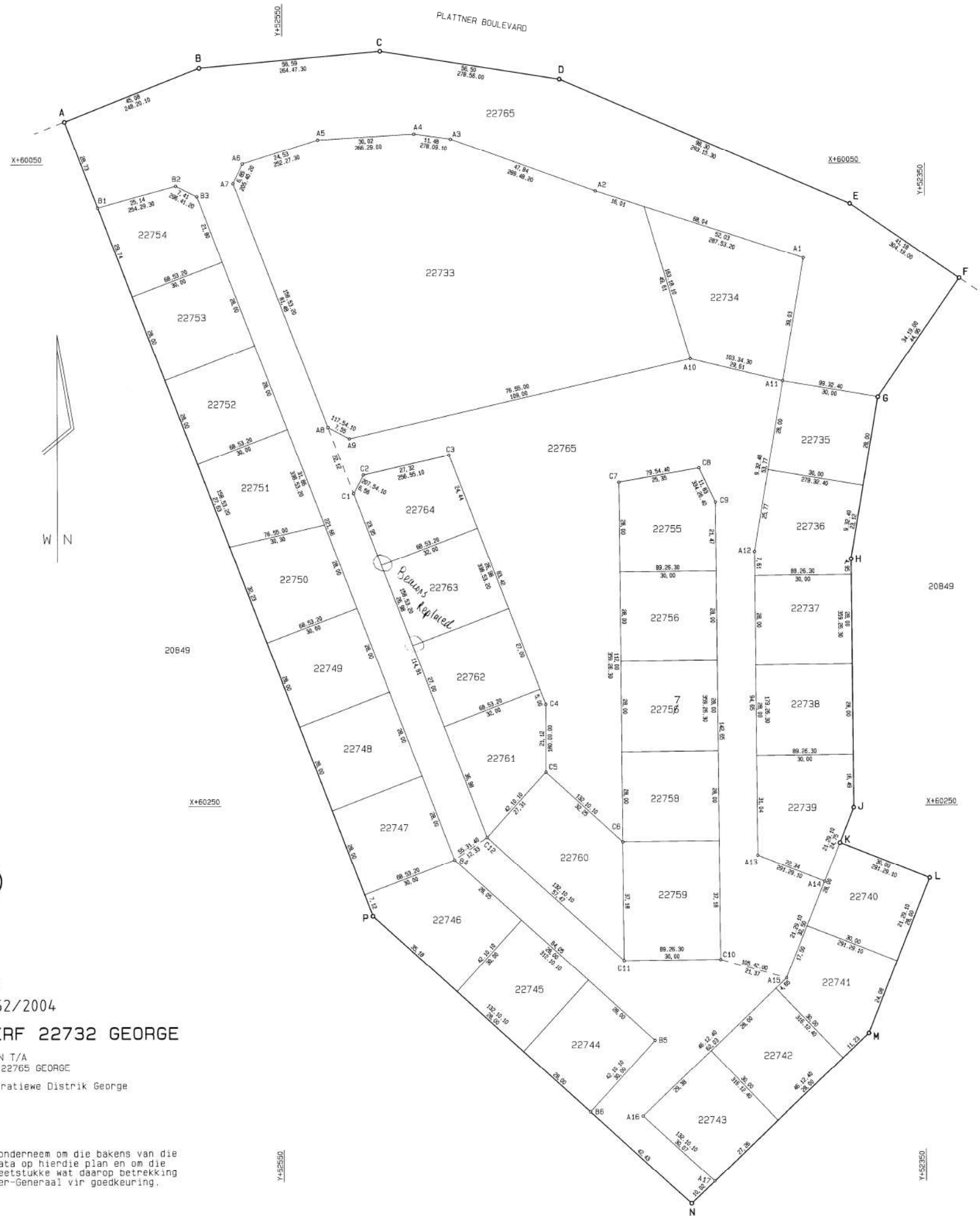
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HOOFFIGUUR				OPPERVLAKTES		
SYE	RIGTINGS- HOEKE	KOÖRDINATE Stelsel WGS 23	X	Y	ERF NOMMERS	VIERSKANTE METER
AB	45,08	248 20 10	A	+ 52617,76	+ 60036,61	22733
BC	56,59	264 47 30	B	+ 52575,86	+ 60019,97	22734
CD	58,50	278 56 00	C	+ 52519,51	+ 60014,83	22735
DE	98,30	293 15 30	D	+ 52483,70	+ 60023,60	22736
EF	41,18	304 19 00	E	+ 52373,38	+ 60062,42	22737
FG	44,95	34 19 00	F	+ 52339,37	+ 60085,64	22738
GH	51,12	9 32 40	G	+ 52364,71	+ 60122,76	22739
HJ	77,44	389 28 30	H	+ 52313,26	+ 60174,18	22740
JK	11,75	21 29 10	J	+ 52372,43	+ 60250,62	22741
KL	30,00	291 29 10	K	+ 52376,73	+ 60261,55	22742
LM	52,08	21 29 10	L	+ 52348,82	+ 60272,54	22743
MN	76,51	48 12 40	M	+ 52367,89	+ 60320,99	22744
NP	133,61	132 10 10	N	+ 52423,12	+ 60373,94	22745
PA	265,45	158 53 20	P	+ 52522,15	+ 60284,25	22746
<b>BLOKHOEKE</b>						
A1	+ 52387,82	+ 60079,30	22748			
A2	+ 52452,57	+ 60058,40	22749			
A3	+ 52497,58	+ 60042,19	22751			
A4	+ 52508,95	+ 60040,56	22752			
A5	+ 52538,91	+ 60042,40	22753			
A6	+ 52562,30	+ 60049,50	22754			
A7	+ 52565,27	+ 60055,97	22755			
A8	+ 52535,92	+ 60131,98	22756			
A9	+ 52529,29	+ 60135,51	22757			
A10	+ 52423,08	+ 60110,84	22758			
A11	+ 52394,28	+ 60117,79	22759			
A12	+ 52403,21	+ 60170,82	22760			
A13	+ 52402,28	+ 60265,46	22761			
A14	+ 52381,48	+ 60273,64	22762			
A15	+ 52393,40	+ 60303,89	22763			
A16	+ 52438,18	+ 60346,81	22764			
A17	+ 52415,89	+ 60367,00	22765			
B1	+ 52607,42	+ 60063,41	22749			
B2	+ 52593,19	+ 60056,68	22750			
B3	+ 52576,57	+ 60060,01	22751			
B4	+ 52496,73	+ 60266,79	22752			
B5	+ 52434,43	+ 60323,22	22753			
B6	+ 52454,57	+ 60345,46	22754			
B7	+ 52527,95	+ 60152,61	22755			
B8	+ 52524,88	+ 60146,82	22756			
B9	+ 52498,28	+ 60140,63	22757			
B10	+ 52468,23	+ 60218,46	22758			
B11	+ 52468,23	+ 60239,57	22759			
B12	+ 52444,33	+ 60261,22	22760			
B13	+ 52445,42	+ 60149,23	22761			
B14	+ 52420,46	+ 60144,79	22762			
B15	+ 52415,36	+ 60155,46	22763			
B16	+ 52413,97	+ 60298,11	22764			
B17	+ 52443,96	+ 60298,40	22765			
B18	+ 52486,56	+ 60259,81	22766			
<b>PETLBAKENS:</b>						
20CD24	⊕	+ 52420,64	+ 59141,53			
96P4	⊕	+ 51147,60	+ 60680,77			

VIR BAKENSKRYWINGS EN VERSEKERINGSMERKE SIEN VEL 2



CDR

(GEORGE TOEKENNINGSGBIED)

ALGEMENE PLAN NO. 4552/2004

VAN DIE ONDERVERDELING VAN ERF 22732 GEORGE

VIDE KAART NO. 4546/2004 GEHEG AAN T/A  
BEVATTENDE 33 ERWE GENDMMER 22733 TOT 22765 GEORGE

Geleë in die Munisipaliteit van George, Administratiewe Distrik George  
Provinsie Wes Kaap

SKAAL 1 : 500

Hierdie algemene plan is saamgestel deur my en ek onderneem om die bakens van die erwe te plaas in posisies wat ooreenstem met die data op hierdie plan en om die finale algemene plan in te dien tesame met die opmeetstukke wat daarop betrekking het binne die voorgeskrywe tydperk aan die Landmeter-Generaal vir goedkeuring.  
AUGUSTUS 2004

Professionele Landmeter  
(R. A. Pesch)  
PLS 0859

L.G. NO. 4552/2004
GOEDGEKEUR (VOORLOPIG) Datum 2004-11-11 <i>Staw Abang</i> nms. LANDMETER-GENERAAL
GOEDGEKEUR Datum 2005-11-09 <i>Staw Abang</i> nms. LANDMETER-GENERAAL
GOEDGEKEUR KRAGTENS ART 25 VAN ORD 15/1985
VERWYSING 17/7/4/B
DATUM: 2003-10-28
VEL 1 VAN 2 VELLE
VRYGESTEL VAN DIE BEPALINGS VAN WET 75/1979 ARTIKEL 1(a)

ENDOSSEMENTE					
NO	WYSIGING	BYVOEGING	MAGTIGING	GET.	DATUM

L.G. KANTOORNOTAS
1 Erf 22763, beacons replaced 11.0 Aug 1871 See S/8775 v3 pg 127

L.G. LEËR NO. S/8775 Vol.2  
MEETSTUK NO. E. 2023/2004  
KOMPILASIE : BL-70DA (4132)  
LPI C0278002 BL-70DC (4134)

Voorgestelde ontwikkeling van erf 22733, George,  
Aansoek om gebruiksverandering en **onderverdeling in 12 groepbehuisingerwe**  
Enkelresidensiële sone II (SRZII) – "Estate Housing"  
28 November 2025

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**Aanhangsel M – Terreinopmeting**



Voorgestelde ontwikkeling van erf 22733, George,  
Aansoek om gebruiksverandering en **onderverdeling in 12 groepbehuisingerwe**  
Enkelresidensiële sone II (SRZII) – "Estate Housing"  
28 November 2025

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**Aanhangsel N – Tekening – Vloervlakke en vlakke van die ontwikkeling**



Voorgestelde ontwikkeling van erf 22733, George,  
Aansoek om gebruiksverandering en **onderverdeling in 12 groepbehuisingerwe**  
Enkelresidensiële sone II (SRZII) – "Estate Housing"  
28 November 2025

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**Aanhangsel O – Oorspronklike Diensteooreenkoms: 2004**

# SERVICES AGREEMENT

Entered into and between

**GEORGE MUNICIPALITY**

and

**KINGSWOOD GOLF ESTATE (PTY) LTD**



Attorneys | **Millers** | Prokureurs

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## SERVICES AGREEMENT

This agreement relates to the provision of services of water, roads, refuse removal, sewerage and electricity to be made available by the parties hereto to a point or points, and as from the said point or points, as described in terms of this agreement, entered into and concluded between

### **GEORGE MUNICIPALITY**

a municipal council constituted in term of Section 12  
of the Local Government: Municipal Structures Act 117/1989

herein represented by

in his capacity as

who is duly authorised to sign this agreement  
for and on behalf of the George Municipality  
(the "Municipality")

AND :

### **KINGSWOOD GOLF ESTATE (PTY) LTD**

Registration number: 1988/004915/07

a private company with limited liability duly incorporated  
in accordance with the Company Laws of the Republic of South Africa

represented herein by

**ALBERTUS BERNARDUS LAKER**

in his capacity as

Managing Director of Kingswood Golf Estate (Pty) Ltd  
who warrants that he is duly authorised to sign this agreement  
for and on behalf of Kingswood Golf Estate (Pty) Ltd  
(("Kingswood"))

1. **INTERPRETATION**

- 1.1 In this Agreement words importing the singular shall include the plural and vice versa; the male gender shall include the female and neuter genders and vice versa and words importing persons shall include natural and legal persons.
- 1.2 The head notes to the paragraphs of this Agreement are inserted for reference purposes only and should not effect the interpretation of any of the provisions to which they may relate.
- 1.3 Reference to "the agreement" means this Agreement and all annexures thereto, which have been signed by the parties hereto for identification purposes.

2. **DEFINITIONS**

The words and expressions set out below shall for the purpose of this agreement have the meanings assigned opposite them below, unless the context clearly indicates otherwise.

"Kingswood" shall, for purposes of constructing and installing the municipal services, include the contractors, sub-contractors, their workmen, the consultants and other professionals appointed by Kingswood;

"Bulk Contributions" mean the bulk services contributions payable by Kingswood to the Municipality in terms of conditions of approval imposed by it under section 42 of the Land Use Planning Ordinance, 15 of 1985 in respect of the development;

"City Engineer" means the Director: Civil and Technical Services and, where applicable, the Director: Electrotechnical Services, of the Municipality, or the relevant Director's duly authorised representative;

"Consultants" mean Kantey & Templer (Pty) Ltd, the consulting engineers;

18-06 SERVICE AGREEMENT - Municipality & Kingswood - Draft 6 / 30 09/01

"Development" means the golf estate development known as Kingswood Golf Estate, George developed by Kingswood on the property described as erven 20848 and 20849 George;

"Municipality" means George Municipality;

"Municipal Services" mean the municipal engineering services including, but not limited to, private streets, storm water drainage, water reticulation, sewerage reticulation, electricity and the such.

"Kingswood" means Kingswood Golf Estate (Pty) Ltd;

"Parties" mean the Municipality and Kingswood.

**3. GENERAL CONDITIONS**

3.1 In accordance with the approval granted by the Municipality on 28 October 2003, it is recorded that approval was granted in terms of Section 25(1) of Ordinance 15 of 1985 for the subdivision of erven 20848 and 20849 George as indicated on the attached plan and conditions contained therein, and therefore for the development of Kingswood Golf Estate.

3.2 The zoning for the various portions will be as follows:

- (a) Portions 101 to 140, 146 to 231, 235 to 267, 269 to 295 and 307 to 381: Single Residential;
- (b) Portion 95: General Residential (Group housing) 12 units;
- (c) Portion 96: General Residential (Group housing) 6 units;
- (d) Portion 100: General Residential (Group housing) 20 units;
- (e) Portion 141: General Residential (Group housing) 23 units;
- (f) Portion 142: General Residential (Group housing) 8 units;
- (g) Portion 143: General Residential (Group housing) 12 units;

TS-16: SERVICE AGREEMENT - Municipality & Kingswood / Draft 2 / 2003.01

- (h) Portion 145: General Residential (Group housing) 18 units;
- (i) Portions 88, 89, 90 and 91: Private Open Space (Golf course and related uses);
- (j) Portions 92, 93 and 94: Private Open Space;
- (k) Portions 97 and 98: Private Road;
- (l) Portions 144: General Residential;
- (m) Remainder Erf 20849: Subdivisional area;

3.3 The following pro rata contributions must be made by Kingswood to the Municipality for the provision of services to the various portions listed below, as indicated in terms of Section 42 of Ordinance 15 of 1985, namely:

- (a) Portions 101 to 140, 146 to 231, 235 to 267, 269 to 295 and 307 to 381:  
 Water reticulation: R1 815.00 plus VAT per portion;  
 Sewerage reticulation: R1 815.00 plus VAT per portion.

- (b) Portions 95, 96, 100, 141, 142, 143 and 145

The following pro rata contributions are payable per group housing unit to be erected on any of the portions:

- Water reticulation: R1 815.00 plus VAT per unit;
- Sewerage reticulation: R1 815.00 plus VAT per unit;

- (c) Portion 144

The following contributions is payable per equivalent unit, namely:

- Water reticulation: R1 815.00 plus VAT per equivalent unit with a water consumption of 1 000 litres per day;
- Sewerage reticulation: R1 815.00 plus VAT per equivalent unit with a water consumption of 1 000 litres per day.

The abovementioned contributions shall be payable by the Developer as and when transfer of individual erven to third party purchasers is registered, or against approval of a building plan, whichever is first. The contributions payable in terms of this paragraph 3.3 is currently the subject of a possible dispute between the parties, and it is recorded that the amounts payable in terms of this paragraph 3.3 may be adjusted in future, depending on the outcome of a possible application by the Municipality for rectification of the Deed of Sale entered into between the parties and dated 8 June 2001.

- 3.4 A pro rata electrical contribution must be made by Kingswood to the Municipality as follows:

A pro rata contribution of R196.20 plus VAT at the statutory rate per KVA based on a maximum demand of 2100 KVA. The contributions payable in terms of this paragraph 3.4 shall be payable by Kingswood before transfer of any erf in a block, as contained in Annexure "A", is permitted and Kingswood will be liable to pay the full amount per block as per Annexure "A", subject thereto that if the KVA rate changes, the amount will be adjusted accordingly.

- 3.5 Kingswood records that it intends to on-sell the group housing Erf within the development to a third party, who will in turn further subdivide and develop it. Kingswood shall provide the internal bulk municipal services to the boundary of the said group housing Erf, prior to transfer thereof in favour of the third party concerned. The parties specifically agree that the Municipality shall, when approving applications in respect of the said group housing Erf under the Land Use Planning Ordinance, impose conditions relating to the provision of internal municipal services to the group housing Erf and the payment of bulk contributions by the owner thereof.

The parties agree that, in the event of the said group housing Erf being on-sold to a third party, Kingswood will only be required to pay bulk contributions set out in paragraph 3.3(a) above, notwithstanding the conditions of paragraph 3.3(b) in

respect of the group housing Erf for purposes of transfer thereof in favour of the third party, on the basis of a single Erf being transferred. Detailed subdivision conditions for the General Residential (Group Housing erven) will be determined by the Municipality on receipt of the applicable subdivision applications.

3.6 Kingswood is responsible for the funding, design, construction and installation of all internal services within the development, as well as the linking of the internal services to the bulk services in accordance with the provisions of paragraph 6.1 of the Deed of Sale and Development Agreement dated 8 June 2001.

3.7 The consultants, appointed by Kingswood, must ensure that no deviation from the approved plans, detailed drawings, specifications and designs takes place without the prior written approval of the City Engineer, which approval shall not be unreasonably withheld.

Kingswood must allow the City Engineer reasonable access to the municipal services for purposes of inspection and to ensure that the installation of municipal services is undertaken in accordance with the approved designs and specification.

Upon completion of each phase, Kingswood shall notify the City Engineer in writing and furnish him with the Consultant's certificate confirming that all work was done according to the specifications.

The provision of all services to all erven resulting from this subdivision, must be provided in accordance with the "Guidelines for the Provision of Engineering Services in Residential Townships" prepared by the Department of Community Development as may be amended from time to time, the standard municipal specifications set down by the City Engineer or, where no standard Municipal details exist, to the specifications of SABS 1200

The certificate from the Consultant indicating that all services have been provided according to the approved designs must be provided before transfer any erf will be permitted.

- 3.8 Kingswood shall erect a security fence around the perimeter of the George Golf Club in accordance with the provisions of paragraph 14 of the Deed of Sale and Development Agreement dated 8 June 2001.
- 3.9 All conditions contained in the "Record of Decision" dated 11 September 2003 (reference EG12/2/1-37-Erf 464 KINGSWOOD GOLF ESTATE (3292)) issued by the Department of Environmental Affairs and Development Planning: Western Cape must be adhered to by Kingswood.
- 3.10 A Home Owner's Association must be established for this development in terms of Section 29 of the Land Use Planning Ordinance 15 of 1985. The parties further place on record that the Group Housing Erven shall each have its own Home Owners' Association, and that each Group Housing Home Owners' Association shall be a member of the Home Owners' Association established for the Development.

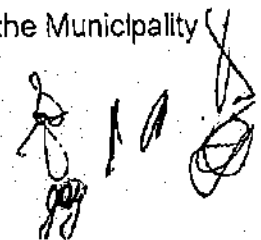
The following conditions must be incorporated in the Home Owner's Constitution namely:

- a) That no building plan be approved on any Erf without the prior written approval of the Home Owner's Association;
- b) No additions and or alterations to units shall be permitted without the prior written approval of the Home Owner's Association, and further subject to the standard and / or Municipal building regulations in force from time to time;
- c) No demolition or removal of any feature which constituted an original portion of the scheme shall be permitted without prior written approval of the Home Owner's Association;

- d) Should it be necessary to rebuild any unit in its entirety such rebuilding shall be in accordance with the building plan of the unit originally approved;
- e) Any communal portion of a supporting wall, roof, pipe, gutter, fencing or other structure or object on such unit shall be maintained by the owner of the unit;
- f) Each portion of such supporting wall, roof, pipe, gutter, fencing or other structure or other object on such unit shall likewise be maintained by the owner of the unit;
- g) Access to such unit shall be allowed for the purpose of maintenance, cleaning, renovations, repair, renewal, alteration of and in addition to such wall, roof, pipe, gutter, fencing or other structure or object and nothing shall be done which may prevent access to or hinder such access;
- h) Should the Home Owner's Association resolve to approve any such alterations and or additions, they shall be of such a nature as to be applicable to all unit owners and all unit owners shall be permitted without exception to affect similar alterations and additions;
- i) A plan shall be provided showing the proposed location of the alterations and / or additions in relation to all units within the direct vicinity of the unit. (This does not imply that all unit owners should necessarily also affect such additions and alterations. The said plan is required only to enable an evaluation to be made of the total effect of a proposal on the aesthetic appearance of the scheme);
- j) Should it be proposed to alter the colour scheme of the complex a indication must be given of the period in which the scheme in its totality of colour scheme will be altered and such period shall not be later than one year from the date of commencement of the alteration of the colour scheme.

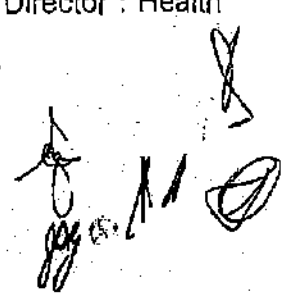
The parties place on record that the terms and conditions of paragraph 3.10 (d) to (j) should be applicable to only the Group Housing Erven, and the Municipality

15th SERVICE AGREEMENT Municipality & Klugevood / Draft R 30.09.04



undertakes to make the necessary application to its Council for amendment of the relevant provisions specify that the mentioned paragraphs are only applicable to Group Housing Erven.

- 3.11 Kingswood shall provide the Municipality with a detailed architectural design manual, which shall take all design parameters into account, and the said manual must be submitted to the Municipality's Aesthetic Committee for approval prior to commencement of any building activities on the development.
- 3.12 All internal streets within the development must be registered as private streets and must be transferred to the Home Owner's Association who will be responsible for the maintenance of the private streets, any islands in the streets as well as the street lights. The design, construction and maintenance of the internal road network and storm water systems shall remain the responsibility of Kingswood and, after transfer, the Home Owner's Association.
- 3.13 The electrical network, with the exception of streetlights, must be transferred to the Municipality who will be responsible for the maintenance and running thereof.
- 3.14 Portions 92, 93 and 94 must be transferred to the Home Owner's Association who will be responsible for the maintenance of the said erven.
- 3.15 A power line servitude must be registered over the whole of portions 92, 93 and 94 and the existing power line that traverses portions 90, 91 and 99 must be protected by 22 metre servitude. Kingswood shall be responsible for obtaining and registering the servitudes required in favour of the Municipality.
- 3.16 Kingswood must make the necessary arrangements with the Director : Health services with regard to refuse removal within the Development.



3.17 The parties record that whenever it may be necessary and / or prudent for Kingswood to share municipal services with the Developers and / or owners of adjacent developments and / or even, Kingswood shall be obliged to negotiate all aspects regarding the cost allocation, design and construction of shared municipal services with such Developer and / or owner.

3.18 In the instance where an adjacent developer and / or owner must install services over the property of Kingswood, the Municipality shall make a pro rata contribution to the Kingswood in respect of its contributions to such services, as determined by the Director: Civil and Technical Services.

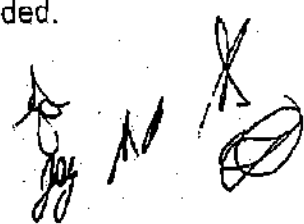
#### 4. WATER SUPPLY

The following conditions shall apply to the provision of bulk potable water to the Development.

4.1 Kingswood shall be solely liable for the design and construction of the water network to service the Development, including the provision of fire hydrants for fire fighting purposes.

4.2 The water network must be designed by a consulting engineer whose design must be in accordance with the specifications of the Municipality. The design of the water network must be submitted to the Director: Civil and Technical Services for approval and must be constructed under the supervision of the Consultant.

4.3 Upon construction and approval, the water network shall revert to the Municipality, who will accept responsibility for the maintenance and operation thereof as from date of take over. Kingswood shall be responsible to rectify all defects for a period of 12 months from date of take over in accordance with the General Conditions of Contract of 1999, Version 6 or as amended.



4.4 The connection linking the internal services to the bulk services will be as follows;

- a) The area east of the Rooi River tributary will have two connection points on Barkhuizen Drive;
- b) The area south of the Rooi River will have a connection at York Street;
- c) The balance of the area north of the Rooi River will have one connection at Pine Road and a second connection at Wattle Road. It is recorded that all of the connections aforementioned will require pressure-reducing valves.

4.5 The following conditions will apply in relation to the water network, namely:

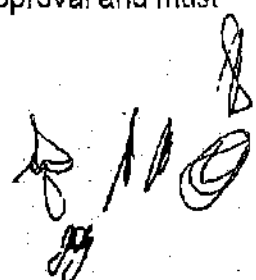
- a) The materials for the network will be mPVC, minimum class 9 and for water erf connection HDPE class 12;
- b) The water reticulation is to be located on the high side of the road where possible;
- c) The water network is to be designed as a ring except at a Cul-du-Sac;
- d) Fire hydrants are to be erected and installed to Municipal details;
- e) All valves are to be AVK or similar and to be left hand closing as per Municipal details. A Municipal ball valve to standard Municipal details, must be provided for flushing of water pipelines on all "dead end" sections of the water network;
- f) Kingswood has to install the main reticulation network and all street crossings and shall further install all Erf connections to 1 metre inside the boundary of each Erf, complete with end caps in accordance with the Consultant's design and the cost thereof shall be borne by Kingswood. This applies to all Erven, whether clearance has been approved to date or not. Individual owners will be responsible for the application for a Municipal connection and for payment to the Municipality, and the Municipality shall install the necessary water meter box and water meter after such payment.

- g) Before any clearance on an Erf is approved, the Consultant must provide the Directorate: Civil and Technical Services with a written certificate confirming that all erf connections have been tested and comply with the specifications.
- h) A properly approved survey plan, drawn up by a Surveyor and who has been pre-approved by the Director: Civil and Technical Services is to be submitted indicating the position of all Erf connections (water and sewer). The Consultant will have to submit written confirmation that these connection points are in place. All connection points are to be clearly marked, the exact detail of which is to be agreed upon.
- i) If saddles are to be installed it will be installed only in Magnum, similarly pre-approved or stainless steel saddles, with stainless steel nuts and bolts.
- j) If any pipelines or connections are not installed in the position as indicated on the plans submitted, or in alternate positions as approved by the Director: Civil and Technical Services, the cost of relocation or the location of pipelines will be for the cost of Kingswood.

5. **PRIVATE ROADS AND STORMWATER DRAINAGE**

The following conditions shall apply to the provision of private streets and storm water drainage to the Development.

- 5.1 Kingswood shall be solely liable for the design and construction of the private streets and storm water drainage to service the Development.
- 5.2 The private streets and storm water drainage must be designed by a consulting engineer whose design must be in accordance with the specifications of the Municipality. The design of the private streets and storm water drainage must be submitted to the Director: Civil and Technical Services for approval and must be constructed under the supervision of the Consultant.

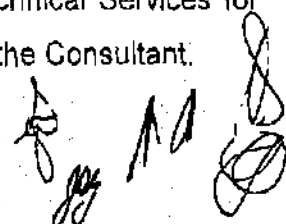


- 5.3 The design of roads has to be in accordance with "Guidelines for the Provision of Engineering Services and Amenities in Township Developments".
- 5.4 The islands located within the private roads reserves must be landscaped to the satisfaction of the Municipality.
- 5.5 The maintenance of the internal road works and storm water drainage shall remain the responsibility of the Home Owner's Association, and shall be transferred to the Home Owner's Association.
- 5.6 Kingswood shall comply with the storm water management requirements in terms of the ROD, during and up to final construction has been completed.
- 5.7 The following conditions shall apply in respect of the storm water, namely:
  - a) A minimum concrete pipe diameter of 375 millimetre will be used;
  - b) Provision must be made for the accommodation of storm water from surrounding, existing, and future developments, such as the developments south of the Rooi River.

6. **SEWERAGE**

The following conditions shall apply to the provision of sewerage to the Development, namely:

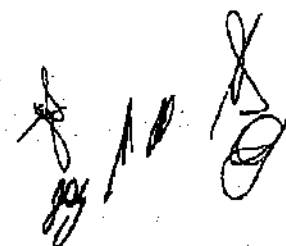
- 6.1 Kingswood shall be solely liable for the design and construction of the sewerage network to service the Development.
- 6.2 A consulting engineer whose design must be in accordance with the specifications of the Municipality must design the sewerage. The design of the sewerage is to be submitted to the Director: Civil and Technical Services for approval and must be constructed under the supervision of the Consultant.



- 6.3 The installation of sewer pump stations is to be subject to the approval of the Director: Civil and Technical Services.
- 6.4 Two sewer connection points must be provided for by Kingswood south of the Rooi River to allow for the linking of the sewer networks of future developments to the proposed sewer network. Sewer pipe diameters will have to be determined in order to allow for the additional load. Pro rata contributions to the system for the accommodation of future developments will be determined by the Director: Civil and Technical Services. The costs for the two sewer points mentioned above will be set off against bulk services contributions due to the Municipality.
- 6.5 All sewer Erf connection points are to be provided as part of the installation of the sewer network.
- 6.6 The sewer network will be subject to the following:
- a) material for pipe work to be mPVC for rising mains and uPVC class 34 (heavy duty) for gravity mains.
- 6.7 Upon construction and approval, the sewer shall revert to the Municipality, who will accept responsibility for the maintenance and operation thereof as from date of take over. Kingswood shall be responsible to rectify all defects for a period of 12 months from date of take over in accordance with the General Conditions of Contract of 1999 Version 6 or as amended.

7. ELECTRICAL SERVICES

The following conditions shall apply to the provision of electrical services to the Development, namely:



- 7.1 Kingswood shall be solely liable for the design and construction of the internal and link electrical services to service the Development.
- 7.2 A consulting engineer whose design must be in accordance with the specifications of the Municipality must design the electrical services. The design of the electrical services must be submitted to the Director: Civil and Technical Services for approval and must be constructed under the supervision of the Consultant.
- 7.3 The electrical reticulation network will be provided as set out above, and in accordance with the electrical network design by the appointed Consultant. The network will also comply with the Municipality's specifications as set out above, and installation will be supervised by the appointed contractor, who will issue a taking over certificate on completion of each phase. Specific details are referred in the technical report of the appointed contractor dated 22 January 2004, a copy of which is attached hereto and marked "B".
- 7.4 All electrical services, with the exception of streetlights, will be transferred upon completion and the issue of a certificate of completion, to the Municipality who will be responsible for the maintenance and running thereof. Maintenance and replacement of the streetlights will be the responsibility of the Home Owner's Association.
- 7.5 Kingswood shall be responsible for linking the network to the proposed Barkhuizen substation. In addition, Kingswood will be responsible for the supply and installation of one incomer panel and two feeder panels in the said substation.

8. PAYMENT OF AVAILABILITY CHARGES AND TARIFFS

- 8.1 Once a particular municipal service has been provided to the Development, the owners of such erven will become liable for payment of the availability charges

for water, electricity, sewerage and refuse removal for each and every Erf at the prevailing rates payable at the time.

- 8.2 The liability for payment of the availability charges will arise on the date of transfer of an Erf from Kingswood to a purchaser at which date the purchaser will be liable.
- 8.3 Refuse removal service will be provided by the Municipality at the standard tariffs, which are reviewed from time to time at the discretion of the Municipality.

9. TRANSFER OF ERVEN BY THE DEVELOPER

- 9.1 No Erf shall be transferred until Kingswood has provided roads, drainage and / or other services as provided for in this agreement to such erven and to the satisfaction of the Municipality in accordance with the technical data and specifications as provided by the Municipality prior to installation of such services. Upon completion, the Consultant appointed by the Developer shall submit a certificate confirming that such services have been completed according to specification. Clearance for transfer of erven shall be given if the erven to be transferred have been serviced to such an extent that third parties are able to commence construction works on the said erven.
- 9.2 The Municipality shall within two weeks of receiving the completion certificate issue a certificate confirming that such services are to their satisfaction.

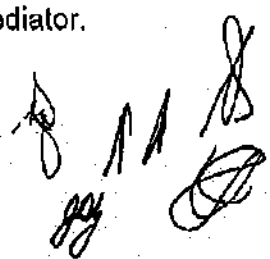
10. COMPLETION OF SERVICES AND GENERAL RESPONSIBILITY

- 10.1 The Municipality shall ensure that its existing bulk services are capable of providing the Development with sufficient water, sewerage and electricity bulk services as required by the Developer, subject to the terms and conditions of this agreement.

- 10.2 The Municipality shall be entitled to reasonable access to the property during the installation of the engineering services for the purpose of inspection, and to ensure installation thereof in accordance with the design and specifications.
- 10.3 The Developer shall for a period of 12 months, after the Municipality has taken ownership of the external services, be responsible for and rectify all defects to services provided and / or installed by Kingswood, in accordance with the General Conditions of Contract of 1999, Version 6 or as amended.
- 10.4 In the event of Kingswood failing to rectify and/or carry out its obligations during this period, the Municipality may, at its discretion, and to the expense of Kingswood, repair or appoint an independent contractor for the completion of such repair work.
- 10.5 Kingswood shall provide the Municipality with as-built drawings on completion of the work in the form required.
- 10.6 All traffic signs and road marking are to be provided by Kingswood and maintained by the Home Owner's Association.
- 10.7 The design and installation of all municipal and / or civil services are to be in accordance with standard municipal specifications set down by the City Engineer or, where no standard Municipal details exist, to the specifications of SABS 1200.

**11. MEDIATION AND ARBITRATION**

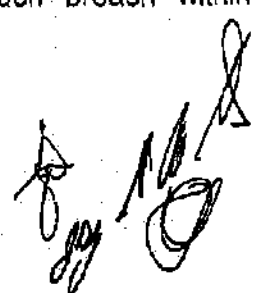
- 11.1 Subject to clause 12, either party to this agreement may request that any dispute or difference arising out of this agreement, be referred by the Parties, without legal representation, to mediation by a single mediator.



- 11.2 If the Parties agree to mediation, then the mediator shall be selected by agreement between the Parties or, failing such agreement, then the Mediator shall be nominated by a person mutually agreed upon by the parties. Both parties until otherwise ordered in arbitration proceedings in terms of clause 11.3 shall accept the written opinion expressed by the mediator. The costs of mediation shall be borne equally by the parties.
- 11.3 If either party is dissatisfied with or unwilling to accept mediation or an opinion expressed by the mediator, then such party may by written notice to the other, within 14 (FOURTEEN) days of the date of declaring the dispute or of the mediator's decision, require that the dispute or difference arising out of this Agreement shall be referred to arbitration by a single arbitrator.
- 11.4 Such arbitrator shall be selected by agreement between the parties or, failing agreement, to be nominated on the application of either party by the President for the time being of the South African Association of Arbitrators.
- 11.5 In all respects the arbitration shall be in accordance with the provisions of the Arbitration Act, 1965, which makes a decision of the arbitrator final and binding on the parties and the arbitration shall be conducted in accordance with the Rules for the Conduct of Arbitrations published by the Association of Arbitrators and current at the date that the arbitrator is appointed or nominated.

12. BREACH OF AGREEMENT

- 12.1 The Parties may mutually agree to cancel this Agreement.
- 12.2 Should any of the Parties commit any breach of contract, the other party must give the offending party written notice to rectify such breach within 14 (FOURTEEN) days as from date of such notice.



- 12.3 In the event of the offending party failing to remedy such breach of contract within the time period stipulated, the other party may sue for immediate specific performance, without prejudice to the right of that party to claim damages or to institute any other legal action under the contract.
- 12.4 All attorney and client costs incurred by either party including collection commission in respect of overdue monies shall be paid by the party in default.
- 12.5 The parties will be responsible for the proper execution of this agreement and each party will as such be liable for any damages that the other may suffer as a result of non-performance by the first mentioned party of its contractual obligations.

13. DOMICILIA CITANDI ET EXECUTANDI

The Parties choose their respective addresses stated hereunder as their domicilia citandi et executandi at which they will receive notices and legal processes relating to this agreement:

13.1 The Municipality:

Office of the Director: Civil and Technical Services  
York Street  
GEORGE

13.2 Kingswood

C/o Asla Construction	P O Box 118
233 Broadlands Road	Gordon's Bay
THE STRAND	7151

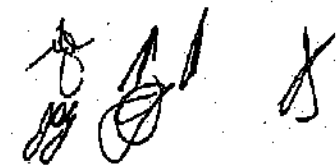
14. VARIATION

- 14.1 The Parties hereby acknowledge that this agreement constitutes the sole and entire contract between them and that no conditions, warranties, stipulations, representations, guarantees or other terms of whatsoever nature not contained or recorded herein or in any written agreement varying the terms hereof and signed by the Parties hereto, have been made by either party, or that party's agent; alternatively, insofar as any statements have been made, they shall not be binding upon either party unless specifically incorporated herein or in any duly signed agreement in writing varying the terms of this agreement.
- 14.2 No variation of the terms and conditions of this agreement or any consensual cancellation thereof shall be of any force or effect unless reduced to writing and signed by both Parties or their duly nominated representatives.
- 14.3 No latitude, indulgence or extension of time which may be granted or allowed by one party to the other party in respect of any payment provided for herein, or relating to any other matter which either party is bound to perform or observe in terms hereof, shall constitute or be deemed to be a waiver by the former of any of its rights at any time, nor shall he be precluded thereby from exercising any rights which may have arisen in the past or which might arise in the future against the other and either party shall be entitled to require strict and punctual compliance with each and every provision of the terms hereof.

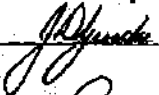

15. COSTS


The costs in respect of the drawing of this agreement and the preparation, negotiations, attendances and other cost incidental thereto, shall be borne by Kingswood.

THUS DONE AND SIGNED AT Gedare ON THIS 29 DAY OF MARCH 2004



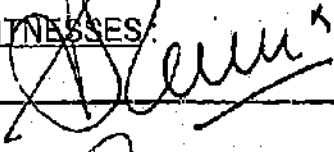
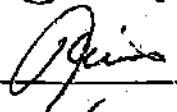
AS WITNESSES :


- 1. 
- 2. 

  
 MUNICIPALITY

THIS DONE AND SIGNED AT Georgetown ON THIS 06 DAY OF December 2004.

AS WITNESSES :

- 1. 
- 2. 

  
 KINGSWOOD

## ANNEXURE "A"

1. Block A (57 Erven)
 

Portion 101 – 137 and Portion 100 (20 group houses) R 32 171.24 + VAT
2. Block B & C (60 Erven)
 

Portion 138 – 179 and Portion 141 (23 group houses) R 33 785.64 + VAT
3. Block G H & J (94 Erven)
 

Portion 235 – 306 and Portion 145 (16 group houses) R 52 930.84 + VAT
4. Block D & F (74 Erven)
 

Portion 180 – 212, Portion 307 – 309,  
Portion 142 (8 group houses), Portion 143 (12 group houses)  
and Portion 96 (6 group houses) R 41 668.96 + VAT
5. Block E & I (106 Erven)
 

Portion 1 – 16, Portion 31 – 34, Portion 310 – 381  
and Portion 95 (12 group houses) R 59 687.97 + VAT
6. Remainder Erf 20849 R191 775.35 + VAT

The contributions payable in terms of this Annexure shall be payable by Kingswood before transfer of any erf in a block, as contained in this Annexure "A", is permitted and Kingswood will be liable to pay the full amount per block as per this Annexure "A", subject thereto that if the KVA rate changes, the amount will be adjusted accordingly.



**de villiers & moore**

CONSULTING ENGINEERS ELECTRICAL AND MECHANICAL

Corporate Park: Suite D8  
P O Box 1412  
GEORGE  
6530

Tel. (044) 874 4496/7571  
Fax. (044) 8746274  
E-Mail: dvmgeo@pixie.co.za

Branch Offices: Durbanville & Stellenbosch

Our ref: R3696/3362

Your ref:

Date: 2004-01-22

Kantey & Tempier  
P O Box 458  
GEORGE  
6530

Attention: Mr R Durden Pr Eng

Sir

**GEORGE: KINGSWOOD DEVELOPMENT: ELECTRICAL RETICULATION  
TECHNICAL REPORT**

We submit herewith for your consideration the following report on technical detail for the proposed electrical reticulation of the Kingswood Development, George.

**A. COMMISSION**

To prepare a technical report for inclusion in the services agreement.

**B. HIGH VOLTAGE RETICULATION AND MINI SUBSTATIONS**

**1. 11kV Reticulation**

- a) A 95mm<sup>2</sup> x 3 core (Al) PLSTC 11kV cable will be installed from the proposed Barkhulsen Substation through the development in a ring. The substation is located near the hockey fields and will be built by the George Municipality. This substation will be fed from the existing Heatherpark Substation.
- b) Allowance has been made for one incomer and two feeder panels in the substation for the development.

**2. Mini-substations**

- a) The mini-substations are positioned at the identified load centres of the development and are generally 315kVA units.
- b) The units will comply with the requirements of the Local Authority.

**C. LOW VOLTAGE RETICULATION**

**1. Low Voltage Cables**

- a) PVC insulated 1000/600V copper conductor low voltage cables will be used.
- b) Where possible sub-protection at the kiosks will be used in order that the most economical cable sizes can be employed.

Registered Firm: S.A. Association of Consulting Engineers

**PARTNERS:**  
W. MOORE Pr Eng B.Sc. B.Eng. NSASCE M.ESA. NGAACE  
P.P. DU PREEZ Pr Eng B.Sc. B.Eng. NSARAG. NGAIME. NGAACE  
C.H. BARSON Pr Eng B.Sc. Eng. NGAACE  
J.D. VAN DER MERWE Pr Eng B.Eng.

A.H. SKOTENAUCA Pr Tech (Eng)  
R.R. FULLER Pr Eng B.Sc. CEng. NGAACE  
R.G. HALL Pr Eng B.Sc. Eng  
D. DAUBITO Elec

- c) The low voltage reticulation is designed for an ADMD of  $\pm 3.3\text{kVA}$  or 40A in the service connection.

2. Meterkiosks

Double door meterkiosks manufactured from glass fibre and equipped with 80A consumer circuit breakers and sub-protection circuit breakers, where necessary, will be installed.

3. Service Connections

- a) The service connections from the meterkiosks to the erf boundaries will be 16mm<sup>2</sup> x 2 core (Cu) PVC cables.
- b) The service connections will be installed up to the erf boundary where the cable end will be sealed and marked.

D. STREET LIGHTING

- a) All street light circuits will be supplied from the mini-substations and will be controlled by a photo-cell.
- b) The photo-cell will be mounted on the mini-substations.
- c) Allowance has been made for bollard type street lighting using a fitting similar to the Bekabrite Bollard.
- d) Allowance has only been made for street lighting in the residential areas and not along the link roads.

E. EARTHING

- a) Trench earthing will be used and the size of the earth conductor will depend on the LV cable with which it is installed.
- b) A 63mm<sup>2</sup> hard drawn bare copper conductor will be installed with the HV cable.
- c) Additional earthing at the transformer will be by means of earth spikes if required.

We trust that the above meets with your approval.

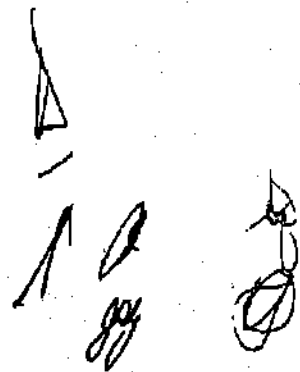
Should you have any queries, please do not hesitate to contact us.

Yours faithfully



R. G. HALL Pr Eng  
DE VILLIERS & MOORE (PTY) LTD

/ch



Voorgestelde ontwikkeling van erf 22733, George,  
Aansoek om gebruiksverandering en **onderverdeling in 12 groepbehuisingerwe**  
Enkelresidensiële sone II (SRZII) – "Estate Housing"  
28 November 2025

---

**Aanhangsel P – Siviele Ingenieurs - Diensteberaming**

Hessequa Consulting Engineers CC  
Reg. No. 2008/087508/23  
Riversdale  
577, Riversdale, 6670, South Africa  
22 Heidelberg Road, Riversdale, 6670  
083 447 9297 086 617 4114  
gpepler.hri@wispnet.co.za



Enquiries : G PEPLER  
Our ref. : HESRIV-583K03  
Your ref. :  
Date : 3 APRIL 2025

**ATTENTION: MRS. L. BEKKER**

KDC Architects  
Suite 1, Kingswood Boulevard  
Kingswood Golf Estate  
**GEORGE**  
6529

Mrs Bekker,

*Full Title*  
**Civil Engineering Services for the Development of 12 ~~Group Housing~~ Erven on Erf 22733, Kingswood Golf Estate, George: Design and Cost Estimate:**

The Final SDP, our costing dated 25 October 2024 as well as our telephonic discussion on 2 April 2025, has reference.

Our costing of 25 October 2025 is not a construction quotation. The document was prepared to give an indication of the expected construction cost and professional fees and recoverable cost for the specific SDP. To prepare a more accurate costing it will be required to complete the designs for which a Bill of Quantities can be compiled with measured quantities. The BoQ with Project Specifications and detail design drawings can then be submitted to three contractors for pricing. We propose that quotations be requested from Phambili Civils, Asla Construction and WJ Civils. Once the quotations are available a more accurate cost report can be submitted to the Client for consideration.

At this stage the soil conditions, water table etc. are seen as unknown factors that, together with the economy of scale of the project, can have a significant impact on project. We propose that all these unknown factors be addressed to enable the Client to make an informed decision regarding the project.

To proceed with the designs, Project Specifications and Bill of Quantities we need the Client to accept our proposal for fees as set out under our previous document. (ECSA Fees less

MEMBERS:

G PEPLER  
Pr Tech Eng B Tech Eng (Civil), MSAICE, MIMESA

SE PEPLER  
B Occupational Therapy (Social Impact Studies)



OFFICES  
RIVERSDALE

In Association with



40% discount) The level of Site Supervision and other recoverable cost can be negotiated at a later stage

We trust you will find the above in order.

Yours faithfully,



**G PEPLER Pr Tech Eng**  
**HESSEQUA CONSULTING ENGINEERS**

The project value for Civil Engineering Services are as follows:

<i>Full Title.</i>	Description	Internal/Link Services
<b>12 Group Housing Erven:</b>		
	Preliminary & General	480,000.00
	Site Clearance	23,300.00
	Roads	660,000.00
	Stormwater Drainage	244,000.00
	Sewers & Erf Connections	234,000.00
	Water Reticulation and House Connections	196,000.00
	Cable Ducts	14,200.00
	Sub Total	1,851,500.00
	Contingencies (10%)	185,500.00
	Sub-Total	2,037,000.00
	Professional Fees (ECSA Fee Scales) ((R237,400 + (2,037,000 - 1,899,000.00 = R138,000 x 12% = R29,808.00) = R 253,960.00	
	<b>Less 40% discount</b>	152,375.00
	Limited Site Supervision (3 months @ R15,000/month)	45,000.00
	Recoverable Costs (Including Services Report)	25,000.00
	Occupational Health & Safety Consultant (Excluding Incident Investigations) – 12 Weeks	15,000.00
	<b>Total Cost for Civil Engineering Services (Excluding 15% VAT)</b>	<b>2,274,375.00</b>
	<b>Cost per Erf (12 Erven) - (Excluding 15% VAT)</b>	<b>189,531.25</b>

We trust you will find the above in order.

Yours faithfully,



**G PEPLER** Pr Tech Eng  
**HESSEQUA CONSULTING ENGINEERS**

*Heritage Plant Hire  
Heron Banks Golf course Clubhouse  
Minnaar St 73  
Vaalpark  
1947.*

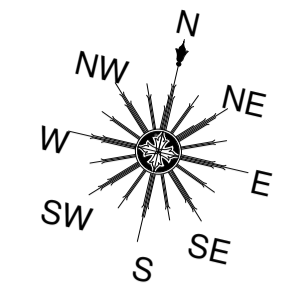
Voorgestelde ontwikkeling van erf 22733, George,  
Aansoek om gebruiksverandering en **onderverdeling in 12 groepbehuisingerwe**  
Enkelresidensiële sone II (SRZII) – "Estate Housing"  
28 November 2025

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**Aanhangsel Q – KDC Argitekte - Dienstuitlegplan – Hessequa Raadgewende Ingenieurs**

DRAINAGE INVERT LEVELS

F6-22	CL = 212417	IL = 211135
F6-21	CL = 210285	IL = 208829
F6-20	CL = 207660	IL = 206150
F6-19	CL = 206903	IL = 205446
F6-18	CL = 203409	IL = 202073
F6-17	CL = 200006	IL = 119290



LAND USE TABLE				
LAND USE	ZONING	PORTIONS	AREA(m <sup>2</sup> )	%
Group Housing	Single Residential Zone II SRZ II - Group housing	1-12	7078.21m <sup>2</sup>	75.73%
Private Open Space	Open Space Zone II	15-17	691.15m <sup>2</sup>	7.39%
Private Road	Transport Zone II	13-14	1577.59m <sup>2</sup>	16.88%
<b>TOTAL AREA:</b>			<b>9346.95m<sup>2</sup></b>	<b>100%</b>

SERVICES LEGEND	
	STORMWATER
	ELECTRICAL
	WATER
	DRAINAGE

REVISIONS

Rev.	Date	Description

Please Note

All relevant details, levels & dimensions must be verified on site before any construction of any kind commences. Any discrepancies are to be brought to the attention of the Architect.  
 -The Architect (KDC) accepts no responsibility for any error resulting from misinterpretation of the drawings.  
 -All dimensions to be in millimeters.  
 -Do not scale drawings. Use figured dimensions only.  
 -No trees, light poles, electrical or Telkom boxes, side inlet catch pits or any other obstacle in area demarcated for the driveway.  
 -No part of the building (foundations, walls, etc.) to encroach onto the adjoining properties.  
 -All pipework shall comply with the requirements of the SABS 152 specifications and all Pressure Control and Temperature and Pressure Safety valves shall comply with the requirements of the SABS 158 specifications.  
 -All openings with a span of more than 1.5m to be specified by the appointed Engineer.  
 -All geyser must be fitted with drip trays and the necessary safety devices, workmanship, materials and the installation shall comply with the requirements of SABS 15224.  
 -All waterproofing as per specialist and all construction to comply with the N.B.R., N.H.B.R.C., local authority and any other regulatory authorities that the property may fall under.  
**ALL CONTRIBUTION TO COMPLY WITH NHRC & NGR REQUIREMENTS & ALL MATERIAL TO BE SABS APPROVED**

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Description of workstages

- DC Design concept
- SD Sketch design
- FD Final design
- MD Municipal submission
- QD Quotation documentation
- WD Working drawings

Description of Revisions

- 1 First pre-construction issue
- 2,3,4 Pre construction issue
- A First construction issue
- B,C Construction issue



SUITE 1, 1 KINGSWOOD BOULEVARD,  
 KINGSWOOD GOLF ESTATE, GEORGE, 6529  
 TEL : +27 44 802 0706/7 CELL : +27 82 770 3280  
 E-Mail: lindy@kingswood.co.za-Web: www.kingswood.co.za

FINAL PLAN Estate Stamp

PLOT No. KW COURT

RECEIVED 10-02-2025

KINGSWOOD GOLF ESTATE

HOME OWNERS ASSOCIATION

APPROVED

SKETCH

TEC.DOC.

12-02-2025

DATE SIGN

Project Name  
**PROPOSED NEW GROUP HOUSING SCHEME  
 KINGSWOOD COURT  
 ERF 22733  
 GARY LANCE FAMILIE TRUST  
 KINGSWOOD GOLF ESTATE, GEORGE**

Drawing Name  
**SERVICES LAYOUT**

DRAWN BY: VFTT  
 DESIGNED BY: LMB - 4832  
 CHECKED BY: LMB - 4832

Drawing No.: 001/TS/KWC-22733/TP  
 Rev. No.

Client signature:  Date issued: 07 FEBRUARY 2025

MUNICIPAL DOCUMENT \*4

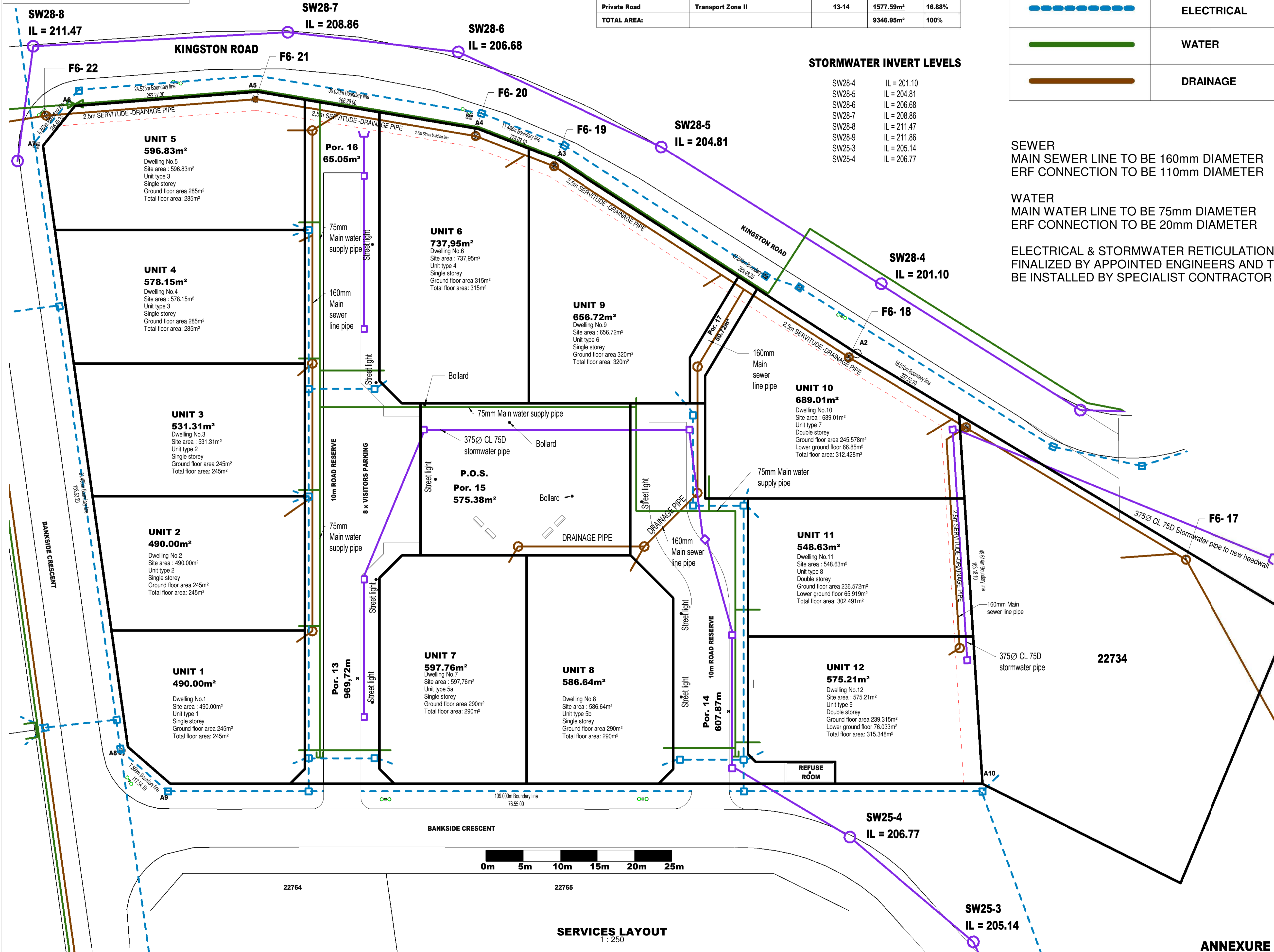
STORMWATER INVERT LEVELS

SW28-4	IL = 201.10
SW28-5	IL = 204.81
SW28-6	IL = 206.68
SW28-7	IL = 208.86
SW28-8	IL = 211.47
SW28-9	IL = 211.86
SW25-3	IL = 205.14
SW25-4	IL = 206.77

SEWER  
 MAIN SEWER LINE TO BE 160mm DIAMETER  
 ERF CONNECTION TO BE 110mm DIAMETER

WATER  
 MAIN WATER LINE TO BE 75mm DIAMETER  
 ERF CONNECTION TO BE 20mm DIAMETER

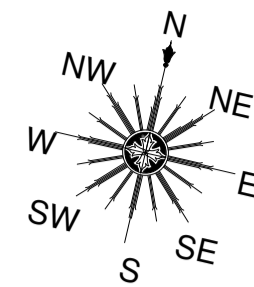
ELECTRICAL & STORMWATER RETICULATION  
 FINALIZED BY APPOINTED ENGINEERS AND TO  
 BE INSTALLED BY SPECIALIST CONTRACTOR



SERVICES LAYOUT 1 : 250

Z:\2025-02-07\SS1551-FINAL-SDS-TP-FINAL-SS1551-07-05-2025.dwg

Municipal Stamp



REVISIONS A1

Rev.	Date	Description

**Please Note**

- All relevant details, levels & dimensions must be verified on site before any construction of any kind commences. Any discrepancies are to be brought to the attention of the Architect.
- The Architect (KDC) accepts no responsibility for any error resulting from misinterpretation of the drawings.
- All dimensions to be in millimeters.
- Do not scale drawings. Use figured dimensions only.
- No lines, light pipes, electrical or Telkom boxes, side inlet catch pits or any other obstacle in area demarcated for the driveway.
- No part of the building (foundations, walls, etc.) to encroach onto the adjoining properties.
- All geyser shall comply with the requirements of the SABS 1524 specifications and all Pressure Control and Temperature and Pressure Safety valves shall comply with the requirements of the SABS 158 specifications.
- All openings with a span of more than 1.5m to be specified by the appointed Engineer.
- All geyser must be fitted with drip trays and the necessary safety devices, workmanship, materials and the installation shall comply with the requirements of SABS 1524.
- All waterproofing as per specialist and all construction to comply with the N.B.R., N.H.B.R.C., local authority and any other regulatory authorities that the property may fall under.

**ALL CONSTRUCTION TO COMPLY WITH NHBC & NBR REQUIREMENTS & ALL MATERIAL TO BE SABS APPROVED**

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- Description of workstages**
1. DC Design concept
  2. SD Sketch design
  3. FD Final design
  4. MD Municipal submission
  5. QD Quotation documentation
  6. WD Working drawings
- Description of Revisions**
1. 1 First pre-construction issue
  2. 2,3,4 Pre construction issue
  3. A First construction issue
  4. B,C Construction issue



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KINGSWOOD GOLF ESTATE, GEORGE, 6529  
TEL : +27 44 802 0706/7 CELL : +27 82 770 3280  
E-Mail: lindyo@kingswood.co.za-Web: www.kingswood.co.za

FINAL PLAN Estate Stamp

**PLOT No. KW COURT**  
**RECEIVED 10-02-2025**  
**KINGSWOOD GOLF ESTATE HOME OWNERS ASSOCIATION**  
**APPROVED**  
**SKETCH**   
**TEC.DOC.**   
**DATE 12-02-2025** **SIGN**

Project Name  
**PROPOSED NEW GROUP HOUSING SCHEME KINGSWOOD COURT ERF 22733**  
**GARY LANCE FAMILIE TRUST**  
**KINGSWOOD GOLF ESTATE, GEORGE**

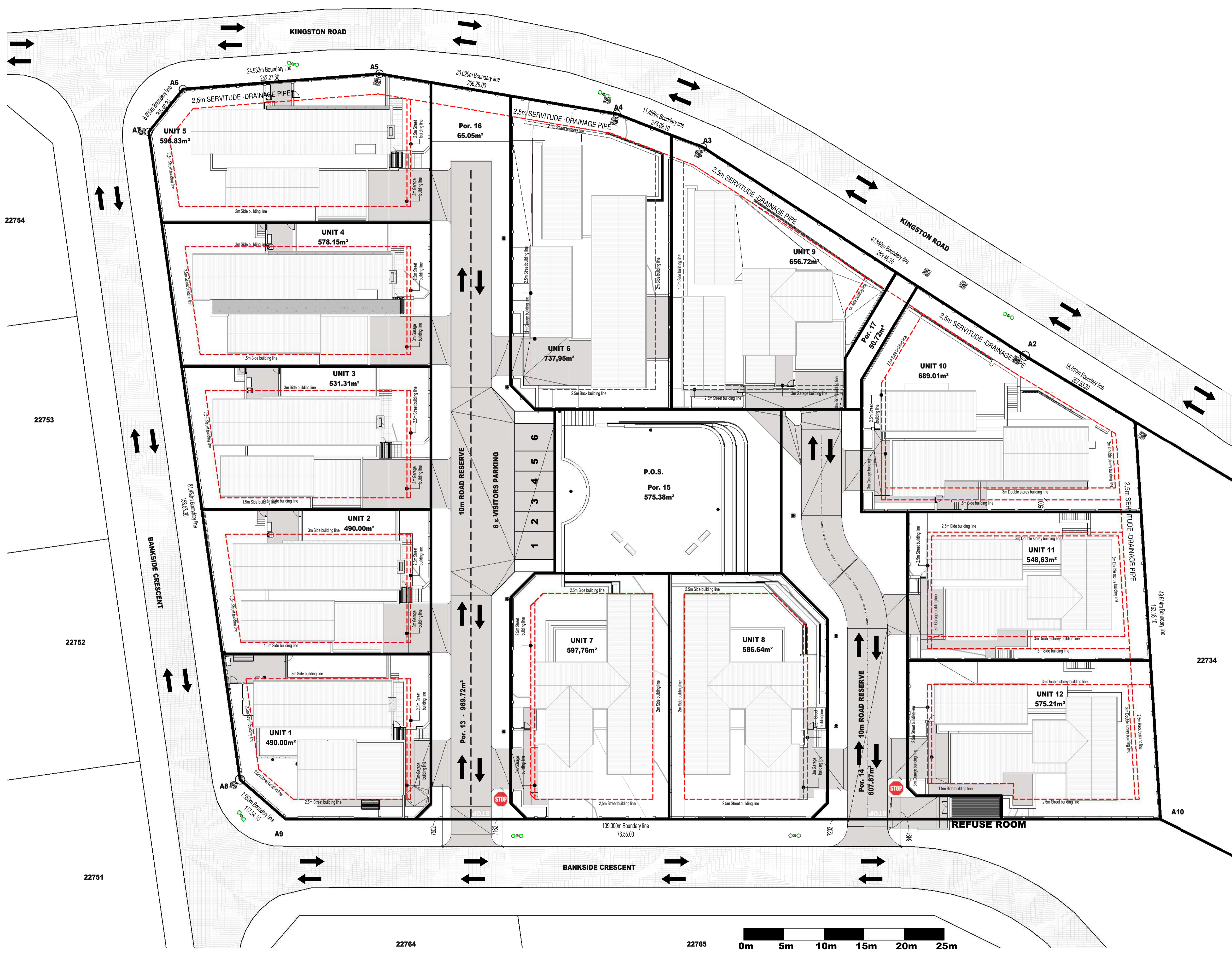
Drawing Name  
**ROAD & TRAFFIC LAYOUT**

DRAWN BY: VFTT  
DESIGNED BY: LMB - 4832  
CHECKED BY: LMB - 4832  
Scale: 1:250

Drawing No.: **001/TS/KWC-22733/TP** Rev. No.

Client signature: \_\_\_\_\_ Date issued: **07 FEBRUARY 2025**

MUNICIPAL DOCUMENT \*6



**ROAD & TRAFFIC LAYOUT**  
1:250

**ANNEXURE A**

Z:\2018\annexure A\KDC\KINGSWOOD COURT\2025\KINGSWOOD COURT\RF- FINAL - SLP - ISSUED - 07-02-2025.rvt

Voorgestelde ontwikkeling van erf 22733, George,  
Aansoek om gebruiksverandering en **onderverdeling in 12 groepbehuisingerwe**  
Enkelresidensiële sone II (SRZII) – "Estate Housing"  
28 November 2025

---

**Aanhangsel R – Tekening: Straatname**

Municipal Stamp

LAND USE TABLE					
LAND USE	ZONING	NOTATION	PORTIONS	AREA(m <sup>2</sup> )	%
Group Housing	Single Residential Zone II SRZ II - Group Housing		1-12	7078.21m <sup>2</sup>	76.73%
Private Open Space	Open Space Zone II		15-17	891.15m <sup>2</sup>	7.30%
Private Road	Transport Zone II		13-14	1077.08m <sup>2</sup>	16.00%
<b>TOTAL AREA:</b>				<b>9346.95m<sup>2</sup></b>	<b>100%</b>



LOCALITY PLAN  
NTS



UNIT ERF SIZES	
Unit 1	490.00m <sup>2</sup>
Unit 2	490.00m <sup>2</sup>
Unit 3	531.31m <sup>2</sup>
Unit 4	578.15m <sup>2</sup>
Unit 5	596.83m <sup>2</sup>
Unit 6	737.95m <sup>2</sup>
Unit 7	597.76m <sup>2</sup>
Unit 8	596.64m <sup>2</sup>
Unit 9	656.72m <sup>2</sup>
Unit 10	689.01m <sup>2</sup>
Unit 11	548.63m <sup>2</sup>
Unit 12	575.21m <sup>2</sup>
<b>TOTAL</b>	<b>7078.21m<sup>2</sup></b>
ROADS	
POR. 13	969.72m <sup>2</sup>
POR. 14	607.87m <sup>2</sup>
<b>TOTAL</b>	<b>1577.59m<sup>2</sup></b>
P.O.S.	
POR. 15	575.38m <sup>2</sup>
POR. 16	65.05m <sup>2</sup>
POR. 17	50.72m <sup>2</sup>
<b>TOTAL</b>	<b>691.15m<sup>2</sup></b>
<b>TOTAL</b>	<b>9346.95m<sup>2</sup></b>



Street Names

REVISIONS **A1**

#	Date	Description

**Please Note:**  
 All relevant details shown on this plan are subject to the approval of the relevant authorities. The applicant is responsible for any error resulting from the use of this plan. The applicant is responsible for any error resulting from the use of this plan. The applicant is responsible for any error resulting from the use of this plan.

**CONTRACTOR'S OBLIGATION:**  
 The contractor is responsible for the construction of the works shown on this plan. The contractor is responsible for the construction of the works shown on this plan. The contractor is responsible for the construction of the works shown on this plan.

Description of workstage	
1.	DC Design control
2.	SD Sketch design
3.	FD Final design
4.	ME Municipal submission
5.	GD Question documentation
6.	WD Working drawings

Description of Revisions	
1.	1 First pre-construction issue
2.	2,3,4 Pre construction issue
3.	A First construction issue
4.	1,2,3 Construction issue

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**FINAL PLAN**  
 BLOT No. KW COURT  
**RECEIVED** 10-02-2025  
 KINGSWOOD GOLF ESTATE  
 HOME OWNERS ASSOCIATION  
 APPROVED SKETCH   
 TEC. DOC.   
 12-02-2025  
 DATE SIGN

PROPOSED NEW GROUP HOUSING SCHEME  
 KINGSWOOD COURT  
 ERF 2278  
 GARY LANCE FAMILIE TRUST  
 KINGSWOOD GOLF ESTATE, GEORGE

SUBDIVISION PLAN

00758KW-2278/TP

07 FEBRUARY 2026

MUNICIPAL DOCUMENT \*2

Voorgestelde ontwikkeling van erf 22733, George,  
Aansoek om gebruiksverandering en **onderverdeling in 12 groepbehuisingerwe**  
Enkelresidensiële sone II (SRZII) – "Estate Housing"  
28 November 2025

---

**Aanhangsel S – Soneringsertifikaat - Soneringsplan**

25 November 2025

To whom it may concern

**ZONING CERTIFICATE: ERF 22733, GEORGE**

The Zoning of Erf 22733, George is:

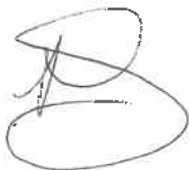
- **“General Residential Zone II”** in terms of the George Integrated Zoning Scheme By-law, 2023.

Erf 22733, George may only be used as such and for no other purposes.

Please note:

- The above zoning category and land use rights are subject to various development parameters and restrictions contained in the applicable zoning scheme regulations, a copy of which is available on the George Municipality’s website at the following link: <https://www.george.gov.za/wp-content/uploads/2023/10/George-Intergarated-Zoning-Scheme-By-Law-2023-Amended-2024-1.pdf>.
- The extract information above primarily states land use rights as reflected in the relevant scheme regulations and doesn’t necessarily include reference to all previous land use approvals, restrictions, exclusions or departures. As such, you are therefore required to check the subject property’s title deed for any restrictions that might be more onerous and/or records of any other previous approvals, consents, exclusions or departures granted from the zoning scheme regulations.
- Use of the property in accordance with the above specified zoning category does not exempt the owner/occupier from compliance with any other legal statutory requirement which may affect the property.
- This document has no status unless signed by the Senior Manager: Planning and Development or other person exercising sub-delegated powers.

Yours truly,



**N. Swanepoel**  
**SENIOR TOWN PLANNER: PLANNING AND DEVELOPMENT**



**Integrated Zoning Scheme (GIZSB)**

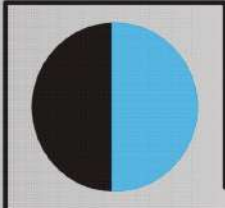
-  Estate Housing
-  Non conforming use
-  Agricultural Zone I
-  Agricultural Zone II
-  Agriculture Zone III
-  Business Zone I
-  Business Zone II
-  Business Zone III
-  Business Zone IV
-  Business Zone V
-  Business Zone VI
-  Community Zone I
-  Community Zone II
-  Community Zone III
-  General Residential Zone I
-  General Residential Zone II
-  General Residential Zone III
-  General Residential Zone IV
-  General Residential Zone V
-  General Residential Zone VI
-  Industrial Zone I
-  Industrial Zone II
-  Industrial Zone III
-  Industrial Zone IV
-  Open Space Zone I
-  Open Space Zone II
-  Open Space Zone III
-  Open Space Zone IV

**Soneringsplan – Erf 22733 Kingswood George X  
 Enkelresidensielesone II – Estate Housing**

Voorgestelde ontwikkeling van erf 22733, George,  
Aansoek om gebruiksverandering en **onderverdeling in 12 groepbehuisingerwe**  
Enkelresidensiële sone II (SRZII) – "Estate Housing"  
28 November 2025

---

**Aanhangsel T – Omgewingsbestuurplan**



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Environmental Management Consultants

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October 2009

OPERATIONAL PHASE

ENVIRONMENTAL  
MANAGEMENT PLAN

For

**KINGSWOOD GOLF ESTATE, GEORGE**

Compiled by:  
HilLand Associates

Reference:  
GEO01/241/219

Date:  
October 2009

DEA&DP Case Officer:  
Danie Swanepoel

Hilland Associates Report  
GEO01/241/232  
September 2009

**ISSUED BY:**

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**Kingswood Golf Estate  
OPERATIONAL PHASE  
ENVIRONMENTAL MANAGEMENT PLAN**

Submitted to:  
DEA&DP  
George

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# 1 INTRODUCTION

Hiland Associates were appointed by Kingswood Golf Estate (PTY) Ltd, to update the Operational phase Environmental Management Plan (EMP) for the estate as required by condition 9 of the record of decision (ROD) EG 12/2/1-37-ERF 464 KINGSWOOD GOLF ESTATE (3292), issued by the Department of Environmental Affairs and Development Planning (DEA&DP). The aims of this EMP are to address all environmental issues applicable during the long term operation of the estate. This includes, but is not limited to:

- Long term alien vegetation management
- Building control for individual houses
- Open space management
- Water abstraction from the Rooi River
- Rehabilitation of the river system
- Long term environmental monitoring programs

According to condition 9 of the ROD, this EMP is submitted to DEA&DP as an update.

All property owners of the Kingswood Golf Estate as well as contractors working on the estate are bound by the EMP for the estate (in terms of both the construction and operational phases).

## 1.1 DESCRIPTION OF ESTATE

Kingswood Golf Estate is situated within the northern-western area of George. The surrounding land uses (those land uses abutting the site) consist of Heather Park and Rooiriveirrif residential areas, the Fancourt Links and the George golf courses, the Agricultural Research farm, agricultural lands and Municipal open space (wetlands).

The estate is owned by the Kingswood Golf Estate (PTY) Ltd, and the individual land owners of single title and group housing properties. It consists of a total of 730 privately-owned residential units, made up of a combination of single residential units and group housing clusters. The units are spread over the entire property, interspersed with the 18 hole golf course and driving range as well as open space (Conservation) areas. The golf course will be complimented by a club house (still to be built) and a hotel with golf lodges and a retirement village (approval process underway). Irrigation makes use of borehole and captured storm water runoff stored in the various dams on the estate.

The Rooi River flows east/west within the southern part of the property. All alien plants and trees have been eradicated from the system during the construction phase of the development. Ongoing alien clearing is part of the operational phase of the development and will be required for as long as the seed store is in the soil. It is the intention to recreate as natural a riparian system as possible, as a natural feature that compliments the housing and golf course

estate. This rehabilitation commenced during the construction phase with the bulk of the rehabilitation to continue into the operational life of the estate. This entails alien vegetation removal and control, erosion damage repair and wetland rehabilitation.

## 1.2 DEFINITIONS OF TERMS USED

Various non-layman terms are used to describe activities in this report. Definitions for the more important terms are provided below, along with their abbreviations.

### **Department of Environmental Affairs and Development Planning (DEA&DP)**

Delegated authority in terms of NEMA, ensuring compliance with the ROD.

### **Environmental Control Officer (ECO)**

A duly appointed environmental practitioner who will monitor compliance with the EMP, ROD and rezoning conditions and who reports to the ELC.

### **Environmental Impact Assessment (EIA)**

The study done prior to approval of the development in order to determine the impacts that the development as well as possible alternatives may have on the environment of the site.

### **Environmental Impact Report (EIR)**

A report arising from the EIA, it shows and discusses the results obtained during the EIA and is the basis on which the ROD is issued.

### **Environmental Liaison Committee (ELC)**

A committee appointed in terms of the ROD, who meet on a bi-annual basis for the life of the project to ensure continual compliance with the ROD, EMP and other documents pertaining to the management of the Estate.

### **Environmental Management Plan (EMP)**

A plan (designed by the EAP and approved by the DEA&DP) that provides rules, regulations, recommendations and guidelines on how to manage all management activities on the Estate in such a way that they can be considered environmentally friendly (e.g. a minimal environmental impact).

### **Estate management**

Those persons/departments responsible for the overall management of Kingswood Golf Estate.

### **Home Owners Association (HOA)**

An association formed by the residents of Kingswood Golf Estate along with Estate management. It is responsible for ensuring residents comply with the EMP, ECO instructions, residential rules and regulations, as well as handling residential complaints and requests. The HOA acts as a liaison between the residents and Estate management. The HOA is bound by the conditions of the ROD and EMP's.

**Kingswood Architectural Committee (KARC)**

A committee comprising of persons from the estate management, design centre and landscaping responsible for overseeing all building activities conducted on Kingswood Golf Estate.

**Record of Decision (ROD)**

The formal record of the Environmental Authorisation provided by DEA&DP to the developer, in order to undertake the various listed activities.

### 1.3 USING THIS DOCUMENT

All residents/landowners, Estate management, permanent or part-time employees including contractors and others staying, working or visiting Kingswood Golf Estate MUST ADHERE to the OEMP. All should be provided with a copy of this report. If it is not possible to supply them with a copy, they must be informed of the contents and given access to the report.

The OEMP must be taken into consideration for all activities on the Estate. The report has been divided into various sections, each dealing with a different “main” management activity (i.e. management of developed areas, management of open areas and monitoring). However, as the environment is a complex system, and what happens in one area effects another (e.g. run off from the golf course may increase nutrient levels in the river course) it is recommended that person understands the full scope of the OEMP prior to carrying out an activity.

Within the document are rules and regulations that MUST be adhered to, as well as recommendations and guidelines that should be adhered to. In the case of recommendations and guidelines, these must be followed unless more environmentally friendly approaches are identified and used. The Estate Management in consultation with the ECO and ELC are responsible for approving the method prior to it being implemented. It is suggested that the KARC, ECO, ELC and other appropriate persons remain in touch with up-to-date methods of environmentally friendly practices as to implement these in combination with what has been discussed in this report.

## 2 THE ENVIRONMENTAL CONTROL OFFICER

As per condition 7 of the ROD a suitably qualified Environmental Control Officer (ECO) was appointed throughout the construction phase of the development. It also requested that the ECO should then play a further role throughout the life of the project, as to ensure that the estate is continually managed on an environmentally friendly basis.

A remuneration schedule should be discussed through the Home Owners Association (HOA). The ECO is to be represented on the HOA trustee committee and will hold a veto right in relation to environmental issues.

The ECO's terms of reference are as follows:

- To ensure compliance with the OEMP, ROD and rezoning conditions, and any other conditions which may be imposed from time to time
- To assist homeowners regarding environmental concerns relating to construction of residences and associated structures.
- To report to the ELC on a bi-annual basis for the lifespan of the project.
- To call emergency meetings of the ELC as and when the need arises.

### 3 ENVIRONMENTAL LIAISON COMMITTEE

ELC terms of reference:

- Committee comprising of the ECO, developers representative (replaced by a HOA rep after the development period), Local authority representative, DEA&DP representative, CapeNature representative, Environmental NGO representatives (WESSA and Botsoc)
- To make decisions relating to minor amendments and modifications to the development as a result of operations (not where such changes would result in the definition of an "upgrade" coming into effect - which would require an authorisation in terms of the NEMA, as amended 2008).
- Ensure compliance with any relevant legislation.

## 4 MANAGEMENT OF DEVELOPED AREAS

Developed areas include:

- Residential units, made up of a combination of approximately single residential stands and group housing clusters and a small commercial component.
- Retirement village and golf hotel and lodges as proposed in the ROD amendment application and EIA process currently underway.
- Infrastructure associated with the development, including internal roads, pump stations and underground sewerage pipelines (to be maintained by the municipality), as well as underground electricity cables.
- An 18-hole golf course plus a practice hole, complimented by a clubhouse, driving range, putting green and tennis courts.
- 11 off-channel dams for golf course irrigation, with the golf course's drainage system being directed towards the various dams for water recycling.

Refer to Appendix 1 for map showing the layout of Kingswood Golf Estate.

### 4.1 CONSTRUCTION ACTIVITIES

The 18-hole golf course, 11 off-channel dams along with most of the associated infrastructure have already been developed according to the guidelines set out in the Construction phase EMP. However, residential houses and associated structures are to be developed during the operational life of the estate and are therefore discussed in the OEMP.

The Retirement Village and Hotel and Golf Loges, together with their infrastructure, will be built in terms of the updated CEMP and will fall under the OEMP after their construction is complete.

Any development (which has been approved and recorded in the ROD or any amendments thereof) that is to take place during the operational life of the estate is to follow the guidelines discussed below.

These specific guidelines have been set to ensure that environmental disturbance is limited both during civil and home construction. The aim of these guidelines is to ensure that construction does not destroy the very reason for originally purchasing a plot at Kingswood Golf Estate.

No construction may be allowed unless the following guidelines have been taken into consideration:

#### 4.1.1 Persons responsible for overseeing construction

The management of construction activities during the operational phase will be the responsibility of the **Kingswood Estate Management**.

#### 4.1.2 When would an Environmental Impact Report be required?

As an environmental impact assessment (EIA) has been done prior to the development, certain development of infrastructure (*i.e.* residential units) has therefore been approved in the ROD on the basis of the environmental impact report (EIR). There is no need for future EIRs to be done prior to construction of residences and other infrastructure not erected during the construction phase of the Kingswood Golf Estate. This is unless the proposed development or activity did not previously form part of the assessment and ROD. Any new listed activities in terms of NEMA will be subject to Environmental Authorisation.

Refer to Appendix 3 for building guidelines.

#### 4.1.3 Submitting a "Proposal for development"

Landowners (those wishing to build) must compile and submit a **Proposal for development** to the KARC.

This proposal **must be approved** by the KARC prior to any construction (including extensions made on any existing infrastructure) can take place.

This proposal must include the following plans:

- **Building plan**

The building plan must include a Layout Plan, Elevation Plan and Contour Plan.

The Layout plan must include all driveways, decks, pools, water-features and any other surface infrastructure. Details should also include building materials to be used and the expected construction time frame.

- **Environmental plan**

This plan should include demarcation of building envelope, plant rescue, and construction site plan indicating areas for stockpiling of topsoil, storage of materials, positions of silt fences and other erosion control mechanisms as well as a plant rescue programme. Refer to below regarding requirements for the environmental plan.

The Building envelope is the area within which any physical disturbance must be contained. Physical disturbance includes the building of a house, pool and deck to name a few. The environmental plan must be approved by the ECO.

- **Landscaping plan**

This plan must among other things include the plant species to be planted after construction.

A detailed list of what is required to be covered in the proposal must be developed by the KARC. The list must be provided to landowners as to ensure that all applications for development of the plot are completed correctly. This list must be completed before any development approval is granted in order to avoid any allegations of discrimination or unfair practice in future.

Landscaping plans should also include a general layout plan to indicate siting of plants and features. The landscaping plans are to be signed off by the ECO or a designated appointee.

Please note that landscaping plans must be submitted one month prior to KARC's final certification.

#### **4.1.4 Review of the "Proposal for development" by the KARC**

The submitted proposal is to be reviewed by the KARC. This is to be done preferably at a monthly meeting depending on the urgency of the proposal. The landowner/applicant should then be notified within seven days of their decision.

If the application is **denied**, reasons for its denial must be given along with suggested means of rectifying the problem. It is then the applicant's responsibility to correct these problems and re-submit the proposal.

If the application is **approved**, it is suggested that the KARC provide the applicant with any recommendations and requirements that may reduce the environmental impact (where seen fit). The KARC must elect a member, or appoint a non-committee member that will be responsible for all liaison with the landowner. This will include assisting with any questions the landowner may have as well as ensuring the landowner complies with the OEMP, as well as recommendations or requirements the KARC may have given the landowner.

#### **4.1.5 Prior to starting construction**

No construction of residences may take place prior to approval by the KARC.

It is essential that plant rescue be done prior to any construction taking place. Plant rescue entails the physical transplanting of the indigenous material from the property to the site nursery or directly into the fynbos reserve or open space areas. Only once the ECO or a designated appointee has provided the landowner with a signed

certificate stating plant rescue has been carried out can construction go ahead (assuming all other requirements have been met).

The building area is to be physically screened off with a shade cloth fence at least 1.8m in height (as stipulated in Kingswood Golf Estate Building Regulations). Mulch bags or silt fences are to be placed along the base of this fence to trap any sediment, which may move following rain. These are to be kept clean during construction to prevent any movement of silt out of the demarcated zone.

The landowner must be given signed approval by the liaison member together with the ECO appointed by the KARC, to indicate that all mitigatory measures have been implemented satisfactorily, before continuing with construction.

#### **4.1.6 During construction**

The road verge area incorporates the area between the building envelope and the street. It may be used during construction for activities such as storage of building material and “non-hazardous” waste, and must be managed according to the specifications set out for the building envelope above during construction (*i.e.* plant rescue, topsoil rescue and screening requirements).

#### **4.1.7 Post construction**

This area is to be reinstated after completion of construction to natural vegetation from the attached lists. Landscaping of the sidewalks is permitted but only once a landscaping plan has been submitted and signed off by the ECO or a designated appointee.

Prior to occupation, it must be signed off by the ECO or the designated appointee, on behalf of the KARC. Any problems must be rectified by the landowner before occupation will be allowed.

#### **4.1.8 Keeping record of decisions and progress regarding construction**

A record of all decisions and progress regarding the construction must be kept on file. This is to make allowance for any problems in future, or to be used as a reference for similar developments.

##### **NO work to commence on any building site prior to:**

- The Building plans, environmental plans and landscaping plans are approved.
- Full demarcation of the property boundary / development area with a shade cloth boundary fence to prevent any access outside the property boundary and to contain the building activities to the site.
- A signed certificate of plant and topsoil rescue by the ECO

## 4.2 RESIDENTIAL AREAS

### 4.2.1 Residential rules and regulations

Homeowners are to ensure that they adhere to the following:

- Landscaping and integrating the natural vegetation with your home is a critical aspect of life at Kingswood. In view of this, landscaping guidelines have been established together with a plant list of the indigenous and exotic vegetation that is suitable for use on the estate.
- Follow the requirements as provided above when constructing on property.
- Waste management is to be done in accordance to Section 4.2.4 of the OEMP.
- Internal fencing in order to control domestic animals can be erected within the building envelope, according to the building guidelines. No fencing of the external erf boundaries is recommended. Residents who choose not to fence their properties will have the benefit of wild animals (e.g. Bushbuck and Grysback) moving through their gardens. Please be aware of this fact when landscaping.
- The architectural style of infrastructure is limited to the Cape Colonial Style to maintain the aesthetic qualities of the estate.
- Buildings must be maintained in good order to preserve the aesthetic qualities as well as maintaining safe structural standards.

### 4.2.2 Maintenance of residential properties

Landowners are responsible for ensuring the maintenance of infrastructure on their properties. This entails looking after the gardens and buildings. Broken sewerage pipelines, or other damaged servitudes are to be reported immediately to the estate management. Estate management must then assure that the relevant authority/maintenance team is notified of the problem and rectifies the problem as soon as possible (so to prevent any negative environmental impact it may have).

### 4.2.3 Planting and maintaining of gardens

Gardens on the estate include those on individual plots as well as on and around the golf course and associated structures (e.g. club house). The following recommendations apply in all instances:

- Species to be planted

The garden area must make use of at least 80% indigenous vegetation to the Southern Cape. Appendix 2 contains a list of indigenous and exotic species as guide line. 80%

implies both area taken up in the garden and number of species planted ie 80% of trees, 80% shrubs and 80% ground cover must be indigenous. The general theme of landscaping is to be indigenous, but certain exotic elements would be acceptable within this theme (as long as they have been approved by the ECO or a designated appointee). Lawns may be made up of Kikuyu, however, indigenous grass species are encouraged as they are hardier and need significantly less water (eg Buffalo, Cape Fine). Exotic or Alien species that are regarded as inappropriate to an indigenous garden, or considered to be a threat to the surrounding natural vegetation will not be permitted on site. In this regards, the Conservation of Agricultural Resources Act (Act No 43 of 1983) as well as any other relevant legislation must be adhered to.

Formal landscaping should grade into the surrounding conservation area in a manner that results in a gentle blend. Fencing within the building envelope should be softened with the planting of indigenous vegetation.

- Use of fertilizers and compost heaps

Compost heaps reduces the cost of expensive fertilizers. The estate promotes sustainability and environmentally friendly activities, as such composting is encourage but must adhere to the estate aesthetic guidelines. Use of the site on the estate must be done in agreement with Estate Management.

It is recommended that homeowners consult the ECO with regards to the placement of a compost heap. Fertilizers must be applied and stored in a means as not to contaminate water streams.

- Conserving water in the garden

The plant species indicated in Appendix 2 are mainly locally indigenous plants that are adapted to the local climate and should not require excessive watering in addition to the natural rainfall pattern. However, plant selection will not be enough to conserve water and homeowners should therefore adopt a water-wise-use ethic to assist in conserving water. It is suggested that all homes capture roof water for use in the gardens.

The following water-wise principles for private gardens are recommended:

- **Watering**

The collection of roof water is encouraged for watering gardens. Such storage containers should preferably be located underground, or must comply with the aesthetic guidelines for the estate.

Most people tend to over-water their gardens. Watering depends on soil type, irrigation equipment, the weather and the type of plant. To determine the soil type, simply squeeze some damp soil in your hand and roll it into a sausage.

Sandy soils will fall apart; loamy soil will hold together but crumble easily, and clay soil will mould into different shapes without breaking apart. With sandy soils, water drains quickly beyond the reach of the plant roots and these soil therefore require short, frequent watering. Clay soil has a high water-holding capacity, so it is best to give a deep watering, less often. It is suggested that watering once a week should be sufficient, except during exceptionally warm periods when evaporation is high.

Also remember the following:

- Never water while the wind is blowing and only water in the early mornings (before 11am) or late afternoons (after 4pm) as to reduce the loss of water due to evaporation which occurs at its maximum during midday.
- Group plants with similar requirements together and adjust watering according to their needs.
- Do not water automatically, first check whether the soil is dry.
- With trees and shrubs, rather water copiously less often so that the roots are encouraged to grow deeper.
- Use of mulch assists greatly in retaining soil moisture and reducing the need for irrigation. Grass clippings form a very effective mulch and reduce the amount of weed growth from bare ground.
- During periods of drought, it is suggested that minimal watering is done and water regulations, as set by the local authorities, are followed.

- **Group plants with similar water requirements in the same beds**

Many sought after plants many require regular watering, these should be grouped together in the most prominent part of the garden, where they are frequently seen and admired. Plants which may need watering only once a month should be considered for the rest of your garden. While most plants require regular watering after planting, once water wise plants are established, you can reduce watering dramatically.

Bedding plants and annuals require regular watering. Ask your nursery which of them are water wise, and enquire about mulching and water retention granules that reduce the need for water.

**NOTE** At least 80% of the plant species must be indigenous to the Southern Cape. Please view plant list in Appendix 2 as a guide.

- **Reconsider your lawns**

Lawns guzzle water. Assess how much lawn you actually need for entertaining, children playing and pet exercising, and then consider reducing the area without reducing your enjoyment. If some areas of lawn are used as paths, maybe they would be better as mulched walkways.

Do not cut your lawn too short during the growing season. Automatic sprinklers should irrigate lawns (and not the surrounding paths!) early morning in Summer and late afternoon in Winter. If it rains, override the system and remember too frequent watering results in shallow root growth and encourages fungal and other attacks on the grass.

Consideration must be made to make use of water wise grass species for lawns. For example, Buffalo grass in place of water guzzling kikuyu. The lawn may take longer to establish, but it will be well worth it in the long run.

- Use of pesticides

Strict control of pesticides is required to prevent the loss of indigenous species that perform vital ecological functions in gardens. Pesticides used should be highly species specific to the species the homeowner wishes to control. Organic pesticides are recommended, as not to allow poisons into the system.

- Garden refuse

Garden refuse (including lawn trimmings) may not be disposed of in the open space areas, but must be taken to the duly allocated site, and preferably used to make compost.

#### 4.2.4 Waste Management

The estate's refuse room must be maintained in an ordered fashion to promote recycling and prevent access to wildlife. This room should prevent any waste from being able to negatively affect the natural environment (e.g. leaching of nutrients or poisons into the ecosystem due to rain filtrating through the waste). All estate refuse must be divided by the individual homeowners or operators into the various recycling components as may be determined from time to time.

No waste may be disposed of in the open space areas, or anywhere else if not designated as a waste disposal area. All waste must be disposed of in appropriate municipal or other authorised dumping sites. Hazardous waste must be dealt with, with extreme caution and disposed at a dumping site created for hazardous wastes.

The National Environmental Management: Waste Act (59 of 2008) covers all aspects relating to waste management and must be adhered to at all times. Any other relevant legislation must also be adhered to.

#### **4.2.5 Domestic Animals**

The keeping of wild animals (e.g. monkeys, reptiles and birds) is not recommended on the estate.

NO ANIMAL that could threaten biodiversity of the estate, should it escape is recommended. Such species include certain alien fish species, bird species and reptile species. Homeowners wishing to keep alien or indigenous species must abide to the rules and regulations set of CapeNature as well as other regulations controlling the keeping of animals as pets. It is the responsibility of the homeowner to find out the details pertaining to pets they wish to keep. This can be either found out from the ECO or CapeNature.

Animals must be properly enclosed to prevent escape. Cats, which are more difficult than other animals to restrain, should be neutered/spayed to prevent breeding with feral cats and consequent increase in numbers within the natural environment.

Owners wishing to take their pets for walks (or any other reason) into the rest of the developed area or open space areas must do so only in areas where these pets are allowed. Within these areas the animal must be kept under control (e.g. birds and reptiles kept in a container, dogs and monkeys on a leash).

Wildlife on the Estate should remain with as little human interference as possible. Feeding of wild animals in close proximity to humans could result in habituation to humans. Bird feeders may be placed in trees or high enough above the ground so larger fowl (Geese, Guinea Fowl) cannot gain access to these feeders. The reason being that, these larger fowl and monkeys can become "problem animals" especially in times of drought. If these animals do become a problem the Estate would have to remove or have them destroyed which is not favourable.

The use of poisons of any nature on the estate for animal control is strictly prohibited unless undertaken by a professional service under specific control of the ECO and Estate Management.

#### **4.2.6 Problem animal control**

Various animals including snakes and bats may enter residential areas. The landowners may choose to remove such animals from their property. NO animal may be killed, and owners can be fined for killing an animal. The maintenance team of the

estate should be trained in the removal of problem animals, and should be responsible for the removal of such animals at the request of a homeowner.

In certain cases, such as with reptiles, these animals may not be removed from the property without the necessary trapping permits. The estate should either apply for such a permit from CapeNature, or find out from them who has the necessary authority and permits. Such a duly authorised person may then, at the homeowner's expense, be called to remove the problem animal.

In the event that a person is bitten by a snake or another potentially poisonous animal, the animal should be caught for positive identification. This would be necessary to ensure the person receives the correct treatment. If the animal cannot be caught it may be deemed necessary to kill.

PLEASE NOTE that most people are bitten when attempting to kill the animal or play with it. Also remember that one very often needs to get closer to an animal to kill it than to catch it. Catching animals is relatively simple. For example broom sticks can be used to gently persuade a snake into an empty container such as a bucket. A lid can then be placed in the bucket and the snake safely transported to where it can be released.

#### **4.2.7 Fire protection**

Within the open space areas, especially those areas dominated by fynbos, there is a high risk of fires, particularly during the dry summer months and periods of high wind velocities. No burning of waste on ANY PART of the Estate is permitted.

A fire place may be built within the building envelope. Braais are allowed only in this zone, including a weber braai or other form of portable braai. Coals (old or new) may not be disposed of in the surrounding natural area. The fire must be properly extinguished before being left unattended. Wood for the fire may not be collected from the open spaces of the estate.

### **4.3 GOLF COURSE AND ASSOCIATED STRUCTURES**

There are various general rules and regulations pertaining to the use of and movement on and around the golf course. As these do not concern environmental management issues, they are not discussed in the OEMP. They do however need to be followed, and users of the golf course should be made aware of them. None of these rules or regulations may contravene the OEMP, and should assist the OEMP in reaching the objective of effective and efficient environmental management for the Estate.

### **4.3.1 Construction of infrastructure and modification of golf course**

No modifications to the final golf course (after construction) can be effected without the consent of the ECO and ratification by the ELC. Also, out of play areas landscaping may not be modified without the consent of the ECO and ratification by the ELC. Major modifications may require approval by the DEA&DP.

### **4.3.2 Maintenance**

It is vital for the golf course along with its associated infrastructure to be continuously maintained. This entails irrigation, trimming the greens and fairways as well as maintaining associated infrastructure, bunkers and irrigation dams. Associated infrastructure would include pump houses, roads as well as the club house. A maintenance program, capable of spanning the life of the estate, must be developed and implemented. It is the responsibility of the KARC to ensure that this program is implemented within the first year of the OEMP coming into effect. It is also their duty to ensure the program is continuously adapted (in an environmentally friendly manner) as new maintenance methods arise.

### **4.3.3 Golf course irrigation (water management)**

While potable water is to be supplied by the local authority, irrigation water will come from the registered water rights of the property. The potential cumulative impact on the potable water resources of the area linked to the increased demand for Kingswood Golf Estate could potentially effect the overall water management planning for George. The Local Authority has however confirmed that the supply for the Estate has been calculated into their water management plan for future demand and supply.

Golf course irrigation control is to be based on watering only the areas where necessary. Greens and tees will require more regular irrigation, while the fairways must mostly rely on rainfall. Out-of-play areas are designed to utilize natural veld grasses and to reintroduce the fynbos elements, which will not be irrigated with the exception of during the growing period.

According to the EIR, 30 000m<sup>3</sup> water per month is required for irrigation of the golf course. Total irrigation must thus not exceed this amount. Consumption must therefore continually be monitored and records kept for audit purposes.

Surface and sub-surface cut off drains must be regularly checked and maintained in order to ensure that nutrient rich golf course irrigation water does not reach the natural open space areas.

#### 4.3.4 Water abstraction

Prior to any abstraction from the river a permanent gauge marker plate must be installed in the source river upstream of the abstraction point to determine base flow. This along with the pump house was set up during the construction phase of the development. This marker requires annual review. This will allow for flow changes and flood damage.

##### 4.3.4.1 When is abstraction allowed?

Under normal circumstances the run-off from site into the dams should be more than adequate for irrigation of the golf course. Abstraction of water from the Rooi River and unnamed tributary is therefore limited to exceptional circumstances only. These exceptional circumstances need to be substantiated by the KARC with the assistance of the ECO and recorded in this OEMP.

According to the ROD, abstraction will only be allowed if:

- Base flow of the source sites is equal to or higher than 12 litres per second (12l/s).
- Only a third (33%) of the volume exceeding the required base flow is abstracted. For example, for a measure flow of 24l/s, an abstraction of only 4l/s will be allowed.
- Total abstraction must not exceed 50 000m<sup>3</sup> per annum.

Permission must be obtained from the ELC to abstract water from the Rooi River and unnamed tributary of the Rooi River.

The ELC must ensure that run-off from the site is collected and used optimally and abstraction from the Rooi River and unnamed tributary is minimised. If optimal water collection is not taking place measures must be taken by the KARC to rectify the problem.

##### 4.3.4.2 Monitoring abstraction of water

Abstraction of water must be monitored and measured with a water flow meter and an electricity meter on the pump. Data on the water flow at the gauge marker plate and pump rates must be kept. The base flow must be monitored and recorded daily during the period that water is abstracted from the Rooi River and unnamed tributaries.

For each day record:

- Base flow
- Amount abstracted
- Electricity meter

The ECO must ensure that there is compliance of this rule (e.g. accurate data being captured, base flow not below minimum).

#### 4.3.5 Fertilizers

Fertilizers and herbicides are to be used in a manner that will have a minimal impact on the surrounding natural open areas. For example, losses into open areas due to runoff from irrigation must be prevented.

#### 4.3.6 Alien plant control

All Herbicides must be used as per product label. The following regarding the use of herbicides must also be taken into consideration:

- Only registered herbicides for each specific species may be used.
- All herbicides used must be selective non-residual herbicides which have been tested to have no detrimental effect to the environment if utilised correctly. All herbicides that have being recommended are distributed by ECOGAURD and VOLCANO agrosience.
- All herbicide handlers should be properly trained by a recognised training centre. All herbicide handlers must use all required personal protective equipment (PPE), namely:
  - Rubber gloves (Water-proof extending to elbow)
  - Protective goggles
  - Single filter breathing masks
  - Overalls
  - Waterproof boots.
- The cleaning of herbicide storage containers and knapsack sprays must be done at the maintenance facility. Water used to clean storage containers and knapsack sprays must not be disposed of, but used to mix the next batch of herbicide.
- It must also be noted that Timbrel 3A should never be used as a foliar spray as it contains chemicals that can seriously affect the workers eyes (The risk of getting herbicide in your eyes increases when doing foliar application)
- Garlon 4 and Viroaxe should NOT be mixed with diesel (as per product label) but with water. A wetting agent such as Actipron should be used to substitute the function of the diesel.
- Herbicide should never be sprayed on rainy days or when the plant is still wet from previous rain or dew. If rain is forecast for the day, herbicide should not be sprayed (most herbicides require 5 rain free hours to be properly absorbed).
- The Herbicide product application labels must always be carefully read, as they contain invaluable information about the product and its use.

All fertilisers and herbicides must be properly stored in order to prevent accidental spillage. Refer to Table 1 for details pertaining to clearing methods and herbicides that can be used for various alien plants which may be encountered on the site.

Follow-up operations should be systematic. This entails developing an annual plan of operations for alien clearing, which can be divided into quarters (e.g. doing follow-up in a different section every three-month). It must be noted that follow-up alien clearing is of **utmost importance** and should it not be maintained, all money spent on initial clearing will have been totally wasted.

A dedicated team should be employed full time on the estate to ensure continuous follow up. This dedicated team could be members of the team responsible for the open space management.

A combination of methods should be used during the follow-up. The methods to be utilised for the main species occurring on the site are summarised in Table 1 below. However, these are not the only species occurring on site and all other species must be controlled appropriately.

Table 1. Recommended procedures for follow-up operations

SPECIES	TERRAIN	METHOD	HERBICIDE	FREQUENCY
<i>Acacia mearnsii</i>	Flat	Hand Pull	None	3 months
<i>Acacia mearnsii</i>	Moderately sloping	Hand Pull	None	3 months
<i>Acacia mearnsii</i>	Steep Slopes	Hand pull & Cut and stump treatment	Timbrel or equivalent	6 months
<i>Acacia cyclops</i>	Flat	Cut	None	6-8 months
<i>Acacia cyclops</i>	Moderately sloping	Cut	None	6-8 months
<i>Acacia cyclops</i>	Steep Slopes	Cut	None	6-8 months
<i>Pinus spp</i>	Flat	Hand Pull	None	4 months
<i>Pinus spp</i>	Moderately sloping	Hand Pull	None	4 months
<i>Pinus spp</i>	Steep Slopes	Cut	None	8 months

<i>Eucalyptus spp</i>	Flat	Cut and stump treatment	Timbrel	6-8 months
<i>Eucalyptus spp</i>	Moderately sloping	Cut and stump treatment	Timbrel	6-8 months
<i>Eucalyptus spp</i>	Steep Slopes	Cut and stump treatment	Timbrel	6-8 months
<i>Hakea spp</i>	Flat	Cut and stack	None	9 - 12 months
<i>Hakea spp</i>	Moderately sloping	Cut and stack	None	9 - 12 months
<i>Hakea spp</i>	Steep Slopes	Cut and stack	None	9 - 12 months
<i>Rubus spp</i>	Flat	Foliar spray	Garlon or Equivalent	6 months
<i>Rubus spp</i>	Moderately sloping	Foliar spray	Garlon or Equivalent	6 months
<i>Rubus spp</i>	Steep Slopes	Foliar spray	Garlon or Equivalent	6 months
<i>Acacia melanoxylon</i>	Flat	Cut and stack	Timbrel or Equivalent	6 - 8 months
<i>Acacia melanoxylon</i>	Moderately sloping	Cut and stack	Timbrel or Equivalent	6 - 8 months
<i>Acacia melanoxylon</i>	Gently Sloping	Cut and stack	Timbrel or Equivalent	6 - 8 months

#### 4.3.7 Waste Management

All refuse must be disposed of only in the receptacles provided for such use and these must remain sealed in order to prevent access by wildlife, such as vervet monkeys, resulting in them becoming problem animals.

No waste may be disposed of in the open space areas, or anywhere else if not designated as a waste disposal area. All waste must be disposed of in appropriate

municipal or other authorised dumping sites. Hazardous waste must be dealt with, with extreme caution and disposed at a dumping site created for hazardous wastes.

The National Environmental Management: Waste Act (59 of 2008) consists of the regulations regarding waste management and must be complied with. Any other relevant legislation must also be adhered to.

## 5 MANAGEMENT OF OPEN SPACE AREAS

The open space areas of the estate are subject to an intensive conservation and rehabilitation programme. The main emphasis is on restoring the ecological integrity of the property for the benefit and enjoyment of all the residents and to the long term benefit of the natural biodiversity of the area. The following guidelines have been set up in order to achieve this.

PLEASE NOTE that **no formal landscaping** is permissible within the open space areas.

### 5.1 PROTECTION OF BUFFER AREA

Within the open space areas there is to be a buffer area subject to stricter conservation measures than in comparison to other open space areas. The buffer area incorporates the river courses and associated riparian vegetation. This is discussed in further detail under section 5.4.

In brief, a minimum setback line of 40m must be maintained along the Rooi River. With the exception of a minimum setback of 5m for the golf structures associated with holes 9, 10, 11 and 12, a minimum setback of 15m between the riverbed and golf course must be maintained along the unnamed tributary of Rooi River. No earthworks are allowed within the buffer area, and no permanent structures (other than a footpath), gardens or any part of the golf course is allowed within the 15m buffer area. Certain designated areas within the retirement village have a setback of 36m and NO gardens are permitted between the units along the river and the river.

It is not essential for the boundary of the buffer area to be demarcated as long as it can be correctly identified by using various landmarks. It is important for the boundary to be correctly identified to ensure compliance with the ROD, OEMP and various other documents pertaining to the management of the buffer area. If it is chosen to demarcate the boundary, it must be done in such away as to ensure **minimal visual impact**.

No burning is allowed within the buffer area. Material that may need to be burnt must be removed from the buffer area and burnt in a designated area on or off of the estate. The necessary burning permits must be arranged by the KARC. The site for the burn must be decided on by the KARC and approved by the ECO. If burning is to take place off of the estate, the KARC is responsible for obtaining the necessary permission. Burning should only be

done on days that are suitable for SAFE burning (e.g. possibilities of the fire becoming out of control are at a minimum). It is suggested that the KARC contact the Fire Control offices to enquire about the fire index rating for the day and to determine whether it is safe to burn. For large burns (that may raise concern from residents of the Estate and neighbours bordering the Estate) the local fire department should be notified of the Estate's plans to burn (in case anyone reports the fire), as well as the residents and neighbours. This must preferably be done at least a day before the burn. Residents and neighbours can be notified by means of pamphlets informing them of the Estate's intent.

## 5.2 MANAGEMENT OF FOOTPATHS AND OTHER TRAILS

According to condition 19 of the ROD public access must be retained along the Rooi River and the unnamed tributary of the Rooi River by means of public pathways or a hiking trail. These pathways/trails must be designed in such away that they prevent any degradation of the riparian and buffer zone along the river courses. Hiking trails on the site is covered by the CEMP.

### 5.2.1 User rules and regulations

All users of the trails system in Kingswood Golf Estate must be made aware of the following rules and regulations to be adhered to if using the trails system. This can be done by placing sign boards (designed to ensure maximum visibility of the sign board, while simultaneously having a minimal visual impact) at all the entry points to the trail.

- The general public must have free access to the pathways. This access must be provided at all three points along the security fence (from the Municipal trail system when established). A permit system should be implemented so that knowledge of who is using the trail is available.
- No motorised vehicles (e.g. motorcycles, four wheelers, scooters or golf carts) are permitted on the trail system or elsewhere in the open space areas unless as part of the maintenance requirements.
- Mountain bikes will be allowed only on designated paths.
- Pedestrians ALWAYS have right of way.
- There may be no deviation off of the path for any reason, unless the path is damaged or is unusable for any reason. In such circumstances deviation must be kept to a minimum.
- Any damage discovered on the trails should be reported to the estate management who is responsible for the immediate rectification.
- Damaged trails must be closed to ensure that no deviation from paths is necessary.
- The purpose of the trails is for the enjoyment of the natural surroundings (fauna and flora); these must therefore not be disturbed.
- Nothing may be removed from the open space trails. "Take only photos, Leave only footprints".

- As the fire danger is very high due to the type of vegetation that naturally occurs, no fires will be allowed.
- Smoking will only be allowed in designated areas. No cigarette butts may be dropped anywhere and must be extinguished prior to be disposed of.
- Domestic animals must be on a leash, and under control.
- No sleeping over or camping of any form is allowed within the trails system.
- No littering will be tolerated. All refuse must be disposed of only in the receptacles provided for such use and these must remain sealed in order to prevent access to such areas by the wildlife (e.g. vervet monkeys) resulting in them becoming problem animals.

#### Penalties for non-compliance

If possible, visitors not adhering to these regulations and rules may be penalized in the form of fines, or denial of future access depending on the severity of the offence. The KARC are required to weight the various offences and determine appropriate penalties. This must be recorded and used to fine offenders. Users should be made aware (on the signboard) that they might be penalized if caught breaking any of the above rules and regulations.

### **5.2.2 Trail maintenance**

- A maintenance program must be set up within the first three months after commencing this OEMP, to ensure the path remains in a usable condition and does not lose its appeal to walkers.
- Must be done manually as machines may damage riparian vegetation
- In the event that mechanical equipment is needed, only one path, that is stable may be used. However, the path has been designed to ensure mechanical equipment is not required.
- Water deflection bars must be monitored to prevent erosion.

## **5.3 GENERAL RULES FOR OPEN AREAS**

### **5.3.1 Modifications to the open space areas**

No modifications to the open space areas may be allowed without the consent of the ECO and ELC. This includes the rehabilitation plans, alien clearing plans, landscaping plans, trail layout or any other activities in the open space.

### **5.3.2 Waste management**

No dumping of garden or general refuse is allowed within the open areas. Users of the trail system must either take their refuse with them or dispose of it in the receptacles provided for such use.

### **5.3.3 Hunting and fishing**

No hunting is allowed. The Open space areas must be regularly monitored for poaching; any snares found must be removed. There are currently no suitable angling fish species.

### **5.3.4 Domestic animals**

No domestic animals are permitted into the open space areas unless on a leash. It is the owners responsibility to ensure that domestic pets do not enter into these nature areas on their own accord. Should any problem animals be found the estate management will be required to remove such animals from the estate. Owners will be penalized in the form of a fine, with repeat offenders being fined higher amounts and/or being denied the opportunity to keep pets on the Estate in future.

### **5.3.5 Motorised vehicles**

No vehicles are allowed within the open space areas unless with proper authorization. Vehicles must remain on designated routes.

### **5.3.6 Fires and wood collection**

No fires may be made within the open areas unless by order of the KARC, for reasons of controlling vegetation (e.g. fire is an essential element of the fynbos vegetation). In such an event the fire must be controlled and limited to a designated area (to be decided on by the KARC, with the approval of the ECO).

The KARC are responsible for organising the necessary burning permits.

If burning is to take place on the estate, the KARC is responsible for obtaining the necessary permission. Burning should only be done on days that are suitable for SAFE burning (e.g. possibilities of the fire becoming out of control are at a minimum). It is suggested that the KARC contact the Fire Control offices to enquire about the fire index rating for the day and to determine whether it is safe to burn. For large burns (that may arise concern from residents of the Estate and neighbours bordering the Estate) the local fire department should be notified of the Estate's plans to burn (in case anyone reports the fire), as well as the residents and neighbours. This must preferably be done a day before the burn. Residents and neighbours can be notified by distributing pamphlets informing them of the Estate's intent.

As the bulk of wood suitable for sale as braai wood was removed during the construction phase, the remainder of the wood from subsequent follow-ups or dying / dead trees must be left on site. No wood may be removed from the open areas.

## 5.4 RIVER COURSES & RIPARIAN VEGETATION

### 5.4.1 Management of indigenous fauna and flora

Prior to the start of the development the area consisted of a high density alien vegetation with little indigenous flora. This alien vegetation was removed during the construction phase and rehabilitation process started. This process is discussed later in section 5.5. As part of this rehabilitation process many indigenous plants were replanted (some of which originate from the plant rescue done in the area during the construction phase). No animals have been re-introduced and are expected to gradually move back into the area on their own accord.

The riparian vegetation and river course is to be left to recover naturally. In other words, once all plants have been planted the vegetation is to not be "gardened" in any way. Intervention may only take place if rehabilitation appears to have failed. This must be done in consultation with the ECO and ELC first.

### 5.4.2 Alien plant and animal control

Initial alien clearing took place during the construction phase of the Estate. However, continuous follow up will be required throughout the operational life of the Estate to prevent re-infestation. As this is a management activity that will be required both within the developed and open areas of the Estate, it is discussed in more detail under section 4.3.6 In short it involves:

- Follow up must be done manually.
- It is recommended that it be done when greater than one metre high (a size at which no wood would be suitable for removal).
- Foliar spray may be done but strict herbicide policies will be needed. Care must be taken that surrounding indigenous vegetation will not be negatively impacted.
- NO WASHING of equipment in the river.
- Care must be taken not to damage indigenous vegetation. Contractors must therefore know what to clear and what to preserve.

Regarding animal species. No alien fish were found to be in the river system. These should not be introduced as they may feed on the indigenous species. Should alien fish be found to be present at some later stage (either due to not being identified during the initial system or being introduced from further upstream) these should be removed. An appropriate removal method, which is not harmful to the indigenous fish, will have to be decided on and implemented by the KARC. Sterile Grass Carp have been introduced to the irrigation dam to assist in controlling plant growth. It is essential that only permitted sterile species are used under the guidance of CapeNature.

Unlike plants, alien mammal and bird species as well as other vertebrates are not seen as a major problem. Control is thus not deemed essential. The KARC should remain aware of future changes in alien animals and their control; this should then be added to this OEMP.

### 5.4.3 Modification of stream and river bed

No further modification to the river outside the river rehabilitation plan will be allowed without being approved by DEA&DP. This would entail submitting an EIR after having conducted an EIA. Estate management would be required to follow the procedures required by the DEA&DP.

In terms of NEMA, various listed activities trigger the need for Environmental Authorisation. These being:

Activity 1m) *“the construction of any purpose in the one in ten year flood line of a river or stream, or within 32 metres from the bank of a river or stream where the flood line is unknown, excluding purposes associated with existing residential use, but including -*

- (i) canals;*
- (ii) channels;*
- (iii) bridges;*
- (iv) dams; and*
- (v) weirs;*

Activity 4. *“The dredging, excavation, infilling, removal or moving of soil, sand or rock exceeding 5 cubic metres from a river, tidal lagoon, tidal river, lake, in-stream dam, floodplain or wetland.”*

These activities trigger GN 386 and require a Basic Assessment process and Environmental Authorisation prior to the activity taking place. Those modifications made during the construction phase (to repair the erosion and establish the wetlands) have already gone through the EIA process and were accepted.

### 5.4.4 River maintenance

The most fundamental principle that has to apply to any river maintenance work is that everything should be done in a conservative and environmentally friendly way. Because all rivers differ in terms of their ecological importance or conservation status, the precautionary principle should guide all maintenance work due to the fact that, in most cases we do not have enough information available when we need to make the decisions.

The following are the suggested precautionary principles:

- Protection of riverbanks and riverbed

Whenever possible, maintenance activities should be planned to avoid unnecessary disturbance to the banks and/or bed of the river. Alterations to the riverbed and riverbanks destroy crucial habitats for aquatic organisms.

- Manual labour

Manual labour should always be considered first for river maintenance activities. Mechanical methods should be a last resort, to ensure that damage is minimised.

- Modifying only one bank

Whenever possible only one riverbank should be disturbed during maintenance activities. The most valuable areas (biophysical or aesthetic) should be maintained. Unmodified areas act as a reserve from which plants and animals re-colonise disturbed areas. Hydraulic considerations should determine the side to be modified (e.g. it may be desirable to modify the inside of a bend and preserve the vegetation on the outside for bank stability).

- Time to undertake activity

Maintenance activities in rivers could lead to significant damage if interrupted by high flows or floods, rather undertake activities during the dry summer season. The ECO should be consulted with regard to the most appropriate times for disturbance to riparian vegetation and aquatic organisms.

- Erosion/Sediment control

All reasonable measures should be undertaken to ensure that erosion does not occur as a result of the river maintenance activities. Sedimentation can be minimised by more sensitive maintenance techniques such as: temporary silt traps, limiting disruption to the river bed and banks, reducing the excavation and the length of work, timing outside of the rainy season and leaving vegetated sections in tact.

- Access

Whenever possible existing access routes to the river should be used, otherwise only one route should be used per site. The following guidelines are provided:

- use the most degraded areas for access routes

- keep erosion potential and aesthetics in mind
- limit disturbance to the riverbank and riverbed as far as possible
- access routes must be rehabilitated
- Pollution prevention  
All potential pollutants should be kept away from rivers. Machinery should be checked for oil and fuel leaks, or possible soil and water contamination both prior to and during river maintenance activities.
- Spoil material  
No spoil material should be placed on the river banks, dumped on riparian or bank habitats, spread around trees, used to fill hollows and other irregularities in the floodplain, or be used for erosion control, but must be removed to approved dumping sites.
- Channelization or canalisation  
Channelization should never be seen as an option for solving any river maintenance problems, because the problems created by channelization are in all cases worse than those which one originally anticipated.
- Taking short cuts or straightening rivers  
Rivers never follow the shortest route and riverbeds are never smooth. The straightening of rivers channels and smoothing of riverbeds are not natural and must be avoided at all times. In both cases the potential to cause more harm exists. Meanders in rivers reduce the flow speed of the water and spread it over a wider area in the floodplain, thereby reducing flood risk and damage. The construction phase has removed unnatural obstructions in the river causing erosion.
- Eradication of alien vegetation  
Alien clearing has taken place during the construction phase, however follow-up will be required. No large sized plant material, generated as a result of follow-up should be left in the riverbed or riverbank. This is because material could clog-up bridges and may cause major damage to properties and the aquatic environment downstream of the activity. This material should be moved to above the 1-50 year flood line.

#### 5.4.5 Water abstraction

According to the ROD, water abstraction from the Rooi River and unnamed tributary is allowed in exceptional cases. This is discussed in section 4.3.4.

## 5.5 REHABILITATION OF THE OPEN AREAS

According to the ROD the upper valley and riparian zone must be correctly rehabilitated to allow these zones to form an effective buffer between the golf course, residential area and river itself. This buffer would help remove nutrients and wastes arising from the golf course before they enter the river.

Without rehabilitation, the invaded river will remain an eyesore to those who are able to appreciate nature and healthy rivers. The river will also be unable to contribute valuable services to the proposed development (e.g. river trails, bird watching at river hides, water purification). It is likely that without mitigation, and due to the close proximity of the river to George, the condition of rivers would be a continual embarrassment to the owners and residents of the proposed estate.

However, the river represents an excellent opportunity for the developers and residents of the golfing estate to correct the mistakes and carelessness of the past and return the river to an acceptable standard of ecological health.

It is the responsibility of the KARC to ensure rehabilitation of the open areas takes place. Rehabilitation started with the removal of alien trees during the construction phase, but must be continued until the area is successfully rehabilitated (e.g. climax vegetation is dominant, with stable ecological cycles and processes). However, once rehabilitation has been deemed successful, the area must still be maintained, conserved and monitored. Seasonal SASS monitoring is used as is water quality monitoring, in order to track the life of the river while it is being rehabilitated.

The rehabilitation of the riparian zone requires careful attention. The following is recommended to assist in making the rehabilitation process a successful one:

- Work on the riparian zone should proceed from the uppermost boundary where the river enters the property in a downstream direction.
- The river valley should be permanently cleared of all invasive alien trees. The initial clearing has taken place during the construction phase, a follow-up program is required for the operational life of the Estate.
- The river bed should not be mechanically interfered with (e.g. bull-dozing) as this section of the river should be allowed to recover naturally once all invasive alien trees along the river have been removed.
- It is preferable that indigenous grasses and shrubs should be used for rehabilitation as they do not require watering once established. They also attract birds and other indigenous fauna to the site, which through seed in their droppings, assist in

introducing other plants back into the system. Only locally indigenous species may be used for this purpose.

- Pockets of indigenous tree saplings (species typical to riparian zones in the George coastal plain) should be planted to assist in the recovery of this area. Saplings should be planted outside the flood zone of the river.
- The rehabilitated area must not be “gardened”. It should be left to recover naturally. If recovery does not occur, alternate plans must be made. This may entail the use of an outside consultant to assist in determining the problem and finding a suitable solution.
- Any infestation from upstream should be taken up with the authorities in terms of existing legislation.
- Monitoring of the recovery of the river is essential otherwise it is impossible to quantify progress.

The River Health Programme should be adopted as the means to do this. Due to its presence in the river, the Cape *Galaxias* would be perhaps the most appropriate natural indicator of the ecological state of the river. The Department of Water and Environmental Affairs in association with the provincial nature conservation department is instrumental in promoting and managing South Africa’s River Health Programme. This programme uses four indices to monitor the ecological health of our rivers, namely SASS (a macro-invertebrate index), FAI (a fish index), RVI (riparian vegetation index) and an index of habitat quality and quantity.

## 6 MONITORING PROGRAMS

The main objective of the OEMP is to ensure that the activities carried out on the Estate have a minimal NEGATIVE effect on the natural environment. It is therefore important to ensure that this document is reaching that objective. This can be done through various monitoring programs designed for such a purpose.

### 6.1 LONG-TERM ALIEN PLANT MONITORING

The initial clearing has been completed during the construction phase of the development, with follow-up having started and to continue THROUGHOUT the operational life of the estate. Monitoring re-growth of alien plants is an essential element of follow-up operations.

A quarterly assessment of the extent as well as the areas of alien plant re-growth must be undertaken. The results of this assessment should be used in modification of the alien clearing plan in order to prioritise areas for the next quarter.

All records of assessments and areas cleared should be maintained in a database in order to measure the success of the rehabilitation. A quantifiable figure (Cost/Area) should also be recorded.

Refer to section 4.3.6 for further information regarding alien clearing on the Estate.

## 6.2. MONITORING OF WATER QUALITY AND QUANTITY

Continued water monitoring at the existing water monitoring sites (view Appendix 4 for the SASS sample sites) as per the EIR should take place. Section 5.5 refers to adopting the River Health Programme as a means of monitoring water quality. This programme is overseen by the Department of Water and Environmental Affairs in association with CapeNature. It uses four indices to monitor the ecological health of our rivers, namely SASS (a macro-invertebrate index), FAL (a fish index), RVI (riparian vegetation index) and an index of habitat quality and quantity.

It is therefore essential that these four indices be incorporated into the monitoring programme of the Estate. All water monitoring activities should be carried out on the same day. This will allow for accurate comparison of results for each index. Monitoring should be carried out at least once a year, but preferably once every season.

Monitoring of the water quality and quantity includes, but is not limited to:

### 6.2.1 Nutrient level monitoring

Should take place on an annual (every 3 months) basis, and would include:

- Potassium (K mg/l)
- Sodium (Na mg/l)
- Calcium (Ca mg/l)
- Magnesium (Mg mg/l)
- Ammonia (N mg/l)
- Sulphate (SO<sub>4</sub> mg/l)
- Chloride (Cl mg/l)
- Alkalinity (CaCO<sub>3</sub> mg/l)
- Nitrate + Nitrite (N mg/l)
- Ortho Phosphate (P mg/l)

- Fluoride (F mg/l)
- Conductivity (mS/N @25°C)
- pH (@25°C)
- Saturation pH (pHs @ 20°C)
- Total Dissolved Solids (mg/l)
- Hardness (CaCO<sub>3</sub> mg/l)
- Aluminium (Al mg/l)
- Cobalt (Co mg/l)
- Copper (Cu mg/l)
- Iron (Fe mg/l)
- Lead (Pb mg/l)
- Manganese (Mn mg/l)
- Nickel (Ni mg/l)
- Zinc (Zn mg/l)
- Total Oxygen Demand (mg/l)

View Appendix 5 for the Nutrient Level Monitoring Sites

The results of all readings should be made available to all relevant authorities (i.e. DEA&DP, Department of Health) as well as to the ELC.

Should any imbalances or readings not be within the norm, the following steps should take place to rectify the problem:

- A professional consultant should be appointed to assess the situation.
- The origin of the problem must be determined
- The relevant Authorities should be informed of all problems even when not originating on the estate.
- If the problem originates on the estate, the cause must be determined.
- The cause of the problem (not only the result) must then be rectified at its origin in consultation with the professional consultant, ECO, ELC and the relevant authorities.
- A monthly monitoring schedule must then be adopted until the results have normalised.

### 6.2.2 Irrigation water monitoring

The total irrigation water used should be recorded by means installing a meter at the main irrigation pumps. This can then be compared to the amount of water returned to the cycle through the seepage pumps. Calculations can then be made to calculate nett loss of water as well as the effectiveness of the recycling system with the goal of the nett loss of water to a minimum.

These results should be made available to the ELC, ECO and authorities.

### 6.2.3 Water abstraction monitoring

Abstraction of water from the Rooi River and unnamed tributary must be monitored and measured with a water flow meter and an electricity meter on the pump. Data on the water flow at the gauge marker plate and pump rates must be kept. The base flow must be monitored and recorded daily during the period that water is abstracted.

It is suggested that for each day base flow, amount abstracted and the reading on the electricity meter be abstracted. These results should be made available to the ELC, ECO and authorities.

### 6.2.4 Fish monitoring

It is suggested that monitoring of fish focuses on the presence of the indigenous *Galaxias zebratus*. This is included in the seasonal SASS monitoring. This can then be compared with future surveys to determine whether numbers are increasing or decreasing.

It is suggested that the guidelines suggested by the River Health Programme be used for such monitoring. It may also be required that a professional consultant be used for this purpose, or assistance be obtained from CapeNature.

Should it be found that alien fish enter the system or indigenous fish start dwindling in numbers, an outside consultant should be employed to determine the cause of the problem and assist in rectifying it.

## 6.3 MONITORING OF KIKUYU INVASION

As the fairways of the golf course are kikuyu, and the entire farm was kikuyu, the potential for the kikuyu to invade the open space and out of play areas exists. The verges of the fairways and any other areas where kikuyu is present need to be regularly monitored to ensure that it is kept confined.

Where kikuyu invasion occurs in non grassy fynbos and thicket, it can be treated with a foliar spray of a grass selective herbicide such as verdict. If the kikuyu invades fynbos areas containing natural grasses, an alternative method of control will have to be sought.

Individual home owners should be encouraged to seek alternative species for lawns, for example Buffalo Grass.

## 6.4 MONITORING THE OEMP

The OEMP must be continually monitored to determine its effectiveness and efficiency.

### 6.4.1 Monitoring of activities dealt with in the OEMP

Section 6.1 to 6.3 pertains to monitoring programmes aimed at monitoring certain activities on the Estate. These are however not all that needs to be monitored. Records of all activities discussed in the OEMP should be kept. These records should include any exceptions that may have been made (under permission of the ECO, KARC and appropriate authorities), problems that were experienced, methods used to rectify problems as well as the final outcome. This information can then be used to determine flaws in the OEMP. These flaws would be guidelines or recommendations that are ineffective and inefficient. They would then need to be removed or changed/adapted until they are effective and efficient.

### 6.4.2 Monitoring compliance with the OEMP

The same records used for monitoring the activities in 6.4.1 can be used to monitor compliance with the OEMP. Records of non-compliance must be kept. These records must include details of the offence, offender and penalty.

All aspects of the OEMP need to be monitored / audited to ensure compliance and in order to remedy any problems with either the implementation or interpretation of the OEMP. These audits will assist in streamlining methods to avoid future conflict situations.

## 7 PENALTIES FOR NON-COMPLIANCE

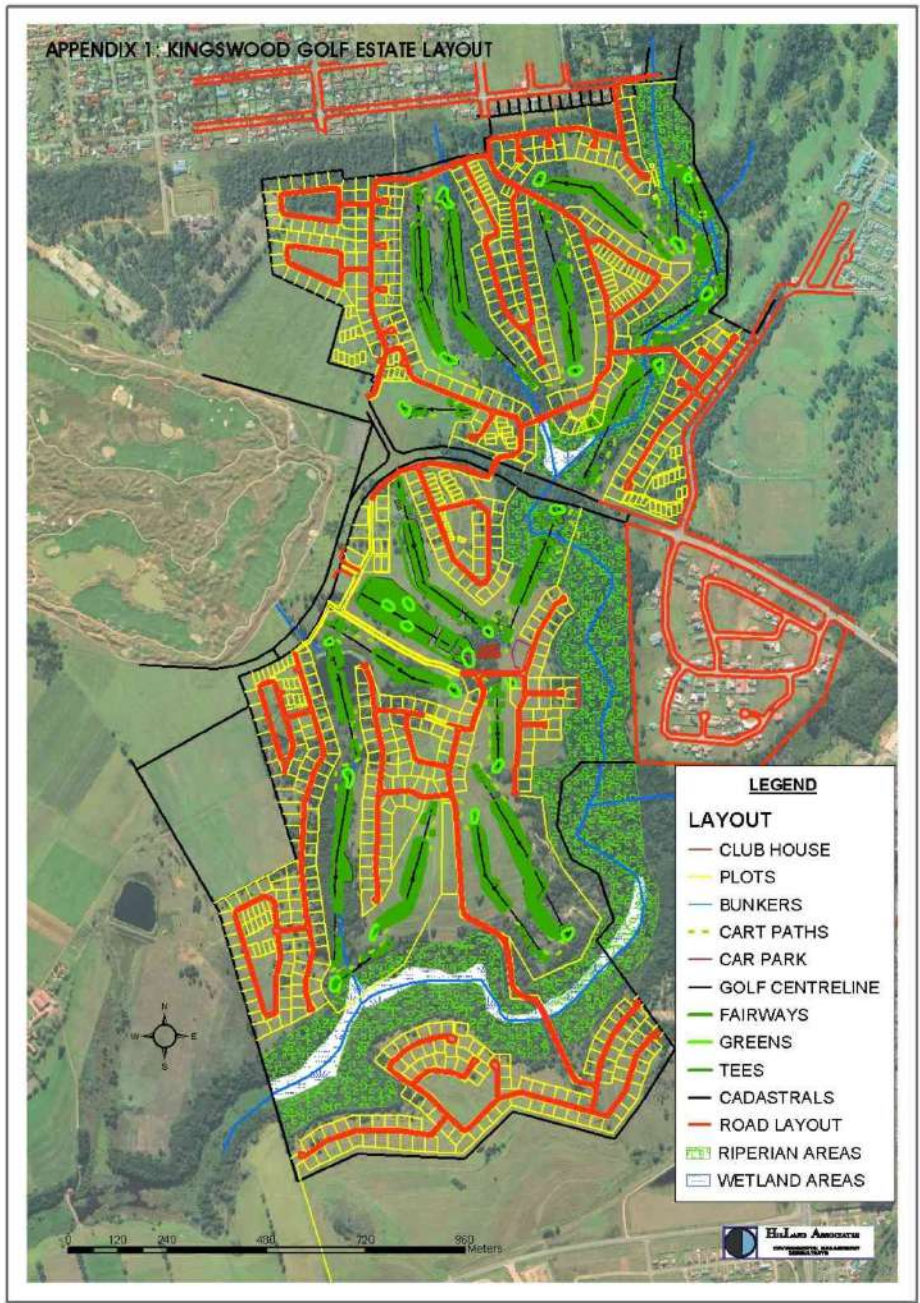
Those found not adhering to the OEMP are liable for penalties. Penalties are to be determined according to the weight of the offence. It is the responsibility of the KARC to determine what penalty suits what offence in consultation with the ECO. This should be recorded to be used for future offences, thus ensuring that the same offence receives the same penalties in the future. Repeat offenders are to be penalized more strictly than first time offenders. Ignorance is not an excuse for non-compliance.

## 8 EVALUATING AND REVISING THE OEMP

It is important to monitor the implementation of this document to determine whether or not the principles and guidelines set out in the OEMP are realistic, effective and efficient. The various monitoring programs discussed in section 6 should serve as effective means of evaluation.

The OEMP should be revised every five years to accommodate for an ever changing environment. It is the responsibility of the KARC to ensure that the OEMP is revised. It is recommended that the ECO be the person to revise the OEMP.

APPENDIX 1  
KINGSWOOD LAYOUT

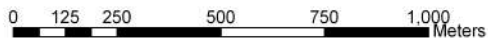


APPENDIX 2  
LANDSCAPING SPECIES LIST

**APPENDIX 3  
BUILDING GUIDELINES**

**APPENDIX 4  
SASS SAMPLE SITES**

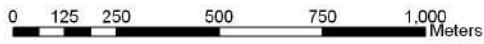
**KINGSWOOD GOLF ESTATE  
SASS 2009**



**HILLAND ASSOCIATES**  
ENVIRONMENTAL MANAGEMENT  
CONSULTANTS

**APPENDIX 5  
NUTRIENT LEVEL  
MONITORING SITES**

**KINGSWOOD GOLF ESTATE  
WATER MONITORING SAMPLE POINTS  
2009**



**HILLAND ASSOCIATES**  
ENVIRONMENTAL MANAGEMENT  
CONSULTANTS

# GEORGE MUNISIPALITEIT



## AANSOEKVORM VIR AANSOEK INGEDIEN INGEVOLGE DIE VERORDENINGE OP GRONDGEBRUIKBEPLANNING VIR GEORGE MUNISIPALITEIT

**NOTA:** Voltooi asseblief die vorm in BLOK letters en merk die toepaslike blokkies.

### DEEL A: BESONDERHEDE VAN APPLIKANT

Voornaam(e)	<b>pieter</b>				
Van	<b>brown</b>				
SACPLAN Reg Nr. (indien van toepassing)	<b>n.v.t.</b>				
Maatskappy naam (indien van toepassing)	<b>design centre and associates</b>				
Posadres	<b>posbus 7, molendrift</b>			Poskode	<b>6537</b>
E-pos	<b>pieterdesigncentre@gmail.com</b>				
Tel	<b>-</b>	Faks	<b>-</b>	Sel	<b>083 599 2882</b>

### DEEL B: BESONDERHEDE VAN GEREISTREERDE EIENAAR(S) (indien verskillend van applikant)

Geregistreeerde eienaar	<b>Gary Lance Familie Trust</b>				
Posadres	<b>Heritage Plant Hire Heron Banks Golfcourse Clubhouse Minaarstraat 73, Vaalpark</b>			Poskode	<b>1947</b>
E-pos	<b>heritageph@gmail.com</b>				
Tel	<b>-</b>	Faks	<b>-</b>	Sel	<b>082 800 3169</b>

### DEEL C: EIENDOMS-BESONDERHEDE (ooreenkomstig die Titellakte)

Eiendoms beskrywing [Erf / Erve / Gedeelte(s) en Plaasnommer(s), toewysings gebied]	<b>erf 22733, Kingswood, George</b>				
Fisiese Adres	<b>Bankside Crescent</b>				
GPS Koördinate	<b>33.966433°S 22.432037°O</b>		Dorp/Stad	<b>George</b>	
Huidige Sonering	<b>Enkelresidensiële sone II (SRZII) – "Estate Housing"</b>				
Oppervlak	<b>9346m<sup>2</sup></b>			Is daar bestaande geboue?	<b>J</b> <b>N</b>
Huidige Grondgebruik	<b>Vakant</b>				

Titelakte nommer & datum	<b>T102509/2004 &amp; T100632/2005</b>				
Enige beperkende voorwaardes wat aansoek verbied?	J	<b>N</b>	Indien Ja, Lys die nommer(s) van voorwaarde (s)	<b>n.v.t</b>	
Is die beperkende voorwaardes ten gunste van 'n derde party?	J	<b>N</b>	Indien Ja, lys die party(e).	<b>n.v.t</b>	
Is die eiendom onder verband?	J	<b>N</b>	Indien Ja, lys die naam van die verbandhouer(s)?	<b>n.v.t.</b>	
Het die Munisipaliteit reeds 'n besluit oor die aansoek(e) geneem?	<b>J</b>	N	Indien Ja, lys die verwysingsnommer(s)?	<b>2001 – Erf 464, George (18 Sept 2001)</b> <b>2003 – 17/7/4/8 (28 Okt 2003)</b> <b>2006 – Erf 22733, George (28 Feb 2006)</b>	
Is daar bestaande ongemagtigde geboue en/of grondgebruik op die eiendom(me)?	J	<b>N</b>	Indien Ja, word hierdie aansoek geloods om die gebou / grondgebruik te wettig?	J	<b>N</b>
Is daar enige hangende hofsak / bevel rakende die eiendom(me) ter sprake?	J	<b>N</b>	Is daar enige grondeis(e) geregistreer teen die betrokke eiendom(me)?	J	<b>N</b>

#### DEEL D: VOOR-AANSOEK KONSULTASIE

Was daar 'n vooraansoekkonsultasie ?	<b>J</b>	N	Indien Ja, voltooi die onderstaande en heg die notule van die vergadering aan.
Naam van amptenaar	<b>Ilané Huyser</b>	Verwysings nommer	<b>3612756</b>
		Datum geteken	<b>26-02-2025</b>

#### DEEL E: GRONDGEBRUIKSAANSOEKE INGEVOLGE ARTIKEL 15 VAN DIE VERORDENING OP GRONDGEBRUIKBEPLANNING VIR GEORGE MUNISIPALITEIT EN AANSOEKFOOIE BETAALBAAR

**\*Aansoekfooie wat aan die Munisipaliteit oorbetaal is is nie terugbetaalbaar nie en bewys van betaling van die aansoekfooie moet die aansoek vergesel.**

#### BANK BESONDERHEDE

Naam: **George Munisipaliteit**  
 Bank: **ABSA**  
 Tak nr.: **632005**  
 Rekening nr.: **01022220981**  
 Tipe: **Tjek**  
 Swift Kode: **ABSAZAJCPE-SORTCODE 632005**  
 BTW Registrasie Nr: **4630193664**  
 E-POS: **ronel@george.org.za**  
 GRG.....of Erf nr: .....

**\*Betaling verwysing:**

**DEEL F: BESONDERHEDE VAN AANSOEK**

**Kort beskrywing van voorgestelde ontwikkeling / doel van die aansoek:**

**Voorgestelde ontwikkeling van erf 22733, George, Aansoek om gebruiksverandering en onderverdeling in 12 groepbuisingerwe Enkelresidensiële sone II (SRZII) – “Estate Housing”**

**Voltooi asseblief die volgende kontrole lys en heg al die inligting relevant tot die voorstel hierby aan. Versuim om al die voorgeskrewe inligting in te dien sal tot gevolg hê dat die aansoek as onvolledig geag word.**

Is die volgende verpligte inligting aangeheg?

<b>J</b>	N	Voltooide aansoekvorm	<b>J</b>	N	Vooraansoeknotule (waar van toepassing)
<b>J</b>	N	Volmag / Toestemming van aansoeker indien die aansoeker nie die eienaar is nie (indien van toepassing)	J	<b>N</b>	Verbandhouer se toestemming
<b>J</b>	N	Motiveringsverslag /brief	<b>J</b>	N	Bewys van betaling van fooie
<b>J</b>	N	Volledige afskrif van die Titelakte	<b>J</b>	N	Uittreksel uit <b>L.G. noteringsvel</b> / Erf diagram / Algemene Plan
<b>J</b>	N	Liggingsplan	<b>J</b>	N	Terreinuitlegplan – Parkering en verdiepinguitlegplanne - posisie van gastekamers

Minimum en addisionele vereistes:

<b>J</b>	N	n.v.t	Sertifikaat van Aktebesorger	<b>J</b>	N	n.v.t	Grondgebruiksplan / Soneringsplan
<b>J</b>	N	n.v.t	Voorgestelde onderverdelingsplan (insluitend straatname en nommers)	J	N	<b>n.v.t</b>	Faseringsplan
J	N	<b>n.v.t</b>	Konsolidasieplan	J	N	<b>n.v.t</b>	Afskrif van oorspronklike goedkeuringsbrief (indien van toepassing)
<b>J</b>	N	n.v.t	Terreinontwikkelingsplan (TOP)	J	N	<b>n.v.t</b>	Landskappering / Boom Plan
J	N	<b>n.v.t</b>	Toestemming van aangrensende bure	J	N	<b>n.v.t</b>	Toestemming van Huiseienaarsvereniging
<b>J</b>	N	n.v.t	Diensteverslag of aanduiding van alle munisipale dienste / geregistreerde serwitute	J	N	<b>n.v.t</b>	1 : 50 / 1:100 Vloedlyn bepaling (plan / verslag)
<b>J</b>	N	n.v.t	Afskrif van Omgewings impakstudie (EIA) / Erfenisimpakstudie (HIA) / Verkeersimpakstudie (TIA) / Verkeersimpakstelling (TIS) /	J	N	<b>n.v.t</b>	Vereiste aantal afskrifte van dokumentasie

			Hoë risikoimpakstudie (MHIA) / Omgewingsmagtiging (EA) / Rekord van Besluit (ROD)				
<b>J</b>	N	n.v.t	Enige addisionele dokumentasie of inligting vereis ingevolge die voor-aansoeknotule	J	N	<b>n.v.t</b>	Ander (spesifiseer)

#### DEEL H: MAGTIGING(S) INGEVOLGE ANDER WETGEWING

J	<b>n.v.t</b>	Nasionale Wet op Erfenis Hulpbronne, 1999 (Wet 25 van 1999)	J	<b>n.v.t</b>	Wet op Spesifieke Omgwingsbestuur (SEMA) (bv. Wet op Omgewingsbewaring, 1989 (Wet 73 van 1989), Nasionale Omgewingsbestuur: Wet op Lugkwaliteit, 2004 (Wet 39 van 2004), Nasionale Omgewingsbestuur: Wet op Geïntegreerde Kusbestuur, 2008 (Wet 24 van 2008), Nasionale Omgewingsbestuur: Rommelwet, 2008 (Wet 59 van 2008), Nasionale Waterwet, 1998 (Wet 36 van 1998)	
J	<b>n.v.t</b>	Wet op Nasionale Omgewingsbestuur, 1998 (Wet 107 van 1998) (NEMA)				
J	<b>n.v.t</b>	Wet op Onderverling van Landbougrond, 1970 (Wet 70 van 1970)				
J	<b>n.v.t</b>	Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 (Wet 16 van 2013) (SPLUMA)				
J	<b>n.v.t</b>	Wet op Beroepsveiligheid en Gesondheid, 1993 (Wet 85 van 1993): Regulasies vir Hoërisiko Installasies				
J	<b>n.v.t</b>	Wet op Grondgebruikbeplanning, 2014 (Wet 3 van 2014) (LUPA)				J
J	<b>N</b>	Indien vereis, is aansoek gedoen vir EIA / HIA / TIA / TIS / MHIA goedkeuring? Indien ja, heg dokumente / planne / bewys van indiening ens. aan.				
J	<b>N</b>	Indien vereis, wil u 'n geïntegreerde aansoek prosedure volg ingevolge artikel 44(1) van die Verordeninge op Grondgebruikbeplanning vir George Munisipaliteit?				

## AFDELING I: VERKLARING

Hierby bevestig ek die volgende:

1. Dat inligting soos vervat in hierdie aansoekvorm en meegaande dokumentasie volledig en akkuraat is.
2. Die Munisipaliteit het nog nie 'n besluit oor hierdie aansoek geneem nie.
3. Ek is bewus daarvan dat ingevolge artikel 86(1)(d) van die Verordeninge op Grondgebruikbeplanning vir George Munisipaliteit dit 'n oortreding is om besonderhede, inligting of antwoorde in 'n aansoek te verskaf wat bewustelik vals, onakkuraat of misleidende is of indien ek self nie oortuig is dat dit akkuraat is nie.
4. Ek is gemagtig om hierdie aansoek te loods namens die eienaar en (waar van toepassing) is afskrifte van sodanige relevante volmagte / magtiging hierby aangeheg.
5. Ek is deur die eienaar aangestel om die aansoek in te dien namens hom/haar en dit word aanvaar dat korrespondensie voortspruitend en kennisgewings van die Munisipaliteit ingevolge die verordeninge slegs na my as gevolgmagtigde agent gestuur sal word en dat die eienaar op gereelde basis met die agent in hierdie verband moet konsulteer (waar van toepassing).
6. Dat hierdie indiening alle nodige grondgebruikbeplannings aansoeke bevat wat vereis word om die ontwikkeling hierin voorgestel moontlik te maak.
7. Ek bevestig dat die relevante titelakte(s) gelees is en dat daar geen beperkende titelvoorwaardes is wat 'n impak op hierdie aansoek mag hê nie, welke impak op hierdie aansoek, of alternatiewelik 'n aansoek vir opheffing/wysiging/opskorting deel uitmaak van hierdie indiening.
8. Ek is bewus van die status van die bestaande grootmaat dienste en infrastruktuur in die betrokke area en dat ek aanspreeklik is vir enige moontlike ontwikkelingskoste wat betaalbaar mag wees as gevolg van die voorgestelde ontwikkeling.

Handtekening van aansoeker:



Datum:

**28 November 2025**

Volle name:

**pieter brown**

Professionele kapasiteit:

**n.v.t.**

SACPLAN Reg. Nr:

**n.v.t.**

## SLEGS VIR KANTOORGEBRUIK

Datum ontvang:

Ontvang deur:

Kwitansie nommer:

Datum wat  
aansoek volledig is

## AANHANGSELS

**Moet asseblief nie die Aanhangsels saam met u aansoek indien nie.**

Aanhangsel A: Voorbeeld van liggingsplan (raadpleeg riglyne vir presiese vereistes)

Aanhangsel B: Kontrole lys vir indiening van aansoek

Aanhangsel C: Voorbeeld van tipiese uitlegplan (raadpleeg riglyne vir presiese vereistes)

Aanhangsel D: Voorbeelde van vereiste dokumentasie