



TOWN PLANNING

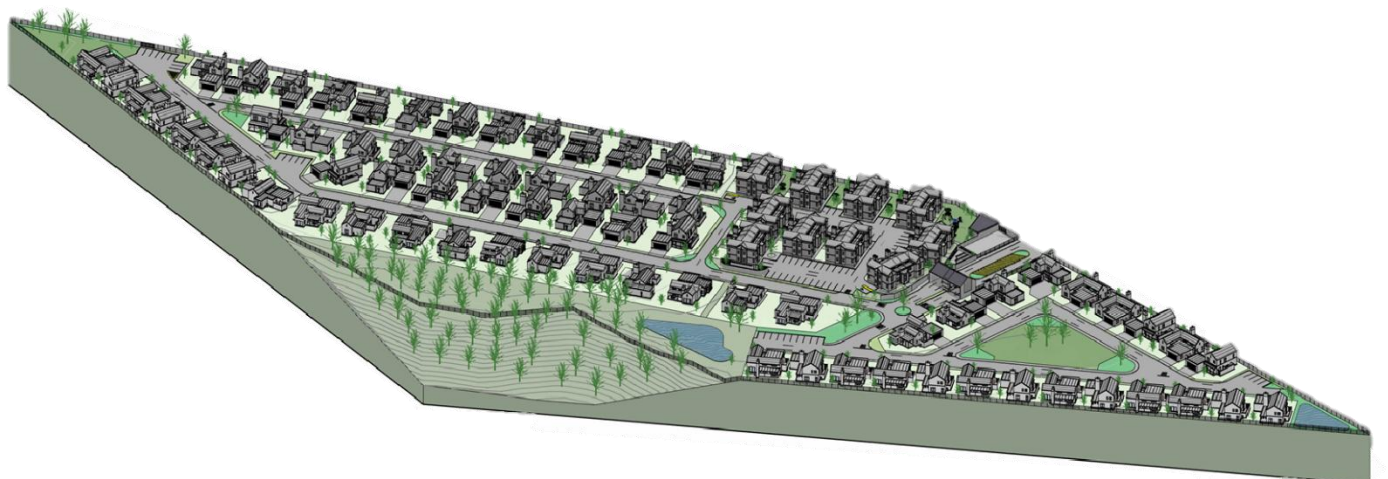
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DEVELOPMENT MANAGEMENT CONSULTING

**PROPOSED SITE DEVELOPMENT PLAN, ARCHITECTURAL GUIDELINES, HOA
DELETION & PERMANENT DEPARTURE
FOR URBAN COUNTRY ESTATE PTY LTD**

**ERF 19374 (Erven 6156, 6179, 19372 and 19373), PLANTATION ROAD, HEATHER PARK
GEORGE MUNICIPALITY & DIVISION**



CONTENTS

1. BACKGROUND INFORMATION & PROPERTY DETAILS	3
2. APPLICATION	4
2.1. PRE-APPLICATION	4
3. CONTEXTUAL INFORMANTS.....	5
4. LAND USE APPROVAL (2026)	6
5. DEVELOPMENT PROPOSAL.....	7
5.1 PROPOSED DEPARTURE – REDUCTION IN PARKING FOR FLATS.....	7
5.2 DELETION OF CONDITION OF APPROVAL	8
5.3 SUBMISSION OF THE SDP	9
5.4 SUBMISSION OF THE ARCHITECTURAL GUIDELINES	9
5.5 SUBMISSION OF THE HOA CONSTITUTION	9
5.6. FURTHER CONSIDERATIONS.....	9
5.6.1. MUNICIPAL ENGINEERING SERVICES & ACCESS.....	9
5.6.2. PUBLIC INTEREST.....	9
5.6.3. ENVIRONMENTAL & HERITAGE CONSIDERATIONS.....	10
5.6.4. CONDITIONS OF APPROVAL	10
6. NEED & DESIRABILITY	11
7. LEGISLATION & POLICIES.....	12
7.6. SPATIAL PLANNING & LAND USE MANAGEMENT ACT, 2013 (SPLUMA)	12
7.7. WESTERN CAPE LAND USE PLANNING ACT, 2014 (LUPA)	13
7.8. WESTERN CAPE SPATIAL DEVELOPMENT FRAMEWORK, 2014	13
7.9. GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW, 2023.....	13
7.10. GEORGE INTEGRATED ZONING SCHEME BY-LAW, 2023 (GIZS)	14
7.10.1. SITE DEVELOPMENT PLAN	14
7.11. GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (GMSDF) (2023).....	16
7.12. URBAN DESIGN GUIDELINES FOR HIGH DENSITY, SOCIAL AND AFFORDABLE HOUSING JULY 2023	17
8. CONCLUDING	21

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Annexures

1. Land use approval 2026
2. Power of Attorney
3. Copy of Title Deed
4. SG diagram
5. Withdrawal of GP & status of public places
6. Consolidation registration copies
7. Conveyancer certificate
8. Pre-application
9. Locality plan
10. Site Development Plans
 - SDP (including landscaping plan)
 - Floor plans, elevations, sections, & 3Ds (n/a for PPP)
11. Architectural Guidelines (n/a for PPP)
12. Architectural Guidelines Compliance letter from *MERE*
13. Bulk Engineering Services Design Report
14. Electrical Services Report
15. Combined Services Layout
16. Environmental Authorisation
17. ECO appointment letter (n/a for PPP)
18. Alien Management Plan (n/a for PPP)
19. Environmental Management Plan report (n/a for PPP)
20. HOA Constitution (n/a for PPP)

Aerial images:

<https://gis.elsenburg.com/apps/cfm/#>

<https://gis.george.gov.za/portal/apps/webappviewer/index.html?id=0283eccf869641e0a4362cb099290fca>

<https://www.google.com/earth/>

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PROPOSED SITE DEVELOPMENT PLAN, ARCHITECTURAL GUIDELINES, DELETION & PERMANENT DEPARTURE: ERF 19374, PLANTATION ROAD, HEATHER PARK GEORGE MUNICIPALITY & DIVISION

1. BACKGROUND INFORMATION & PROPERTY DETAILS

Erf 6182 George was historically subdivided into several erven. Six erven were consolidated to form Erf 19372 George and a further 22 erven were consolidated to form Erf 19373 George, leaving Erven 6156 and 6179 between them. These consolidations predated the requirement for municipal approval and were never registered in the Deeds Office.

During the 1990s, Erven 6156, 6179, 19372 and 19373 were approved for consolidation to create Erf 19374 George. However, the municipal approval lapsed before registration. A subsequent approval for the same proposal in 2004, also lapsed. Consequently, General Plan 5904/1996 was cancelled in 2026. The land use application approved in January 2026 again authorised the consolidation of Erven 6156, 6179, 19372 and 19373, with Erven 19372 and 19373 comprising the unregistered consolidated portions of the Remainder of Erf 6182 George. The surveyor has since submitted the consolidation for approval to create Erf 19374 George, which remains unregistered pending completion of the registration process. For the purposes of this application, the property is therefore referred to as Erf 19374 George.

Erf 19374 George is 5.6388ha property in Heather Park that was approved earlier this year to be rezoned and develop for estate housing comprising of 72 group housing erven, 40 apartments, and private roads and open spaces. The land use approval is attached as **Annexure 1**.

Condition 5 of the approval letter dated 16 January 2026 states that a Site Development Plan (SDP) be submitted to the Municipality for approval in accordance with Section 23 of the George Integrated Zoning Scheme By-law (2023). Along with the submission of the SDP for approval is included in this application a permanent departure to reduce the parking requirements for the proposed flats.

DMC Town Planning has been appointed to address the necessary land use requirements to enable the development of the property according to the recent approval. The power of attorney attached as **Annexure 2**. The table below includes relevant information regarding Erf 19374 George.

Physical Address	6 Plantation Road, Heather Park
Size of the property	5.6388ha
Owner	Urban Country Estate Pty Ltd
Title Deed	T20390/2022 (Annexure 3)
Zoning	Single Residential Zone II (Estate housing)

General Plan No. 5904/1996 was cancelled in the SG office. See confirmation of this cancellation attached as **Annexure 5**. The consolidation (January 2026) was approved in the SG office, and the registration copies are attached hereto as **Annexure 6**. Erf 19374 George is still to be registered in the Deeds Office.

The conveyancer's certificate submitted as part of the original land use application remains applicable, confirming that there were no title deed conditions that restricted the LUA that was approved in January 2026. This application is a direct consequence of, and follow-up to, the land use approval of January 2026. See **Annexure 7**.

2. APPLICATION

This land use application in terms of the George Municipality: Land Use Planning By-law (2023) for Erf 19374 George entails the following:

- **Permission** in terms of Section 15(2)(l) of the George Municipality: Land Use Management By law (2023) for the following:
 - approval of a Site Development plan (SDP) for the estate housing development on Erf 19374 George (condition 5);
 - for the approval of Architectural Guidelines for the proposed estate housing development on Erf 19374 George (condition 22).
 - for the approval of the HOA Constitution for the proposed estate housing development on Erf 19374 George (condition 21).
- **Permanent departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Management By law (2023) for a reduction in parking provisions for the flats proposed on Erf 19374 George from 80 bays to 60 bays.
- **Deletion** in terms of Section 15(2)(h) of the George Municipality: Land Use Management By law (2023) of condition 13 of the approval dated 16 January 2026.

2.1. PRE-APPLICATION

The pre-application consultation was held on 4 February 2026 and is attached hereto as **Annexure 8**. The pre-application feedback is discussed in the following table.

COMMENTS RECEIVED	RESPONSE
Town planning	
Condonation for public participation cannot be granted, given the objections received during the previous application. Furthermore, the Land Use Planning By-law for George Municipality, 2023 makes no provision for condonation in respect of exemption for the public participation process (refer to Section 64).	It should be noted that during the public participation process one comment was received from the Homewood Homeowners' Association requesting dialogue regarding boundary walls. This was not an objection. One objection was received from Mr. AF Kaffoen and Mr R Booysen which addressed matters finalised in terms of the National Heritage Resources Act (1999). This objection had nothing to do with the nature of the land use application, and no concerns were raised regarding the parking provision or traffic impacts associated with the proposed development. To therefore refer to 'objections received' are incorrect.

Condonation for submission of a new Conveyancer Certificate is granted; however, the applicant must still submit the certificate that was provided with the initial land use application.	Noted. The conveyancer certificate is attached hereto as Annexure 7 .
Applicant to determine whether an amendment of conditions of approval is required.	Noted.
Due to the required amendment of conditions application, a normal “full” public participation will be required (please refer to Section 46(1)(e) of the Planning By-law).	Noted.
Civil Engineering Services (Traffic)	
Indicated that a parking departure is unlikely.	It is considered that the proposed reduction in parking provision is adequately motivated by the property’s proximity to the public transport network, as well as the provision of 29 additional visitor parking bays within the estate that are available to supplement and accommodate any overflow demand in the unlikely event that the 60 bays provided for the 40 flats are insufficient.
The applicant will have to substantially motivate the reduction of parking on the flats site.	
Addendum to the 2022 Traffic Impact Assessment which motivate for parking reduction will be required (with specific focus on flats site).	Noted.
According to applicable public transport standards, the subject property does not fall within the PT1 area. Applicant will need to motivate the reduction to PT1.	See supporting motivation in paragraph 4 of this report.

3. CONTEXTUAL INFORMANTS

Erf 19374 George is a large, deforested property in the most northern corner of Heather Park between Blanco and Heatherlands. The Property is relatively level and located within the urban edge. A large General Residential Zone II property is located to its southwest and is currently being developed with group housing and apartments. On its southeastern boundary Erf 19374 George is bounded by a road reserve (Plantation Road) and 7 developed Single Residential Zone I erven. The most southern corner of The Property is bounded by Homewood Street. A locality map is attached hereto as **Annexure 9**.

Erf 19374 George is 5.6388ha in extent that has been mostly deforested by wood suppliers in the past. The property is ideally located within the urban edge and is an infill development opportunity. Development here protects the urban edge and therefore prevents urban sprawl. The property is approved (January 2026) to be developed with 72 Single Residential Zone I erven, 40 apartments, private streets, and private open spaces. The land use approval is attached as **Annexure 1**.

4. LAND USE APPROVAL (2026)

Approval was granted on 16 January 2026 for the following:

1. Closure in terms of Section 15(2)(n) of the Land Use Planning By-law for George Municipality, 2023 of the public places as indicated on General Plan No. 5904/1996;
2. Cancellation in terms of Section 15(2)(k) of the Land Use Planning By-Law for George Municipality, 2023 of approved General Plan No. 5904/1996;
3. Consolidation in terms of Section 15(2)(e) of the Land Use Planning By-law for George Municipality, 2023 of Erven 6179, 6156, 19372 and 19373, George to create one erf (± 5.6338 ha);
4. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 of the consolidated erf from Agricultural Zone I to **Single Residential Zone II for an Estate Housing Site comprising of 80 erven**;
5. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of the **Estate Housing Site comprising 80x Single Residential Zone II erven into the following** over four (4) phases:
 - (a) **72x Single Residential Zone II (group housing) erven.**
 - (b) **1x Single Residential Zone II (flats) erf (for up to 40 flats).**
 - (c) **4x Single Residential Zone II (private open space) erven.**
 - (d) **3x Single Residential Zone II (private road erven).**

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

The approval is subject to 21 conditions of approval, including the submission and approval of the final Site Development Plan (SDP) and Architectural Guidelines, amongst other requirements. This application arises directly from, and gives effect to, that approval. The land use approval is attached hereto as **Annexure 1**.

In addition to the submission of the Site Development Plan (SDP) and Architectural Guidelines, the application includes a departure to permit reduced parking provisions for the proposed Phase 4 flats, as well as an application to remove a condition of the existing approval.

5. DEVELOPMENT PROPOSAL

5.1 PROPOSED DEPARTURE – REDUCTION IN PARKING FOR FLATS

As part of the proposed development on Erf 19374 George, a total of 40 flats are planned, arranged in 10 blocks of 4 units each. Each block will comprise of two ground-floor units and two first-floor units.

In terms of the applicable zoning scheme, units with three or more habitable rooms are required to provide two parking bays per unit, while units with two habitable rooms require 1.5 bays per unit. As the proposed units will each contain three or more habitable rooms, a total of 80 parking bays is required.

The proposed development layout can comfortably accommodate 60 parking bays on site. This provision aligns with the requirement applicable to units with up to two habitable rooms and with the PT1 requirements for flats with 3 or more habitable rooms per unit.

The zoning scheme says the following for PT1 to be considered (42(2)):

- (4) the column with heading “PT1 Areas” refers to areas where the use of public transport is to be promoted as well as areas dominated by pedestrian movement and/or non-motorised transport movement, but where the Council considers the provision of public transport to be inadequate.

According to section 42(4) of the zoning scheme, PT1 areas are zones where the municipality has identified that public transport *should* be prioritised, but where the current public transport infrastructure or service is *lacking* or still to be improved.

It is our opinion that the scale of residential development currently underway in the immediate area, where at least 300 new residential opportunities were approved and under development or impending construction between Arbour Estate, Erf 25087 George, and Urban Country Estate, both warrants and necessitates the prioritisation of public transport in this area. Similar to the approaches taken by the surrounding developments, **a departure is thus applied for to reduce the parking requirements for the flats from the normal parking requirements to PT1 requirements, permitting the provision of 60 parking bays in lieu of the 80 bays.** This will directly support the public transport system in this area.

The property is located about 700m from the public transport route and pick-up points in Witfontein Road, which is within reasonable walking distance. In addition, the broader development includes a total of 29 additional visitor parking bays (excess to the group housing parking requirements), with 10 bays located nearby the flats in Tamboti Street. These bays are intended for use by visitors to both the flats and the group housing properties, noting that each group housing erf already provides adequate on-site parking within its respective boundaries. The group housing erven are thus not subject to this departure.

The following image shows the proximity and walkability of Urban Country Estate to the nearest public transport routes and pick up points.



5.2 DELETION OF CONDITION OF APPROVAL

Condition 13 prohibits visitor parking within the throat length of the access. We submit that this condition be removed on the following grounds.

The access throat, while dimensioned to facilitate safe entrance and exit, falls entirely within the boundaries of the subject property. It does not encroach on public road reserve or municipal land, and provides valuable space for additional off-street parking provision, which is usually encouraged, that is walking distance from the apartments.

The intent behind a clear throat length is to prevent vehicles from queuing onto the public road while awaiting entry to the property. We accept this principle but, in this case, the access serves a low-traffic context, with only the last two residential properties in Plantation Road that will realistically be affected by any potential queuing situation. Fortunately, given the 46m throat length and the turnaround space provided within the throat, queuing onto the public road is not anticipated under normal operating conditions. Permitting visitor parking within the throat length could further improve traffic flow. Visitors who experience delays at the access point to Urban Country Estate, whether due to access clearance, intercom response, or similar, would be able to pull out of the queue and into a parking bay, keeping the throat clearer for other vehicles / residents. This is a practical benefit that condition 13 prohibits.

We therefore request that **Condition 13 be deleted**, and that 6 visitor parking bays within the access throat be permitted as shown on the SDP (*Annexure 10*). It is necessary for daily operation without causing delays in the ample throat length.

5.3 SUBMISSION OF THE SDP

Permission is for the approval of a Site Development Plan (SDP) for the proposed estate housing development on Erf 19374, George, in accordance with Condition 5 of the land use approval. The Site Development Plan requirements, as prescribed in Section 23 of the Zoning Scheme, are discussed in detail in Paragraph 6.5.1. The SDP is attached hereto as **Annexure 10**. **Paragraph 6.5.1. discusses the detailed requirements of the SDP in terms of Section 23 of the GIZSB.**

5.4 SUBMISSION OF THE ARCHITECTURAL GUIDELINES

Permission is sought for the approval of the Architectural Guidelines for the proposed estate housing development on Erf 19374 George, as required in terms of Condition 22 of the land use approval.

The Architectural Guidelines are attached hereto as **Annexure 11**. A letter from MERE Architects is also attached hereto as **Annexure 12** to confirm that the SDP complies with the Architectural Guidelines.

5.5 SUBMISSION OF THE HOA CONSTITUTION

Permission is sought for the approval of the HOA Constitution for the proposed estate housing development on Erf 19374 George, as required in terms of Condition 21 of the land use approval.

The Constitution as attached hereto as **Annexure 20**.

5.6. FURTHER CONSIDERATIONS

5.6.1. MUNICIPAL ENGINEERING SERVICES & ACCESS

The relevant service plans are attached hereto as part of this land use application and in line with the requirements of the approval letter.

The Bulk Engineering Services Design Report by *CHEL* is attached hereto as **Annexure 13**.

The Electrical Services Report by *Clinkscapes Maughan-Brown (South) (Pty) Ltd* is attached hereto as **Annexure 14**.

A combined services layout is attached hereto as **Annexure 15**.

5.6.2. PUBLIC INTEREST

The public interest associated with this application is considered to be limited. The desirability have already been considered and the reasons for approval of the development proposal provided in the decision letter (**Annexure 1**).

The proposed parking provision remains unchanged from that presented during the 2023 public participation process undertaken as part of the land use application. The configuration is only different.

The overall parking provision across the development is numerically sufficient. Each group housing erf provides two on-site parking bays minimum, the flats provide 60 parking bays, and an additional 29 shared visitor bays are available. In total, this equates to nine parking bays more than the minimum number required for the development as a whole.

5.6.3. ENVIRONMENTAL & HERITAGE CONSIDERATIONS

The environmental authorisation for the development was issued 12 December 2025 and is attached hereto as **Annexure 16**.

Condition 11 of the approval letter dated 12 January 2026 states: The developer must appoint an Environmental Control Officer (ECO) to ensure compliance with the Environmental Authorisation and all relevant environmental requirements and recommendations from related specialist studies and comments and conditions from the Department of Environmental Affairs and Development Planning. The ECO must ensure compliance with / the implementation and management of the landscaping plans. A confirmation letter from the ECO must be submitted with the SDP in this regard. The developer has appointed Sharples Environmental Services as the ECO for the development. See appointment letter attached as **Annexure 17** and the Alien Management Programme attached as **Annexure 18**.

Condition 16 of the approval letter dated 12 January 2026 states: An Environmental Management Plan must be submitted to the Municipality for approval. The Environmental Management Plan is attached hereto as **Annexure 19**.

The heritage components were addressed during the land use application process.

5.6.4. CONDITIONS OF APPROVAL

This SDP submission addresses conditions 5, 6, 9, 10, 13, 22.

The tree-related requirements contained in Condition 7 will be addressed during the construction phase and upon completion of the development.

Condition 19 regards the Homeowners' Association Constitution for the proposed estate housing development on Erf 19374 George. The HOA Constitution was submitted to the Municipality by *Miltons Matsemela Inc* and is also attached hereto as **Annexure 20** for reference.

Conditions 6, 7, 11, and 20 are addressed in paragraph 4.1.3. of this report with the necessary **Annexures 16, 17, & 18** attached hereto.

Condition 14 regards the endorsed cancellation of General Plan No. 5904/1996. See confirmation of this cancellation attached as **Annexure 5**.

6. NEED & DESIRABILITY

Need depends on the nature of the proposal and is guided by the principle of sustainability. This report demonstrates that the proposed reduction in parking provision for the flats on Erf 19374, George, will not result in negative impacts on surrounding properties, the visual character of the area, or the natural environment, as discussed above. Furthermore, the proposal enables the developer to implement the approved development without compromising the overall design.

Desirability from a planning perspective, is defined as the degree of acceptability of a proposed development on a property. The relevant factors include the physical characteristics of the properties, existing planning in the area, character of the area, the locality and accessibility of the properties as well as the provision of services.

Physical characteristics of the properties

The proposed parking reduction will not affect the physical characteristics of the property.

Existing planning in the area

As indicated later in this land use report, this application is not found to be in conflict with the George Municipal Spatial Development Framework (GMSDF).

Character of the area

The proposed development does not negatively affect the spatial character and objectives of the area.

Provision of services

This is addressed earlier in the report.

Economic impact

The reduction on parking for the flats will not have a negative economic impact. It will support the public transport network.

Direct impact on surrounding properties

No neighbours are expected to be impacted on negatively as discussed throughout this report.

It is our view that the need and desirability of the proposed application for Erf 19374 George, shows no negative impacts.

7. LEGISLATION & POLICIES

The criteria for the consideration of land use applications as per the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SLPUMA), the Western Cape Land Use Planning Act, (Act 3 of 2014) (LUPA) and the George Municipality: By-law on Municipal Land Use Planning (2023) builds on each other. SLPUMA introduced legislative and procedural changes to the management of land use planning in South Africa. The Western Cape Province followed with LUPA and thereafter George Municipality with the Municipal Land Use Planning By-law (2023). What is relevant to this land use application is discussed in the paragraphs to follow.

7.6. SPATIAL PLANNING & LAND USE MANAGEMENT ACT, 2013 (SPLUMA)

Section 7 of this Act sets out the five development principles that are applicable to spatial planning, land development and land use management and section 42 of SPLUMA then refers to the factors that must be considered by a municipal tribunal when considering a land use planning application, which include but are not limited to:

- Five SPLUMA development principles;
- Public interest;
- Constitutional transformation;
- Respective rights and obligations of all those affected;
- State and impact of engineering services, social infrastructure and open space requirements;
- Compliance with environmental legislation.

Relevant aspects not addressed in the earlier paragraphs of this land use report, are addressed in the following paragraphs.

The five development principles of SPLUMA, namely spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration are not all directly relevant to this land use application.

Spatial justice as described in Section 7(a) of SPLUMA is not fully relevant to this land use application.

Spatial sustainability as described in Section 7(b) of SPLUMA is relevant as follows:

- The proposed departure holds no expected negative environmental impact.
- The effective and equitable functioning of land markets are not negatively affected by this application.
- No negative impacts are expected on surrounding properties by this departure.

Efficiency as described in Section 7(c) of SPLUMA is not fully relevant to this land use application.

Spatial resilience as described in Section 7(d) of SPLUMA is not fully relevant to this land use application.

Good Administration as described in Section 7(e) of SPLUMA indicates the responsibilities of all involved in any land use matter.

The paragraphs above show that the land use application for Erf 19374 George supports the relevant development principles of SPLUMA.

7.7. WESTERN CAPE LAND USE PLANNING ACT, 2014 (LUPA)

LUPA requires that local municipalities consider the following when deciding on land use applications:

- Applicable spatial development frameworks;
- Applicable structure plans;
- Land use planning principles referred to in Chapter VI (Section 59) which is an expansion of the five development principles of SPLUMA;
- Desirability of the proposed land use; and
- Guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use.

The land use planning principles expands on the five development principles of SPLUMA and desirability which is discussed in foregoing paragraphs. Section 19(1) and (2) of LUPA refers to **consistency** and **compliance** of a land use proposal regarding spatial development frameworks or structure plans. Considering the aim of this land use application for Erf 19374 George, no conflict was found with the George Municipal Spatial Development Framework (GMSDF).

7.8. WESTERN CAPE SPATIAL DEVELOPMENT FRAMEWORK, 2014

The Western Cape Provincial Spatial Development Framework (PSDF) provides the overarching spatial planning policy for the province and guides sustainable land use, settlement development, and economic growth. It promotes the consolidation of development around existing settlements, the protection of environmental resources, and the diversification of rural economies through compatible land uses.

This proposal is not in conflict with the PSDF's objectives.

7.9. GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW, 2023

The general criteria for the consideration of applications in terms of this By-law are included in Section 65 which, inter alia, includes:

- Desirability of the proposed utilisation of land;
- Impact of the proposed development on municipal engineering services;
- Integrated development plan, including the municipal spatial development framework, the applicable local spatial development framework and/or local structure plans;
- Relevant municipal policies;
- Western Cape Provincial Spatial Development Framework;
- Section 42 of SPLUMA (public interest, constitutionality);
- Land use planning principles transposed from LUPA; and
- Provisions of the applicable zoning scheme.

The above is addressed elsewhere in this land use report as relevant.

7.10. GEORGE INTEGRATED ZONING SCHEME BY-LAW, 2023 (GIZS)

Erf 19374 George is approved to be developed with 72 group housing erven and 40 flats.

The only development parameter to be addressed is the provision of parking within the site boundary of the flats. The parking requirement for the flats is 80 bays. Only 60 bays can be accommodated within the flats site. A permanent departure is applied for in this regard. An additional 29 visitor bays are provided throughout the development which are available for use by the flats and the group housing properties.

The group housing site will have a 1.5m perimeter building line all around and these building lines will be complied with on all permitter boundaries. The internal street building lines are 0.0m and the garages will be 5.0m from the internal street kerbs. The perimeter building lines are shown on the SDP (**Annexure 10**).

All applicable development parameters for the group housing erven are complied with. The site development plan is also submitted with this application for approval by the municipality.

7.10.1. SITE DEVELOPMENT PLAN

The site development plan (SDP) for Erf 19374 is submitted in terms of Section 15(2)(l) of the George Municipality: Land Use Planning By-law (2023). Section 15(2)(l) is for *a permission required in terms of a condition of approval*. Section 23 of the George Integrated Zoning Scheme By-law (2023) (GIZS) addresses site development plans as discussed in paragraphs to follow.

The George Municipality: Land Use Planning By-law (2023) defines a site development plan as *a dimensioned plan drawn to scale that indicates details of the proposed land development, including the site layout, positioning of buildings and structures, property access, building designs and landscaping*.

Section 23 of the GIZS addresses site development plans with subsection (2) listing the information which may be required on a site development plan. This list is addressed in the table to follow. The Site Development Plan (and all its components) is attached hereto as **Annexures 10**.

The Site Development Plan for Erf 19374 George – Single Residential Zone II (estate housing) assessed in line with Section 23 in the following table.

	SECTION 23(2) (GIZS)	SDP FOR Erf 19374 GEORGE
a.	existing bio-physical characteristics of the property;	Indicated on SDP (Annexure 10).
b.	existing and proposed cadastral boundaries;	Indicated on SDP (Annexure 10).
c.	the layout of the property, indicating the use of different portions of the property;	Indicated on SDP (Annexure 10).
d.	the massing, position, use and extent of buildings;	Indicated on SDP (Annexure 10).

e.	sketch plans and elevations of proposed structures, including information about their external appearance;	Indicated on SDP (Annexure 10).
f.	cross-sections of the site and buildings on site;	Indicated on SDP (Annexure 10).
g.	the alignment and general specification of vehicle access, roads, parking areas, loading areas, pedestrian flow, and footpaths;	Indicated on SDP (Annexure 10).
h.	any measures of access control to and reservation of parking spaces / areas;	Indicated on SDP (Annexure 10).
i.	the position and extent of private, public, and communal space;	Indicated on SDP (Annexure 10).
j	typical details of fencing or walls around the perimeter of the land unit and within the property	Indicated on SDP (Annexure 10).
k	electricity supply and external lighting proposals	Indicated on SDP (Annexure 10).
l	provisions for the supply of water, management of storm water, and disposal of sewage and refuse	Indicated on SDP (Annexure 10).
m	external signage details	Indicated on SDP (Annexure 10).
n	general landscaping proposals, including vegetation to be preserved, removed or to be planted, external paving, and measures for stabilising outdoor areas where applicable	Indicated on SDP (Annexure 10). The landscaping plan is integrated into the SDP.
o	the phasing of a development	Indicated on SDP (Annexure 10).
p	the proposed development in relation to existing and finished ground levels, including excavation, cut and fill	Indicated on SDP (Annexure 10).
q	statistical information about the extent of the proposed development, floor area allocations and parking supply	Indicated on SDP (Annexure 10).
r	relationship of the proposed development to the quality, safety, and amenity of the surrounding public environment	The property is to be fenced for safety and security.
s	relationship of the proposed development to adjacent sites, especially with respect to access, overshadowing and scale	No overshadowing / overlooking is expected as the proposed units will be within the height parameters.
t	illustrations in a three-dimensional form depicting visual impacts of the proposed development on the site and in relation to surrounding buildings	Indicated on SDP floor plans, etc (Annexure 10).
u	any other details as may reasonably be required by the Municipality	Noted.

The Site Development Plan for *Urban Country Estate* is also discussed as per development parameter c(i) in the zoning scheme. The SDP is attached hereto as **Annexure 7**. Conditions included in the approval letter regarding the SDP Submission are addressed in the following table.

CONDITION	
The flats site is limited to 40 dwelling units	Noted and done accordingly. There are 40 flats proposed.
Functional open space	Indicated on SDP (Annexure 10).
Zoning scheme parameters	Indicated on SDP (Annexure 10).
A separate Landscaping Plan and Rehabilitation Plan to be submitted with the SDP to the satisfaction of the Directorate for consideration and approval..... Please include 3D renderings / visual representations. Ensure that open spaces and streetscapes are sufficiently landscaped to create an "urban country" sense of place. Permeable parking and other creative measures must be indicated to mitigate climate change and the heat island impact of urbanisation.	The landscaping plan is integrated with the SDP (Annexure 10). The rehabilitation plan is included in the EMPr / attached hereto as Annexure 19.
The height of the flats must be limited to 8.5m to safeguard the character of the surrounding area and limit possible negative visual impacts, as specified in the Visual Impact Study.	Noted and done accordingly. The flats comply with the height parameter of 8.5m.
On the SDP, indicate suitable screening and mitigative measures to favour aesthetics in respect of the package plant.	Indicated on SDP (Annexure 10).
On the SDP, indicate the fire breaks as requested by the Department of Forestry Fisheries and Environment.	Indicated on SDP (Annexure 10).
Access to the proposed development is limited to Plantation Road only, unless otherwise determined by the Engineering Department.	Noted and done accordingly. An emergency fire access is proposed in the northern corner of the property over the northeastern boundary.
No visitor parking may be allowed in the throat length of 46m as recommended by the TIA.	It is proposed to remove this condition from the approval as discussed in this application.

7.11. GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (GMSDF) (2023)

Erf 19374 George is not addressed specifically in the GMSDF. The property is on the northern edge of, and inside of, the demarcated urban edge of George in Heather Park. See the extract from the GMSDF below. The proposal will bring new residents to the area who will likely support the nearby public transport system and the nearby neighbourhood centre.

Given the nature of this application (parking reduction), this land use application and the nature thereof is found not to be in conflict with the GMSDF as required in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA).

7.12. URBAN DESIGN GUIDELINES FOR HIGH DENSITY, SOCIAL AND AFFORDABLE HOUSING JULY 2023

The purpose of the Urban Design Guidelines for High Density, Social and Affordable Housing is to provide a series of urban design guidelines to assist in the consistent provision of medium to high density housing developments within restructuring, densification and intensification zones in George Municipality, Western Cape.

What is applicable and compliant to the flats proposed in the subject guidelines are shown in the following table.

Category	Guideline	Response (Project-Specific – fill/adapt)
Location	Locate development within densification / restructuring zones	The property falls within the urban edge and densification zone on Witfontein Road.
	Locate close to daily needs, transport, and employment	The property is in close proximity to the Witfontein Neighbourhood Centre and the existing public transport system.
Development Blocks	Promote grid layout for connectivity	Noted and done accordingly. There will be 10 apartment buildings of about 13m x 20m per block, fully complying with this guideline. The layout avoids superblocks and promotes pedestrian-friendly movement within the development.
	Block widths $\pm 50\text{m}$ and lengths $\pm 100\text{m}$	
	Avoid oversized blocks	
Height & Massing	Minimum 2 storeys	The proposed development is 2 storeys and complies with this guideline.
	Respond to surrounding context	The proposed development of flats achieves a high residential density of 61.6 du/ha while remaining compatible with the surrounding urban character. This is achieved through its integration within the medium-density development proposed for the remainder of the property and the established mixed-density residential character of the surrounding neighbourhood.
	Vary building heights	Noted and done accordingly.
	Locate taller buildings along routes/nodes	
	Ensure natural light access	
Land Use	Align with zoning scheme	Proposed use aligns with land use approval of the property that was granted in line with the zoning scheme.

Land Use	Encourage mixed-use in nodes	The proposal is for a high-density residential development within a larger residential precinct. The introduction of non-residential or mixed land uses on this site is neither justified nor required, as the property comprises a vacant infill site within the urban edge and is located in close proximity to the established Witfontein neighbourhood centre that already accommodates a range of supporting commercial and community land uses.
	Ground floor activation	The layout of the apartment buildings has been designed to promote active ground floor engagement throughout the development. Each building is accessed via a communal pedestrian entrance, while the majority of the ground-floor open spaces between the buildings are directly accessible from at least one apartment blocks. This arrangement encourages pedestrian movement across the site, distributes activity throughout the development, and contributes to a safe, vibrant, and well-activated internal environment.
Building Placement	Buildings along street edge	Noted. Not fully relevant as the property does not sit parallel along a public street.
	Parking at rear	Parking for the apartment buildings is provided internally within the development to avoid creating a large parking desert toward the public frontage (east).
	Maximise coverage, reduce surface parking	The proposed development reflects the maximum level of development considered appropriate for the site. Given the locality, surrounding context, and established character of the area, there is little, if any, opportunity for further intensification. The proposed scale and density represent an appropriate response to the site's context. Surface parking has been accommodated as efficiently as possible within the available land area, with careful consideration given to balancing building mass, parking requirements, landscaping, and overall site functionality.
	Orientate north where possible	The buildings are mostly north facing.

Interface & Street Frontage	Active facades (windows, doors)	Noted. Not fully relevant as the property does not sit parallel along a public street. The flats are designed to create a good balance between active facades and ground floor activation while still maintaining reasonable privacy per building. The flats have patios (first floor) and stoeps (ground floor) that will directly support safety by 'eyes on the streets and surrounding areas'
	Entrances on street front	
	Ground floor access	
	Provide shading and weather protection	
	Include balconies for surveillance	
Security	Avoid gated developments	Noted. Not fully relevant as the precedent and character of gated communities have already been approved, encouraged, and established by the George Municipality in the entire George area.
	Multiple access points	Noted. The proposal has vehicular and pedestrian access.
	Passive surveillance ("eyes on street")	Noted. See earlier section in this table.
	Use permeable boundaries	The development will be enclosed with ClearVu fencing, a permeable security fencing system that maintains passive surveillance and visual connectivity between the development and the surrounding public realm while providing the necessary level of security.
Aesthetics	Consistent material palette	Noted. See 3D renders.
	Avoid monotony	Noted. See 3D renders.
	Minimise visual clutter (e.g. solar, security)	Noted. See 3D renders.
Streets & Public Spaces	Provide functional open spaces	Noted. See plans provided
	Locate open spaces where overlooked	
	Provide integrated movement network	Noted. Consider location at end of cul-de-sac.
	Sidewalks $\geq 2\text{m}$	
	Multi-functional streets	

Parking	Minimise visual impact	Noted. See plans provided
	Locate at back of blocks	
	Motivate reduced parking ratios	
	Integrate landscaping	Noted. See landscaping plan integrated into the SDP.
Landscaping	Use indigenous vegetation	
	Provide trees (1 per 10 units)	
	Retain existing vegetation	
Lighting & Furniture	Provide adequate lighting	Noted.
	Pedestrian-scaled lighting	
	Durable materials	
Stormwater	Incorporate SUDS	Noted.
	Use permeable surfaces	
	Rainwater harvesting	
Utility Areas	Screen refuse/washing areas	Noted. See plans provided.
	Locate near buildings	
	Provide multiple smaller facilities	

In our opinion, this application for flats as part of the development proposed on Erf 19374 George is not in conflict with the Urban Design Guidelines for High Density, Social and Affordable Housing.

8. CONCLUDING

The proposed reduction in parking provision for the flats on Erf 19374 is considered reasonable and sensible and does not create conflict with the spatial objectives and character of the direct area.

Based on the considerations discussed in this land use report, we are of the opinion that this application complies with all relevant planning legislation. It holds no environmental conflicts and offers an efficient use of urban space.



DENISE JANSE VAN RENSBURG PR. PLN

JULY 2026

MUNICIPALITEIT GEORGE MUNICIPALITY

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

16/01/2026

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSREPLANNING

Single Residential Zone II	
-Estate Housing	
Group Housing	
Flats	
Private Open Space	
Private Road	
Phases boundary	

AREAS	
ERF NUMBER	SQUARE METRES
31275	6496
31276	7902
31277	484
31278	487
31279	487
31280	487
31281	487
31282	487
31283	487
31284	487
31285	502
31286	482
31287	320
31288	320
31289	2217
31290	446
31291	376
31292	376
31293	376
31294	376
31295	376
31296	376
31297	383
31298	383
31299	376
31300	376
31301	376
31302	376
31303	376
31304	376
31305	376
31306	376
31307	321
31308	2666
31309	320
31310	320
31311	320
31312	320
31313	320
31314	641
31315	428
31316	460
31317	460
31318	460
31319	460
31320	460
31321	460
31322	460
31323	460
31324	460
31325	460
31326	460
31327	460
31328	395
31329	319
31330	319
31331	320
31332	320
31333	320
31334	320
31335	320
31336	321
31337	321
31338	321
31339	321
31340	321
31341	321
31342	5944
31343	650
31344	527
31345	468
31346	408
31347	408
31348	472
31349	358
31350	358
31351	358
31352	358
31353	334
31354	1368

PROPOSED CANCELLATION OF GENERAL
PLAN, CONSOLIDATION, REZONING &
SUBDIVISION FOR
URBAN COUNTRY ESTATE PTY LTD

ERVEN 6179 & 6156 AND
ERVEN 19372 & 19373 GEORGE
(UNREGISTERED PORTIONS OF REMAINDER
ERF 6182 GEORGE),
GEORGE MUNICIPALITY & DIVISION

ZONING & PHASES PLAN

Subdivision in terms of Section 15(2)(d) of the
Land Use Planning By-law for George Municipality, 2023
of the Estate Housing Site comprising
80x Single Residential Zone II erven into the following
over four (4) phases:

72x Single Residential Zone II (group housing) erven.
1x Single Residential Zone II (flats) erf (for up to 40 flats)
4x Single Residential Zone II (private open space) erven
3x Single Residential Zone II (private road erven).

Exempt registration of the following
servitudes in terms of Section 24 (1)(f)(i) &
(v) of the George Municipality: Land Use
Planning By-law (2023):

- abcd for a servitude for services
over Erf 19001 George in favour of
Erven 6179, 6156, 19372 & 19373
George;
- efghj for a 3m wide servitude for a
municipal water line over Erven
Erven 6179, 6156, 19372 & 19373 George
- jklm for a 4m wide servitude for a
municipal water line over
Erven 6179, 6156, 19372 & 19373 George

Drawn CEM

Scale NTS

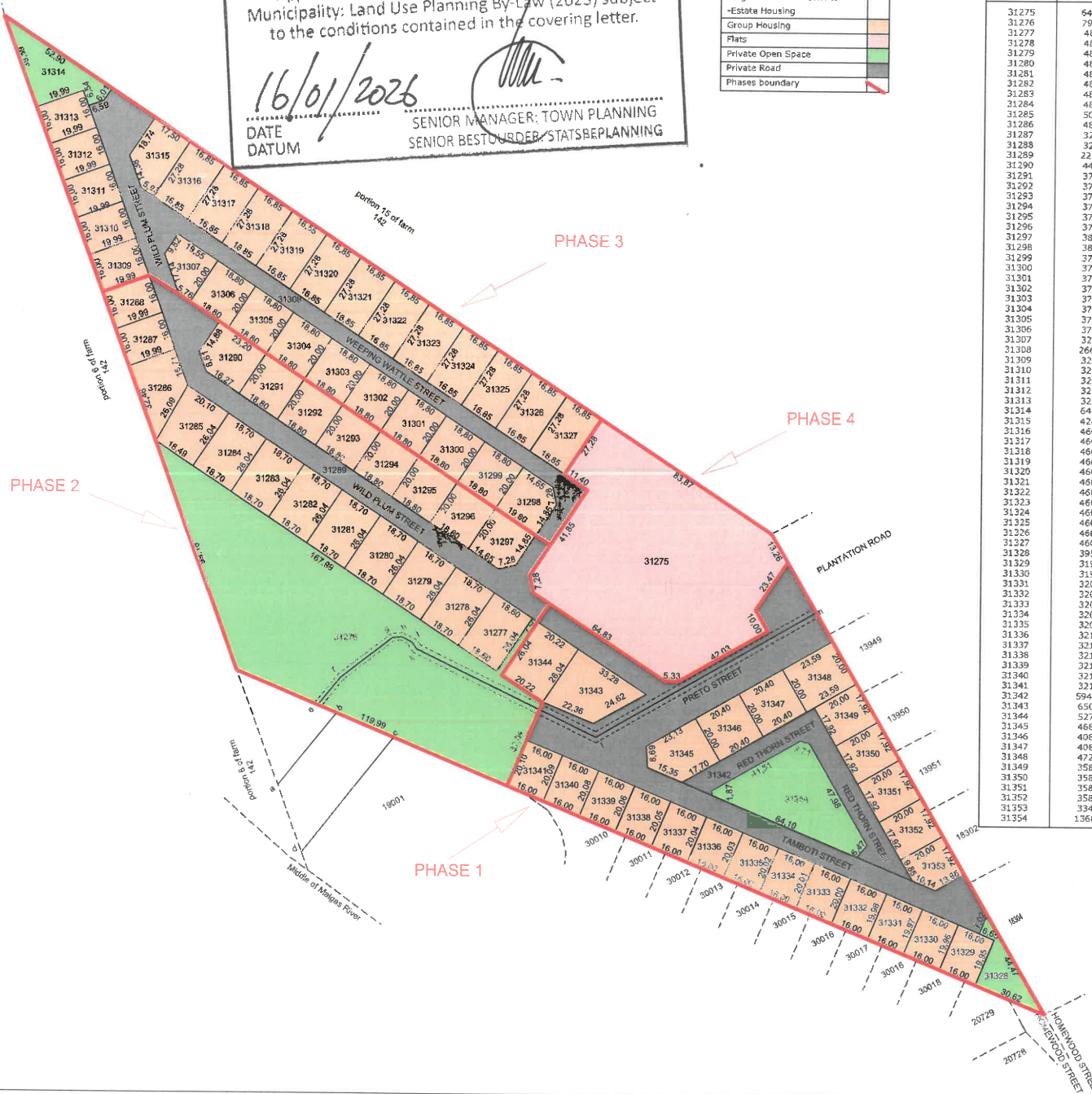
Drawing
number: Annexure 8

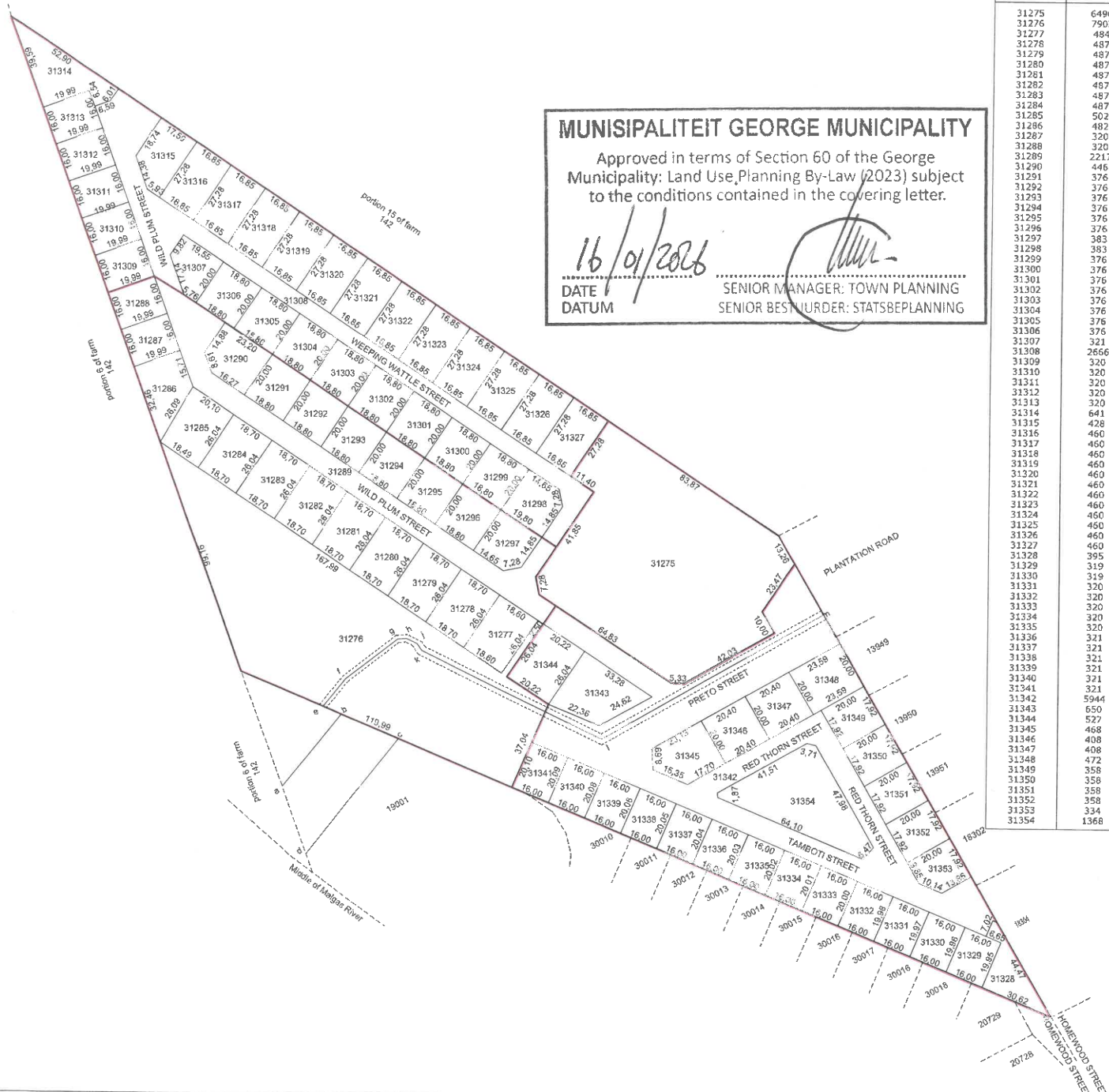
Project
number: 426/G22

Date August 2026

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For scale refer to figured dimensions.
Measurements always to be checked by
Professional Land Surveyor.





MUNISIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
16/01/2026
DATE: 16/01/2026
DATUM: 16/01/2026
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

AREAS	
ERF NUMBER	SQUARE METRES
31275	6496
31276	7902
31277	484
31278	487
31279	487
31280	487
31281	487
31282	487
31283	487
31284	487
31285	502
31286	482
31287	320
31288	320
31289	2217
31290	446
31291	376
31292	376
31293	376
31294	376
31295	376
31296	376
31297	383
31298	383
31299	376
31300	376
31301	376
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31326	460
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31329	319
31330	319
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31332	320
31333	320
31334	320
31335	320
31336	321
31337	321
31338	321
31339	321
31340	321
31341	321
31342	5944
31343	650
31344	527
31345	468
31346	408
31347	408
31348	472
31349	358
31350	358
31351	358
31352	358
31353	334
31354	1368

PROPOSED CANCELLATION OF GENERAL PLAN, CONSOLIDATION, REZONING & SUBDIVISION FOR URBAN COUNTRY ESTATE PTY LTD

ERVEN 6179 & 6156 AND ERVEN 19372 & 19373 GEORGE (UNREGISTERED PORTIONS OF REMAINDER ERF 6182 GEORGE), GEORGE MUNICIPALITY & DIVISION

SUBDIVISION PLAN

Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of the Estate Housing Site comprising 80x Single Residential Zone II erven into the following over four (4) phases:

- 72x Single Residential Zone II (group housing) erven.
- 1x Single Residential Zone II (flats) erf (for up to 40 flats).
- 4x Single Residential Zone II (private open space) erven.
- 3x Single Residential Zone II (private road) erven.

Exempt registration of the following servitudes in terms of Section 24 (1)(f)(i) & (v) of the George Municipality: Land Use Planning By-law (2023):

- abcd for a servitude for services over Erf 19001 George in favour of Erven 6179, 6156, 19372 & 19373 George;
- efghj for a 3m wide servitude for a municipal water line over Erven Erven 6179, 6156, 19372 & 19373 George
- jklm for a 4m wide servitude for a municipal water line over Erven 6179, 6156, 19372 & 19373 George

Drawn CEM
Scale NTS
Drawing number: Annexure 8
Project number: 426/G22
Date August 2026

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For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 2535329
Reference / Verwysing: Remainder Erf 6182, George (Erven 19372 & 19373 & ERVEN 6179 AND 6156, GEORGE)
Date / Datum: 16 January 2026
Enquiries / Navrae: Primrose Nako

Email: planning@mdbplanning.co.za

MARLIZE DE BRUYN PLANNING
P O Box 2359
GEORGE
6530

**APPLICATION FOR CLOSURE OF PUBLIC PLACE, CANCELATION OF GENERAL PLAN,
CONSOLIDATION, REZONING AND SUBDIVISION: REMAINDER ERF 6182, GEORGE (ERVEN 19372
AND 19373, GEORGE) AND ERVEN 6179 AND 6156, GEORGE**

Your application in the above regard refers.

The Acting Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that the following applications applicable to Remainder Erf 6182, George (Erven 19372 & 19373, George), Erf 6179 and Erf 6156, George:

1. Closure in terms of Section 15(2)(n) of the Land Use Planning By-law for George Municipality, 2023 of the public places as indicated on General Plan No. 5904/1996;
2. Cancellation in terms of Section 15(2)(k) of the Land Use Planning By-Law for George Municipality, 2023 of approved General Plan No. 5904/1996;
3. Consolidation in terms of Section 15(2)(e) of the Land Use Planning By-law for George Municipality, 2023 of Erven 6179, 6156, 19372 and 19373, George to create one erf (±5.6338ha);
4. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 of the consolidated erf from Agricultural Zone I to **Single Residential Zone II for an Estate Housing Site comprising of 80 erven**;
5. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of the **Estate Housing Site comprising 80x Single Residential Zone II erven into the following** over four (4) phases:
 - (a) **72x Single Residential Zone II (group housing) erven.**
 - (b) **1x Single Residential Zone II (flats) erf (for up to 40 flats).**
 - (c) **4x Single Residential Zone II (private open space) erven.**
 - (d) **3x Single Residential Zone II (private road erven).**

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

REASONS FOR DECISION

- a) The proposed development, in consideration of the need for densification, will not have a significant adverse impact on the adjacent neighbours' amenities and rights in terms of privacy, views and sunlight.
- b) Adequate mitigation measures have been imposed in the conditions of approval below to ensure that the proposed development will not have a significant adverse impact on the residential and streetscape character of the area. Mitigations also form part of the various specialist studies which must be implemented.
- c) The proposal promotes a sensible and compatible form of residential densification and intensification of land use in support of the spatial planning principles, objectives and guidelines applicable to this area.
- d) Based on all relevant specialist studies conducted, the proposed development can be accommodated in the area without causing any harm to the natural environment, create traffic nuisance or any undesirable change to the character of the area.
- e) The development of the subject properties will be subject to the environmental authorisation which will enforce compliance with all environmental requirements.
- f) The developer will provide a wastewater treatment package plant to accommodate Phases 2 to 4.
- g) It is noted that the rezoning and subdivision applications contain errors which are not substantive and have thus been rectified in the decision. However, a revised rezoning, subdivision and phasing plan must be submitted for endorsement.

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General conditions

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2023, the approval shall lapse if not implemented within a period of five (5) years from the date of approval.
2. The consolidation approval shall be taken to cover only the development as proposed and as indicated on Consolidation Plan number 426/G22 dated January 2023 drawn by Marlize de Bruyn Planning, attached as "**Annexure A**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provisions.
3. The proposed land uses and subdivision layout for the development shall be in accordance with the Zoning, Subdivision and Phasing Plan number 426/G22 dated September 2025 and drawn by CEM, attached as "**Annexure B**". Revised zoning, subdivision and phasing plans, that reflect the correct wording as per the decision above, must be submitted to the Directorate for endorsement.

Implementation of rights

4. The flats site is limited to 40 dwelling units,
5. A Site Development Plan (SDP) for the development be submitted to the satisfaction of the Directorate: Planning and Development for consideration and approval, in accordance with the provisions of Section 23 of the George Integrated Zoning Scheme By-Law, 2023 for approval prior to submission of building plans. In this regard, take special consideration of the required functional open space and all relevant zoning scheme parameters to be indicated and adhered to. Also indicate compliance with all conditions of approval.
6. A separate Landscaping Plan and Rehabilitation Plan to be submitted with the SDP to the satisfaction of the Directorate for consideration and approval. The plan shall indicate all hard and soft landscaping elements to be incorporated, including the indigenous vegetation and trees that will be retained and planted, walking and cycling trails, play apparatus, benches, retaining walls, berms, etc. within the development. The George Municipality tree list should be consulted to select suitable species. Landscape-based screening and beautification to be incorporated on the street reserve and outside perimeter of the development, to enhance the streetscape. Please include 3D renderings / visual representations. Ensure that open spaces and streetscapes are sufficiently landscaped to create an "urban country" sense of place. Permeable parking and other creative measures must be indicated to mitigate climate change and the heat island impact of urbanisation.
7. Notwithstanding the general landscaping on site, in terms of the flats development, at least 1 x 200L indigenous tree should be planted for every 1 unit and 2 x 200L indigenous trees must be planted on site for every four (4) parking bays. These trees should be evenly spaced within the flats development and not grouped in one area, especially providing shade and cooling-effect on parking areas. In terms of the general

development (excluding flats), 2 x 200L trees must be planted on each group housing site. Further and additional, 2 x 200L indigenous trees must be planted within the development for every tree removed. The plan must be accompanied by an audit of existing trees.

8. The height of the flats must be limited to 8.5m to safeguard the character of the surrounding area and limit possible negative visual impacts, as specified in the Visual Impact Study.
9. On the SDP, indicate suitable screening and mitigative measures to favour aesthetics in respect of the package plant.
10. On the SDP, indicate the fire breaks as requested by the Department of Forestry Fisheries and Environment.
11. The developer must appoint an Environmental Control Officer (ECO) to ensure compliance with the Environmental Authorisation and all relevant environmental requirements and recommendations from related specialist studies and comments and conditions from the Department of Environmental Affairs and Development Planning. The ECO must ensure compliance with / the implementation and management of the landscaping plans. A confirmation letter from the ECO must be submitted with the SDP in this regard.
12. Access to the proposed development is limited to Plantation Road only, unless otherwise determined by the Engineering Department.
13. No visitor parking may be allowed in the throat length of 46m as recommended by the TIA.
14. The developer must notify the Surveyor-General of the approval in terms of Section 23(3) of the Land Use Planning By-Law for George Municipality, 2023. The record of endorsed cancellation of General Plan must be submitted to the Directorate: Planning and Development for record purposes.
15. In terms of Section 32(1) of the Land Use Planning By-Law for George Municipality, 2023, the consolidation of the land units must be registered in terms of the Deeds Registries Act within the applicable period from the date that the approval comes into operation.
16. In terms of Section 22(1) of the Land Use Planning By-Law for George Municipality, 2023, an approved subdivision lapses after the applicable period from the date that the approval comes into operation if the requirements contemplated in Section 21(1)(a) to (d) have not been met within that specific period.
17. The approved general plan containing the street names as approved in this application must be submitted to the Directorate's GIS Section for record purposes prior to transfer of a portion.
18. The approval for each phase will be deemed implemented on the registration of the General Plan at the Surveyor-General as well as the registration of the General Plan in terms of the Deeds Registries Act and the transfer of at least one subdivided portion within that phase.
19. The Developer must constitute a Homeowner's Association and/or a Body Corporate of which all property owners will become a member.
20. An Environmental Management Plan must be submitted to the Municipality for approval.
21. All property owners within the development, including individual body corporates, shall become members of a (master) Property Owners' Association (POA). The POA is to be constituted in terms of Section 29 of the Land Use Planning By-Law for George Municipality, 2023. The POA Constitution must comply with the provisions of Section 29 of the Land Use Planning By-Law for George Municipality, 2023 and must be submitted to the Directorate: Planning and Development for approval.
22. Architectural Guidelines must be submitted to the Directorate for approval. The POA shall be responsible for compliance with these guidelines.
23. No individual erven will be transferred prior to the approval of the Constitution and Architectural Guidelines.
24. That until the establishment of the POA, the developer shall assume the responsibilities of the POA.
25. All private open space and private road erven must be transferred to the POA before or once the developer no longer has the majority vote within the POA.

Notes:

- a) *Insufficient parking has been provided for the proposed 40 flats. The site development plan indicates that only 60 parking bays are provided meaning that a maximum of 30 flats can be permitted when applying the parking ratios of the zoning scheme. The developer needs to decide how he intends to address this prior to the implementation of phase 4.*
- b) *Ensure accurate property extents on submission of the SDP.*
- c) *Indicate specific incorporation of the Urban Design Guidelines for High Density, Social and Affordable Housing, 2023 document with the SDP.*

- d) *On submission of the SDP, a letter must be provided by the architect to confirm compliance of the SDP with the proposed architectural guidelines.*
- e) *The submission of the Owners Association Constitution requires the completion of a checklist indicating compliance with Section 29 of the Land Use Planning By-law for George Municipality, 2023. Ensure the list is submitted with such an application.*
- f) *Include elevations, 3D renderings, elevations of structures and boundary wall and streetscape impact with the SDP.*
- g) *That all proposed servitudes must be registered in all individual title deeds within the development.*
- h) *Building plans must be submitted for approval in accordance with the National Building Regulations.*
- i) *No building plans or amendments to building plans may be approved by the Municipality unless first approved by the POA.*
- j) *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion prevention measures must be addressed on the SDP and building plans.*
- k) *The stormwater management plan must consider the findings in the geotechnical report.*
- l) *Provisions for the removal of solid waste are to be addressed in conjunction with the Directorate: Community Services.*
- m) *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- n) *The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.*
- o) *The developer to clear alien species in accordance with the approved Environmental Management Plan.*
- p) *Minor discrepancies exist between the various documentation (layouts and proposal details) which are unlikely to have an impact. Confirmation letters from the Environmental Control Officer and Engineering Consultants will be required to confirm that the site development plan complies with the recommendations as set out in the various reports.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

- 26. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure C' dated 28 February 2023 and must be adhered to.
- 27. As stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, the amount of Development Charges (DCs) to be paid by the developer is calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference hereto, with regards to the proposed development, the developer will be required to make a development contribution, as indicated below.
- 28. The amounts of the development contributions are reflected on the attached calculation sheet dated 28 February 2023 and are as follows:

Roads:	R 713 150,14 (excluding VAT)
Sewer:	R 1 258 608,30 (excluding VAT)
Water:	R 1 284 672,74 (excluding VAT)
Total:	R 3 256 431,18 (excluding VAT)
- 29. The total amount of the development charges of **R 3 256 431,18 (excluding VAT)** shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
- 30. Any amendments or additions to the proposed development which are not contained within the calculation sheet, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
- 31. The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to the first transfer of a land unit or the submission of building plans for a final calculation.

CONDITIONS OF THE DIRECTORATE: ELECTRO TECHNICAL SERVICES

- 32. The conditions imposed by the Directorate Electrotechnical Services are attached as 'Annexure D' dated 8 March 2023 and must be adhered to.

33. As stipulated in the attached conditions imposed by the Directorate Electrotechnical Services, the amount of Development Charges (DCs) to be paid by the developer is calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference hereto, with regards to the proposed development, the developer will be required to make a development contribution, as indicated below.
34. The amount of the development contributions is reflected on the attached calculation sheet dated 8 March 2023 and are as follows:
Electricity: R 1 088 122, 44 (excluding VAT)
35. The total amount of the development charges of **R 1 088 122,44 (excluding VAT)** shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
36. Any amendments or additions to the proposed development which are not contained within the said calculation sheet, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

That the following applications for **Exemption** in terms of Section 24(1)(f)(i) & (v) of the Land Use Planning By-law for George Municipality, 2023 for registration of the following servitudes:

- (a) A services servitude over Erf 19001, George in favour of Erven 6179, 6156, 19372 and 19373, George;
- (b) A servitude for a municipal water line over Erven 6179, 6156, 19372 and 19371, George.

BE APPROVED in terms of Section 24(2) of said By-law as indicated on Subdivision Plan number 426/G22 dated September 2025 and drawn by CEM, attached as "**Annexure B**" which bears Council's stamp.

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee in terms of Section 79(2) of the Land Use Planning By-Law for George Municipality, 2023.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 06 FEBRUARY 2026**, and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. Please also note that the appeal must be e-mailed to the administrative officer mentioned above.

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

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

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

Yours faithfully



C PETERSEN

ACTING DEPUTY DIRECTOR: DEVELOPMENT AND ENVIRONMENTAL MANAGEMENT

C:\scan\Remainder Erf 6182 George(closure, cancelation & consolidation Approval) Marlize De Bruyn.docx

PROPOSED CANCELLATION OF GENERAL PLAN,
CONSOLIDATION, REZONING & SUBDIVISION FOR
URBAN COUNTRY ESTATE PTY LTD.

ERVEN 6179 & 6156 AND ERVEN 19372 & 19373
GEORGE (UNREGISTERED PORTIONS OF
REMAINDER ERF 6182 GEORGE),
GEORGE MUNICIPALITY & DIVISION

CONSOLIDATION PLAN

Consolidation of Erven 6179, 6156, 19372 & 19373
George in terms of Section 15(2)(e) of the George
Municipality Land Use Planning By-Law (2015)
to create one erf (45.6338ha).

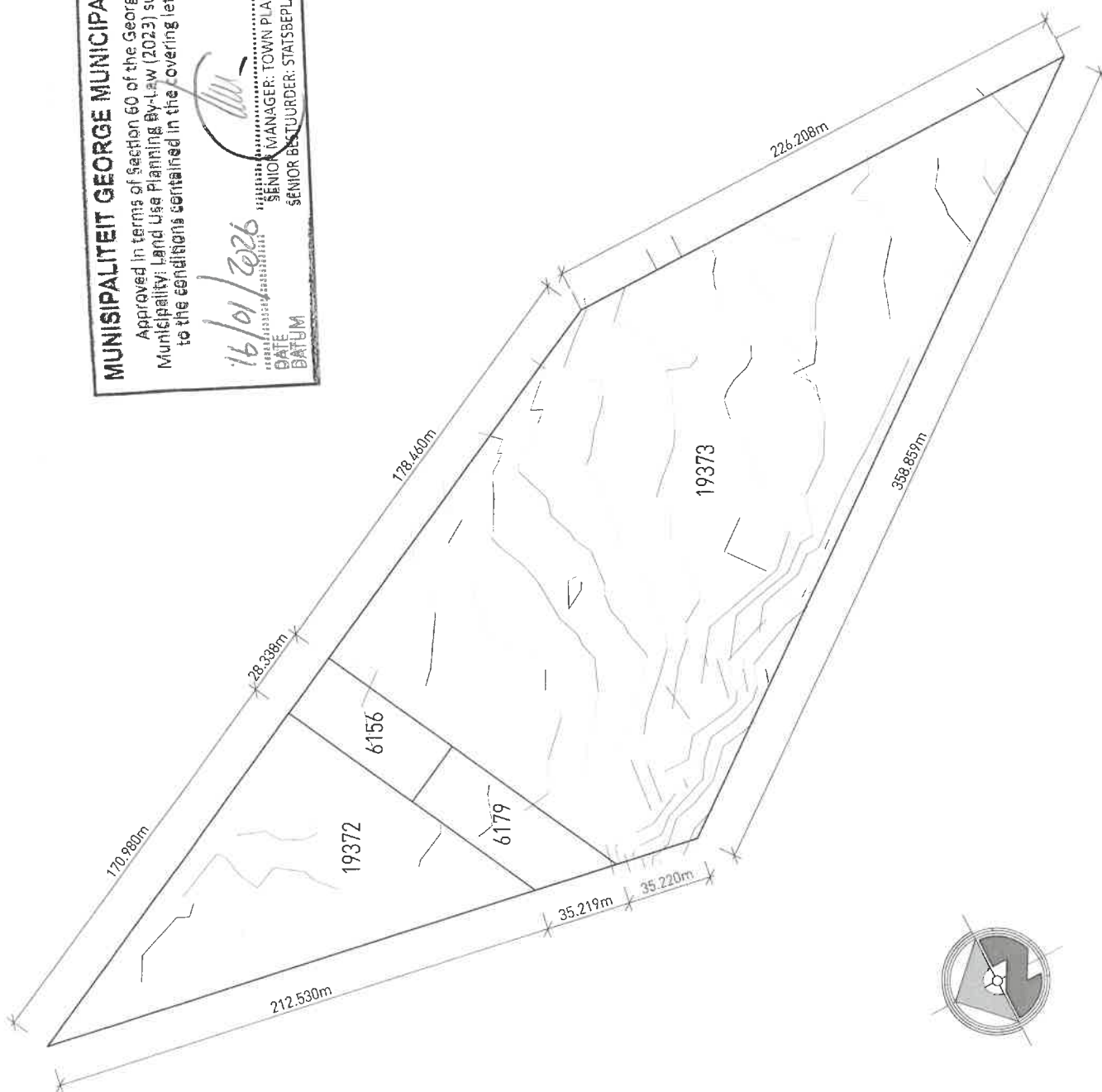
MUNISIPALITEIT GEORGE MUNICIPALITY

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

16/01/2026

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPANNING



Drawn: KK

Scale: 1 : 1,750

Drawing Number: Annexure 7

Project Number: 426/G22

Date: JANUARY 2023

Copyright ©



Maritz de Bruyn Planning
Consulting Town & Regional Planning
PO Box 2359 George 6530
PO Box 540 Mossel Bay 6500
0766 340 150
planning@mdbruyndep.com
Professional Planner - A/1477/2011

For scale refer to figured dimensions. Measurements
always to be checked by Professional Land Surveyor.

MUNISIPALITEIT GEORGE MUNICIPALITY

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

16/01/2026
DATE
SENIORE BEPLANNING
SENIOR BEPLANNING
STATSBEPANNING

PROPOSED CANCELLATION OF GENERAL
PLAN, CONSOLIDATION, REZONING &
SUBDIVISION FOR
URBAN COUNTRY ESTATE PTY LTD
ERVEN 6179 & 6156 AND
ERVEN 19372 & 19373 GEORGE
(UNREGISTERED PORTIONS OF REMAINDER
ERF 6182 GEORGE),
GEORGE MUNICIPALITY & DIVISION

SUBDIVISION PLAN

Subdivision of the subdivisinal area in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-law (2023) into:

Single Residential Zone II erven (Estate Housing) comprising of:

- 72 group housing erven;
- 1 flats erf;
- 4 private open space erven;
- 3 private road erf.

Exempt registration of the following servitudes in terms of Section 24 (1)(f)(i) & (v) of the George Municipality: Land Use Planning By-law (2023):

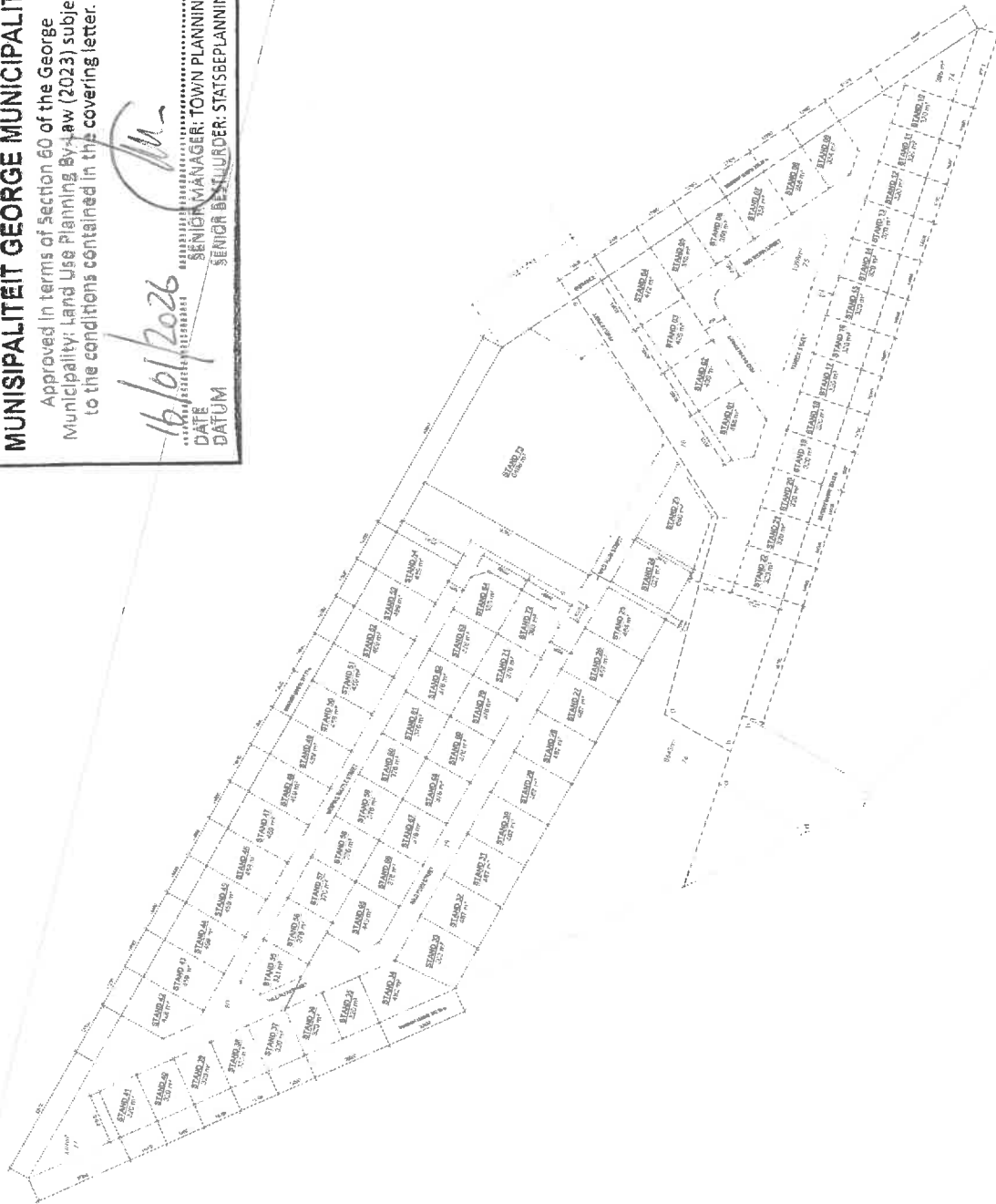
- abcd for a servitude for services over Erf 19001 George in favour of Erven 6179, 6156, 19372 & 19373 George;
- efgh for a servitude for a municipal water line over Erven 6179, 6156, 19372 & 19373 George

Drawn	CEM
Scale	NTS
Drawing number:	Annexure 8
Project number:	426/G22
Date	September 2025

Copyright ©

For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.

* Worded to be revised.
See Condition 3.



MUNISIPALITEIT GEORGE MUNICIPALITY

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

16/01/2026
DATE
16/01/2026
SENIOR MANAGER: TOWN PLANNING
SENIOR MANAGER: STATISTICS PLANNING

PROPOSED CANCELLATION OF GENERAL PLAN, CONSOLIDATION, REZONING & SUBDIVISION FOR URBAN COUNTRY ESTATE PTY LTD

**ERVEN 6179 & 6156 AND
ERVEN 19372 & 19373 GEORGE
(UNREGISTERED PORTIONS OF REMAINDER ERF
6182 GEORGE).**

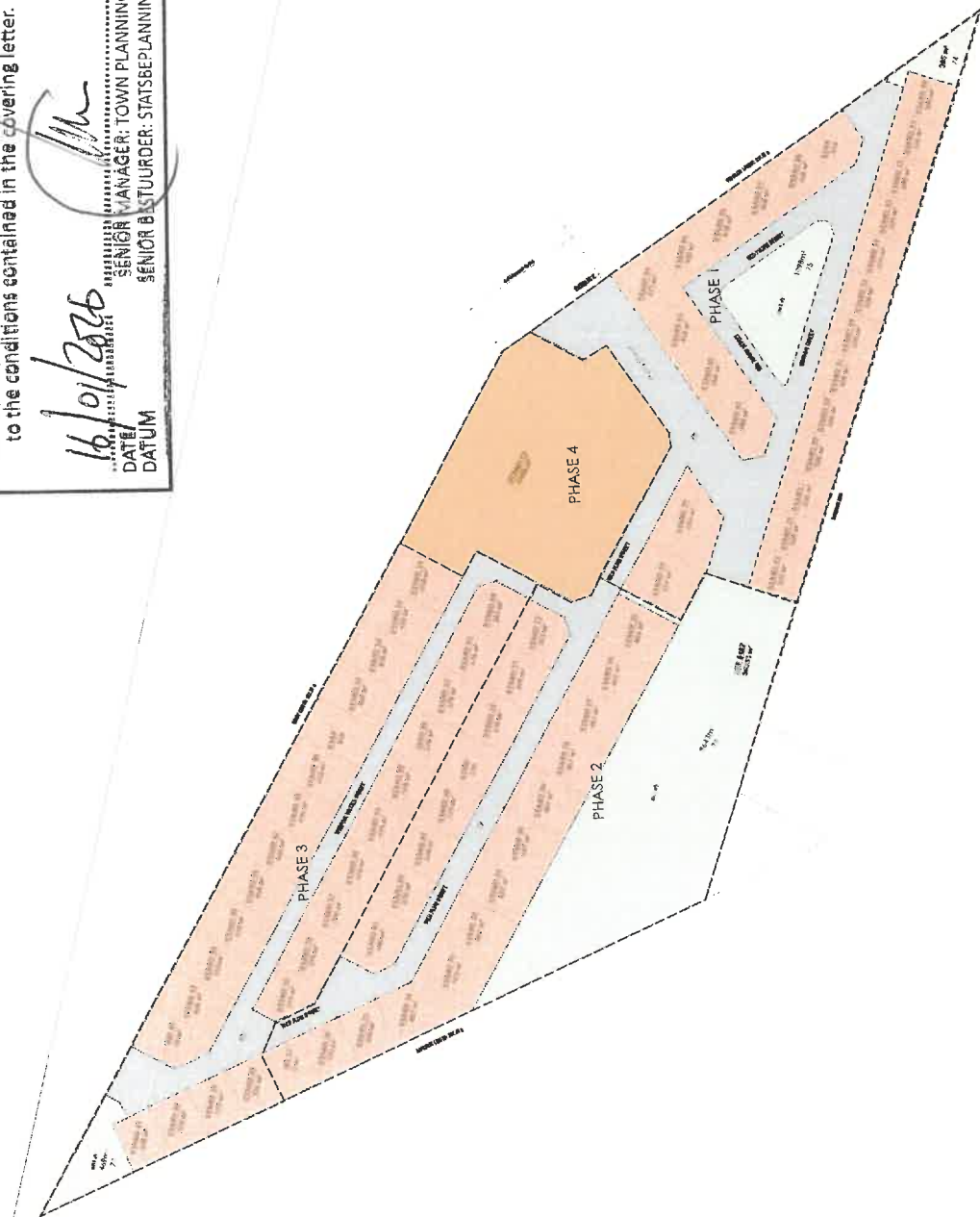
**GEORGE MUNICIPALITY & DIVISION
ZONING PLAN & PHASES**

- Cancellation of General Plan 5904/1996 in terms of Section 15(2)(k) of the George Municipality Land Use Planning By-law (2023);
- Consolidation of Erven 6179, 6156, 19372 & 19373 George in terms of Section 15(2)(e) of the George Municipality Land Use Planning By-law (2023) to create one erf (#5.6338ha);
- Rezoning of the consolidated erf in terms of Section 15(2)(a) of the George Municipality Land Use Planning By-law (2023) from Agricultural Zone I (Agriculture) to Subdivisional Area;
- Subdivision of the subdivisional area in terms of Section 15(2)(d) of the George Municipality Land Use Planning By-law (2023) into the following which is to be divided in four phases:
 - Single Residential Zone II even (Estate Housing) comprising of:
 - 72 group housing erven;
 - 1 flats erf;
 - 4 private open space erven;
 - 3 private road erf.
- Exempt registration of the following servitudes in terms of Section 24 (1)(f)(i) & (v) of the George Municipality Land Use Planning By-law (2023):
 - abcd for a servitude for services over Erf 19001 George in favour of Erven 6179, 6156, 19372 & 19373 George;
 - eight for a servitude for a municipal water line over Erven 6179, 6156, 19372 & 19373 George.

0172, 0136, 1737 Z & 17373 George.

Single Residential Zone II – Estate Housing	Area (ha)	%	Portion
Group Housing	2.8441	50.43	1 – 72
Flats	0.6496	11.53	73
Private Open Space	1.0605	18.80	74 – 77
Private Road	1.0846	19.24	78 – 80
Total	5.6388ha	100	80
Drawn	CEM		
Scale	NTS		
Drawing number:	Annexure 9		
Project number:	426/G22		
Date	September 2025		
Copyright ©			
For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.			

*Wording to be Revised.
See Condition 3.*



GEORGE DC CALCULATION MODEL		Version 1.00	31 August 2021
For Internal information use only (Not to publish)			
	Erf Number *	19372, 6156, 6179 & 19373	
	Allotment area *	George	
	Water & Sewer System *	George System	
	Road network *	George	
	Developer/Owner *	Urban Country Estate Pty Ltd	
	Erf Size (ha) *	5,6388	
	Date (YYYY/MM/DD) *	2023-02-28	
	Current Financial Year	2022/2023	
Collaborator Application Reference		2535329	

Application: **Development Charges**

Service applicable	Description
Roads	Service available, access via Park road (Subject to the Road master plan & access approval)
Sewer	Service available (Subject to the Sewer Master Plan, WWTW treatment & network capacity)
Water	Service available (Subject to the Water Master Plan, WTW treatment & network capacity)

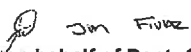
Conditions General conditions

- The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
 - The amounts of the development contributions are reflected on the attached calculation sheet dated 28/02/2023 and are as follows:

Roads:	R	713 150,14	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	1 258 608,30	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	1 284 672,74	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	3 256 431,18	Total Excluding VAT
 - The total amount of the development charges of R3 256 431,18 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
 - Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval
- Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.*
- As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R3 256 431,18 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
 - Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
 - All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered electrical contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
 - Any, and all, costs directly related to the development remain the developers' responsibility.
 - Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
 - Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)

- 11 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
- 12 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
- 14 Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.
- 15 The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
- 16 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 17 The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 18 Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 19 The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- 20 A home owners' association/body corporate (as applicable) is/are to be established incorporating all erven within any security development / private and /or access-controlled developments. The private roads and the related stormwater and light poles infrastructure, and private open spaces within the development will be transferred by the developer to this / these home owners' association/s who will assume responsibility for the maintenance thereof.
- 21 The association shall see to it that the officials and contractors of the Municipality shall at all times have access to any portion of the development that may otherwise not be generally accessible to the general public due to security measures, including guarded entrances, electronic gates or booms. For the avoidance of doubt, it is agreed that this requirement relates to the Municipality's emergency services, entry for normal maintenance and replacement, meter reading and inspection and refuse removal. If access to the development is denied to the Municipality or a contractor appointed by the Municipality, the developer and the association will jointly and severally be liable for the full cost of the municipal infrastructure repairs and any damages the Municipality may suffer as a result thereof and will be billed for any water losses or loss in electrical sales from the system.
- 22 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 23 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 24 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 25 Municipal water is provided for potable use only. No irrigation water will be provided.
- 26 A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to complying with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumption by this department at a rate as per the applicable annual Tariff List. In this regard, transfers, building plan approval and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full. The water meter is to be removed on completion of construction if so required by the Dir: CES.
- 27 The developer / erf owner is to apply to the George Municipality for the installation of an individual erf water meter prior to any building work commencing on an erf.
- 47 The development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity
- 48 Public and private roads are to be clearly indicated on all layout plans submitted. The road reserves must be clearly indicated on all plans submitted for approval. The cadastral layout can only be approved if the road reserves have been included on plans and approved by CES.
- 49 The private roads and the associated stormwater and private open spaces are to be registered as private and transferred to the HOA/BC, or other relevant governing or controlling body. Public roads must be transferred to the George Municipality.
- 50 The developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dir. CES together with any other approving authority, who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the relevant authority, are to be implemented by the developer and prior to any transfer being approved or an occupation certificate being issued. All costs involved will be for the developer.
- 51 If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dir. CES together with any other approving authority, and who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the Dir. CES and/or relevant authority are to be implemented by the developer. All costs involved will be for the developer.
- 52 Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.

- 53 A Stormwater Management Plan is to be submitted and approved by the relevant departments/authority. All approved measures are to be implemented by the developer. The approved management plans must be incorporated into the constitution and rules of all home owners constitutions/body corporate/any such governing or controlling body.
- 54 The discharge of surface stormwater is to be addressed by the developer. Condition 7 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done on line with the available stormwater master plans.
- 55 Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
- 56 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 57 No private parking will be allowed in the road reserve.
- 58 The municipality, or contractors representing George Municipality to have unrestricted access to the exiting municipal infrastructure pump stations. Developer to indicated proposed access on the development's Site Development Plan (SPD) for approval.
- 59 Access to parking must confirm to George Integrated Zoning Scheme 2017, and sufficient stacking distance should be allowed for, and indicated on the Site development Plan.
- 60 Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2017 parking requirements and vehicles must, in terms of Clause 46(b) readily leave the site without reversing across the sidewalk.


Singed on behalf of Dept: CES

21 Nov 25

CES Development Charges Calculator		Version 2.00		20 February 2023	
		Erf Number *	19372, 6156, 6179 & 19373		
		Allotment area *	George		
		Water & Sewer System *	George System		
		Road network *	George		
		Developer/Owner *	Urban Country Estate Pty Ltd		
		Erf Size (ha) *	5,6388		
		Date (YYYY/MM/DD) *	2023-02-28		
		Current Financial Year	2022/2023		
		Collaborator Application Reference	2535329		
Code	Land Use	Unit	Total Existing Right		Total New Right
RESIDENTIAL					
	Single Res > 1000m² Erf (Upmarket)	unit			4
	Group Housing >200m²	unit			77
	Flat <100m²	unit			40
Is the development located within Public Transport (PT1) zone?			Please select Yes		
Calculation of bulk engineering services component of Development Charge					
Service	Units	Additional Demand	Unit Cost	Amount	Total
Roads	trips/day	382,75	R 1 863,23	R 713 150,14	R 820 122,66
Sewerage	kj/day	32,43	R 38 810,00	R 1 258 608,30	R 1 447 399,55
Water	kj/day	33,06	R 38 860,00	R 1 284 672,74	R 1 477 373,65
Total bulk engineering services component of Development Charge payable				R 3 256 431,18	R 3 744 895,86
Link engineering services component of Development Charge					
Total Development Charge Payable					
City of George		Developer/Owner			
Calculated (CES):		JM Fivaz			
Signature :					
Date :		February 28, 2023			
NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month					
Notes :					
Departmental Notes:					

For the Internal use of Finance only

Service	Financial code/Key number	Total
Roads	20220703048977	R 820 122,66
Sewerage	20220703048978	R 1 447 399,55
Water	20220703048981	R 1 477 373,65
		R 3 744 895,86

GEORGE ELECTRICITY DC CALCULATION MODEL	Version 1.00	2022/08/15
For Internal information use only (Not to publish)		



Erf Number * 6156 6179 19372 19373
 Allotment area * George
 Elec DCs Area/Region * George Network
 Elec Link Network * MV
 Elec Development Type * Normal
 Developer/Owner * Urban Country Estate Pty Ltd
 Erf Size (ha) * 5,64
 Date (YYYY/MM/DD) * 08 03 2023
 Current Financial Year 2022/2023
 Collaborator Application Reference 2535329

Application:

Development Charges

Comments:

Amendment or Cancellation of Plan of Subdivision including a General plan; Consolidation up to 20 erven; Subdivision of more than 20 erven

Service applicable	Description
Electricity	Service available (Subject to the Electrical master plan approval)

Conditions	
General conditions	
1	The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
2	The amounts of the development contributions are reflected on the attached calculation sheet dated 08/03/2023 and are as follows: Electricity: R 1 088 122,44 Excluding VAT
3	The total amount of the development charges of R1 088 122, Excluding VAT shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
4	Any amendments or additions to the approved development parameters which might lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
5	As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R1 088 122, Excluding VAT shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
6	Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
7	All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered electrical contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
8	Consent use approval with regards to Guest houses, School or Hotels are subject to the submission and approval of building plans, which shall include a detailed Site Development Plan (SDP), indicating proposed land use changes to the erf/erven. The SDP should, but not limited to, address all internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic.
9	Should more than two developments/properties be party to or share any service, the Dir: CES & ETS will in conjunction with the parties determine the pro-rata contributions payable.
10	Any, and all, costs directly related to the development remain the developers' responsibility.
11	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
12	Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)
13	Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
14	Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
15	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
16	Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.

17	The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
18	Suitable servitudes must be registered for any municipal service not positioned within the normal building lines. Servitudes must be registered for all electrical services traversing erven.
19	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
20	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
21	The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
22	A home owners' association/body corporate (as applicable) is/are to be established incorporating all erven within any security development / private and /or access-controlled developments. The private roads and the related stormwater and light poles infrastructure, and private open spaces within the development will be transferred by the developer to this / these home owners' association/s who will assume responsibility for the maintenance thereof.
23	The association shall see to it that the officials and contractors of the Municipality shall at all times have access to any portion of the development that may otherwise not be generally accessible to the general public due to security measures, including guarded entrances, electronic gates or booms. For the avoidance of doubt, it is agreed that this requirement relates to the Municipality's emergency services, entry for normal maintenance and replacement, meter reading and inspection and refuse removal. If access to the development is denied to the Municipality or a contractor appointed by the Municipality, the developer and the association will jointly and severally be liable for the full cost of the municipal infrastructure repairs and any damages the Municipality may suffer as a result thereof and will be billed for any water losses or loss in electrical sales from the system.
24	Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
25	The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
26	No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
Electro Technical	
27	In all cases, where individual customer apply for a supply capacity exceeding that provided for in the calculation of DCs and for the developer paid, will be subject to additional DCs based on the rates applicable at the time.
28	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
29	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
30	The developer and/or an owner of an erf shall see to it that no Small Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
31	Where DCs have been applied for a particular section of the network, but the developer is requested to install and fund a part of the section of network, such work will be credited against DCs calculated.
32	Installation of ripple relays are compulsory for all geysers with electrical elements.
33	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
34	A detailed energy efficiency and demand side management plan to be implemented in the development to provide to the municipality.
35	All LV work must be installed and be funded by the developer / customer.
36	All MV/LV work must be installed and be funded by the developer/customer as no DCs are levied for this network.
37	No electricity may be consumed within, or by any part of the development, without the consumption of the supply being metered and billed by a municipal meter (prepaid or credit). All cost, installation and consumption, will be for the cost of the developer. Standard application process will apply.
38	All pump stations constructed as part of this development and associated works, must be equipped with an approved and registered electrical meter. All cost, installation and consumption, will be for the cost of the developer. No electricity may be consumed without it being metered by a registered municipal electrical meter. Standard application process will apply. It will be the responsibility of the developer to install the relevant electrical meters.
39	Each new portion created must have separate electrical connection and it may not cross any other portion. Each consumer will have to enter into a separate supply agreement with the Municipality. For new consolidated erven it will be the responsibility of the owner/developer to make the necessary arrangements with the Electrotechnical Services Department to remove all the unused electrical services. All costs will be for the owner/developer.
40	The Electrotechnical Services will not be responsible for the installation, maintenance, energy consumption or any other costs related to streetlights, or other lighting, within the development or along any other private road.
41	All streetlights along municipal public roads are to be designed by a registered consulting engineer in accordance with Council specifications. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered electrical contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer.

42	The developer will be responsible to arrange with a professional land surveyor to indicate those services traversing erven on the relevant erf's SG diagram. The ETS can insist that an electrical servitude be registered if services traverse other properties. All cost related to the above will be for the developer.
43	Neither the Developer or the HOA or a property owner are allowed to distribute electricity across property boundaries.
44	All electrical infrastructure downstream of the electrical supply point, the LV breaker in the low-voltage kiosk, will remain the responsibility of the various owners/developer. The electrical network above the LV breaker will be deemed part of the George Municipality distribution network and will be transferred to the municipality at no cost, who will assume responsibility for the maintenance thereof.
47	It will not be the responsibility of the Municipality to maintain and protect any service cables installed by the developer, but not used, i.e. not being metered and not consuming electricity. Should a future owner purchase an erf within the development, the installation and connection of the service cable will be for the cost of the developer or new owner. The connection fee paid to the municipality will be solely for provision of the electrical meter and the cost associated with opening the customer account.
47	The developer will be responsible to submit an Electrical Services Report for the development for the approval by the ETS. All the required electrical upgrades required on the Municipal electrical distribution network must be listed within the Electrical Services Report and will be for the cost of the developer. The developer will have to adhere to the Electrical Services Report. However, the preliminary designs, followed by the detailed designs, will only be finalised once the site development plan is approved. Condition (2) applies.
47	A temporary municipal metered construction supply can be installed, at a cost to be determine, prior to construction to monitor electrical consumption during the construction phase. All cost, installation and consumption, will be for the cost of the developer. No electricity may be consumed without it being metered by a registered municipal electrical meter. Standard application process will apply. Temporary supplies will only be made available on full payment of the DCs for the whole development.

 P. Eng.

Singed on behalf of Dept: ETS

08 Mar 23

Development Charges Calculator				Version 1.00		2022/08/15	
		Erf Number	6156 6179 19372 19373				
		Allotment area	George				
		Elec DCs Area/Region	George Network				
		Elec Link Network	MV				
		Elec Development Type	Normal				
		Developer/Owner	Urban Country Estate Pty Ltd				
		Erf Size (ha)	5,64				
		Date (YYYY/MM/DD)	2023-03-08				
		Current Financial Year	2022/2023				
		Collaborator Application Reference	2535329				
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL							
			Units	Units	Units	Units	Units
	Single Res > 1000m² Erf (Luxury 3 phase)	unit		4			
	Group Housing >200m²	unit					77
	Flat <100m²	unit					40
OTHERS							
Please select							
Yes							
Is the development located within Public Transport (PT1) zone?							
Calculation of bulk engineering services component of Development Charge							
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	52,02	309,21	R 4 230,78	R 1 088 122,44	R 163 218,37	R 1 251 340,81
Total bulk engineering services component of Development Charge payable					R 1 088 122,44	R 163 218,37	R 1 251 340,81
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS): 							
Signature: _____							
Date: March 8, 2023							
NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month							
Notes:							
Departmental Notes:							

For the internal use of Finance only

Service	Financial code/Key number	Total
Electricity	20 220 703 048 979	R 1 251 340,81
		R 1 251 340,81

Collaborator No.: 2535329
Reference / Verwysing: Remainder Erf 6182, George (Erven 19372 & 19373 & ERVEN 6179 AND 6156, GEORGE
Date / Datum: 09 February 2026
Enquiries / Navrae: Primrose Nako

Email: planning@mdbplanning.co.za

MARLIZE DE BRUYN PLANNING
P O Box 2359
GEORGE
6530

**APPLICATION FOR CLOSURE OF PUBLIC PLACE, CANCELATION OF GENERAL PLAN,
CONSOLIDATION, REZONING AND SUBDIVISION: REMAINDER ERF 6182, GEORGE (ERVEN 19372
AND 19373, GEORGE) AND ERVEN 6179 AND 6156, GEORGE**

Abovementioned application as well as the municipality's decision letter dated 16 January 2026 (copy attached) in this regard refers.

No appeal against the above decision has been received. The application is thus regarded as finalized.

Yours faithfully



C PETERSEN
SENIOR MANAGER: TOWN PLANNING

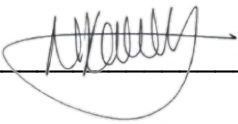
C:\scan\Rem Erf6182 George (Closure, Cancelaion and consolidation Final Approval)M De Bruyn.docx

Resolution & Power of Attorney

Urban Country Estate Pty Ltd (2022/320653/07), the registered owner of *Remainder Erf 6182, Erf 6179 and Erf 6156 George Municipality & Division* hereby resolve to authorise *Marlize de Bruyn* from *Marlize de Bruyn Planning* to submit the required land use application for the properties in terms of Section 15(2) of the George Municipality: Land Use Planning By-law for the property.

Signed at George on the 27 January 2023

Nichola Jayne Pieterse

A handwritten signature in dark ink, appearing to read 'N. Pieterse', written over a horizontal line.

Shuan Antonio Gomez

A handwritten signature in dark ink, appearing to read 'S. Gomez', written over a horizontal line.

R Walters
Witness

**Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Tuesday, January 31, 2023 at 13:59**



COR14.3: Registration Certificate

Registration Number: 2022 / 320653 / 07
Enterprise Name: URBAN COUNTY ESTATE

ENTERPRISE INFORMATION

Registration Number 2022 / 320653 / 07
Enterprise Name URBAN COUNTY ESTATE
Registration Date 24/02/2022
Business Start Date 24/02/2022
Enterprise Type Private Company
Enterprise Status In Business
Financial Year End February
TAX Number 9242896257

Addresses	POSTAL ADDRESS	ADDRESS OF REGISTERED OFFICE
	539 CROSSBERRY CRESCENT XANADU ECO ESTATE HARTBEESPOORT NORTH WEST 0216	539 CROSSBERRY CRESCENT XANADU ECO ESTATE HARTBEESPOORT NORTH WEST 0216

ACTIVE MEMBERS / DIRECTORS

Surname and First Names	Type	ID Number / Date of Birth	Appointment Date	Addresses
PIETERSE, NICHOLA JAYNE	Director	[REDACTED]	24/02/2022	Postal: 539 CROSSBERRY CRECENT, XANADU ECO ESTATE, HARTBEESPOORT, NORTH WEST, 0216 Residential: 539 CROSSBERRY CRECENT, XANADU ECO ESTATE, HARTBEESPOORT, NORTH WEST, 0216
GOMEZ, SHAUN ANTONIO	Director	[REDACTED]	24/02/2022	Postal: 5 OLIEHOUT, HEATHER PARK, GEORGE, WESTERN CAPE, 6529 Residential: 5 OLIEHOUT, HEATHER PARK, GEORGE, WESTERN CAPE, 6529



70

Haycock Attorneys
7 Cathedral Square
Cathedral Street
P O Box 879
George
6530

Prepared by me

CONVEYANCER
CATHARINA FREDRIKA MARIA MEYER
(89269)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price		
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T000020390 / 2022

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

GERRIT PETRUS FOURIE (83877)

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

S A STEELFRAME SYSTEM C C
Registration number 2007/040023/23

which said Power of Attorney was signed at GEORGE on 17-05-2022
2022



Lexis® Convey 18.1.7.10

And the appearer declared that his/her said principal had, on 24 February 2022, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

URBAN COUNTRY ESTATE PROPRIETARY LIMITED
Registration Number 2022/320653/07

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

1. REMAINDER ERF 6182 GEORGE,
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF WESTERN CAPE

IN EXTENT 5,2512 (FIFTY TWO THOUSAND FIVE HUNDRED AND
TWELVE) Hectares

FIRST TRANSFERRED by Deed of Grant dated 1st November 1833 (George
Quitrents Volume 7 no.3) with diagram No 376/1833 relating thereto and held
by Deed of Transfer number T61139/2017

SUBJECT

- A. To the condition contained in the said Deed of Grant dated 1st November 1833
(George Quitrents Volume 7 no.3) reading as follows:

"That the present and future proprietors of the land hereby granted shall in no
way be entitled to any damages sustained by the trespassing of cattle, nor
allowed to impound them".

- B. To the conditions referred to in Deed of transfer no. 137 dated 20th July 1843

2. ERF 6179 GEORGE,
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF WESTERN CAPE

IN EXTENT 1716 (ONE THOUSAND SEVEN HUNDRED AND SIXTEEN)
Square metres

FIRST TRANSFERRED by Deed of Transfer No.133 dated 12th January 1859
with diagram No. A618/1859 relating thereto and held by Deed of Transfer
number T61139/2017

SUBJECT to the condition referred to in Deed of Transfer No.133 dated 12th
January 1859

3. ERF 6156 GEORGE,
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF WESTERN CAPE

IN EXTENT 2160 (TWO THOUSAND ONE HUNDRED AND SIXTY) Square
metres

FIRST TRANSFERRED by Deed of Transfer No.133 dated 12th January 1859
with diagram No. A618/1859 relating thereto and held by Deed of Transfer
number T61139/2017

SUBJECT to the condition referred to in Deed of Transfer No.133 dated 12th
January 1859

A large, stylized handwritten mark, possibly a signature or a large letter 'C', located in the lower right quadrant of the page.Handwritten marks in the bottom left corner, including a stylized 'f' and a 'D'.

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

S A STEELFRAME SYSTEM C C
Registration number 2007/040023/23

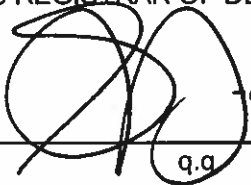
heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

URBAN COUNTRY ESTATE PROPRIETARY LIMITED
Registration Number 2022/320653/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of [REDACTED] excluding VAT in the sum of [REDACTED] total consideration paid by the transferee to the transferor being the amount of [REDACTED]

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 12 MAY 2022

 *q.q*

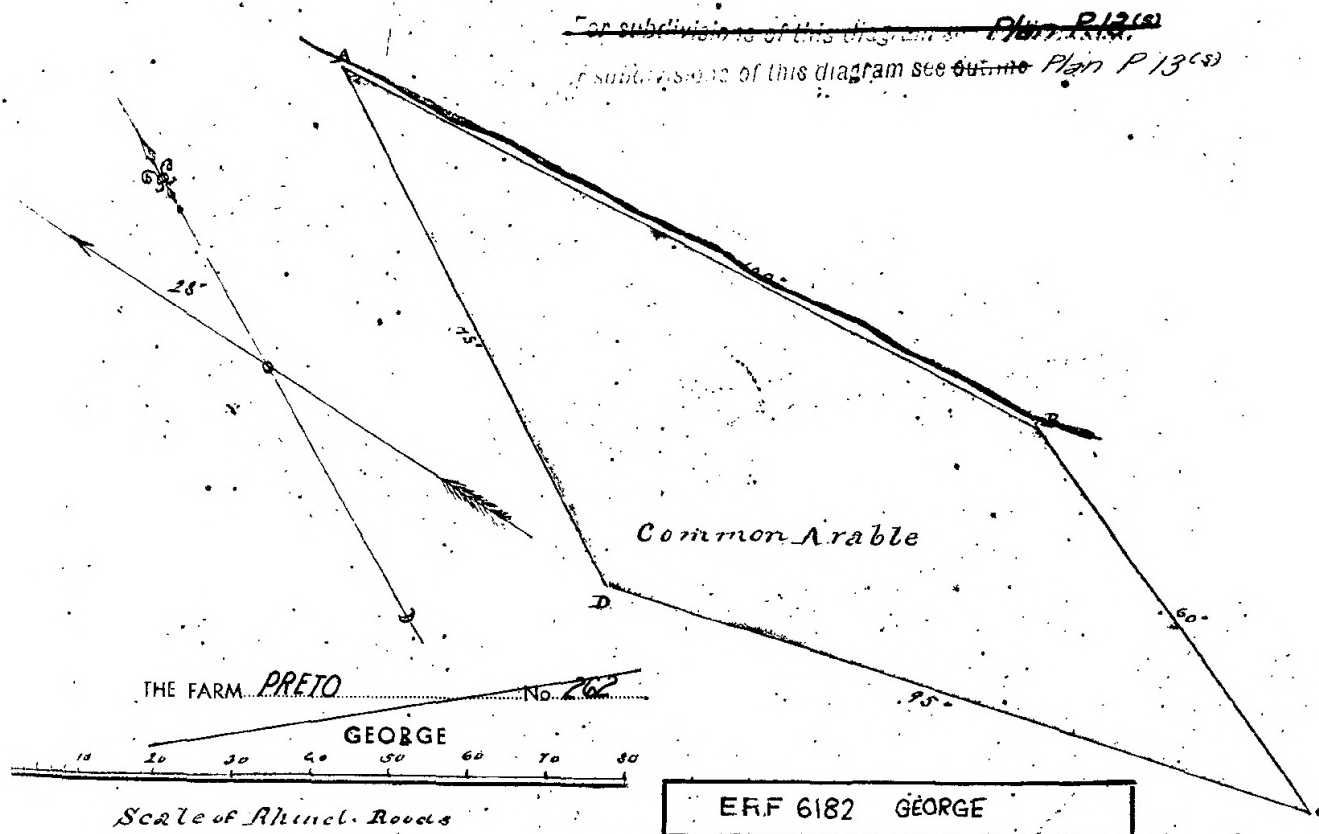
In my presence



REGISTRAR OF DEEDS







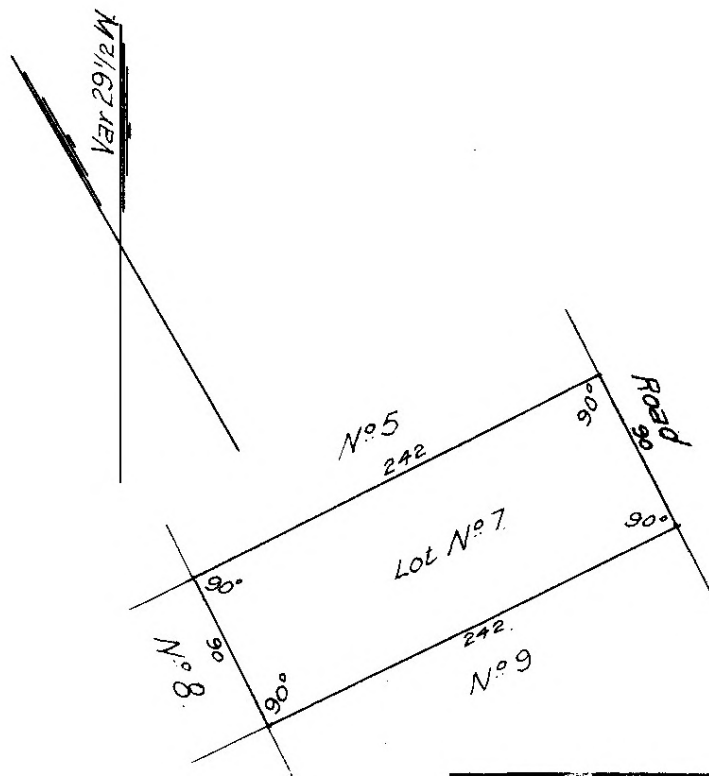
Now known as the farm PRETO.

The above Diagram ABCD represents 6 morgen 350 Square rods of Land, situated in the field vicinity of Georgetown District of George — Extending N^o to the farm Witfontyn, E to Georgetown, S to the Stream Witfontyn and west to the farm Moddervries.

applied for by Mr. J. de la Harpe —

Surveyed by me
 J. P. J. P. J. P.
 J. P. J. P. J. P.
 J. P. J. P. J. P.

The sides, angles and area of this diagram are mutually consistent.
(Sgd.) L. Marquard.
Examiner. ✓



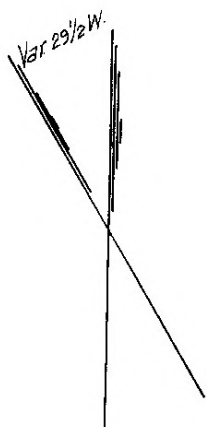
The above fig. coloured green represents 151 Sq. Roods & 36 Sq. Feet of Land situated in the Village of Preto Division of George being Lot No. 7 on the General Plan,

bounded as shewn.

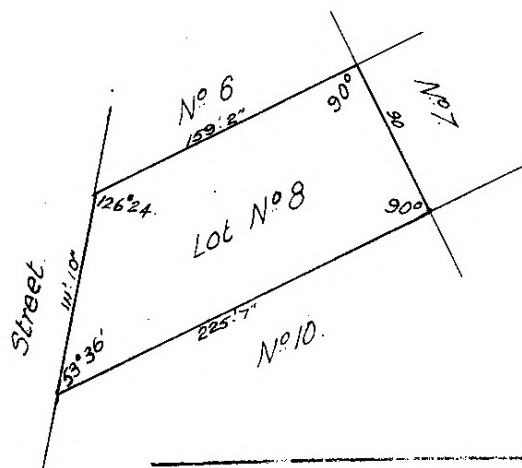
Surveyed by me,
(Sgd.) J.W. du T. Melvill.
Sw. Id. Surveyor. ✓

Copied from diagram relating	BL7DD/V3 ✓
to Transfer Deed No. 133	
dated 13.1.1859 (Vol. 2)	
<i>[Signature]</i>	
for Surveyor-General	
18.2.1965	
CHECKED	<i>[Signature]</i>
DATA CHECKED	

The sides, angles and area of this diagram are sufficiently consistent.
(Sgd.) L. Marquard.
Examiner. ✓



Included in
Consol
Erf 19374
Lms 5903/96



ERF 6179 GEORGE



The above figure coloured blue represents 120 Sq. Roods & 33 Sq. Feet
of Land, situated in the Village of **Preto**, Division of George, being
Lot No. 8, on the General Plan,

bounded as shewn.

Surveyed by me,
(Sgd.) J.W. du T. Melvill.
Sw. Id. Surveyor. ✓

Copied from diagram relating
to... Transfer 134
dated... 13.1.1859 (Vol. 2)
for Surveyor-General
18.2.1965

BL/DD/V3 ✓

CHECKED

S
B C

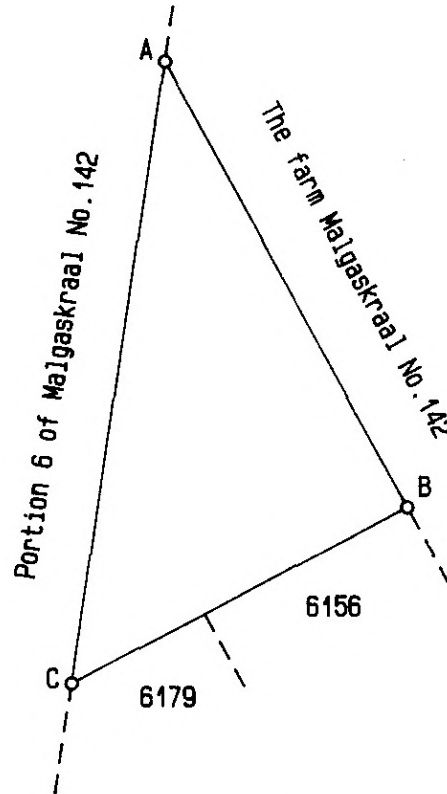
SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System Lo 23° X			S.G. No.
		Constants		+ 0, 00	+3 700 000, 00	5901/1996
AB	170, 98	331 52 10	A	+ 53 014, 33	+ 57 268, 35	Approved <i>Elie</i> Surveyor-General 1996-09-18
BC	126, 23	61 52 10	B	+ 52 933, 72	+ 57 419, 13	
CA	212, 53	188 18 20	C	+ 53 045, 03	+ 57 478, 64	
		3 P4	⊕	+ 51 919, 48	+ 57 885, 02	
		9 P4	⊕	+ 51 922, 09	+ 57 993, 83	

BEACONS

A Planted stone,
flush with ground
B, C Not beacons



Included in consol
dgm 5903/96
Erf 19374



Scale 1:2 500

The figure A B C
represents 1,0790 Hectares of land being
Erf 19372, George

Situate in the Municipality and
Administrative District of George
Province Western Cape
Surveyed in June - July 1996

M.D. Clough

by me

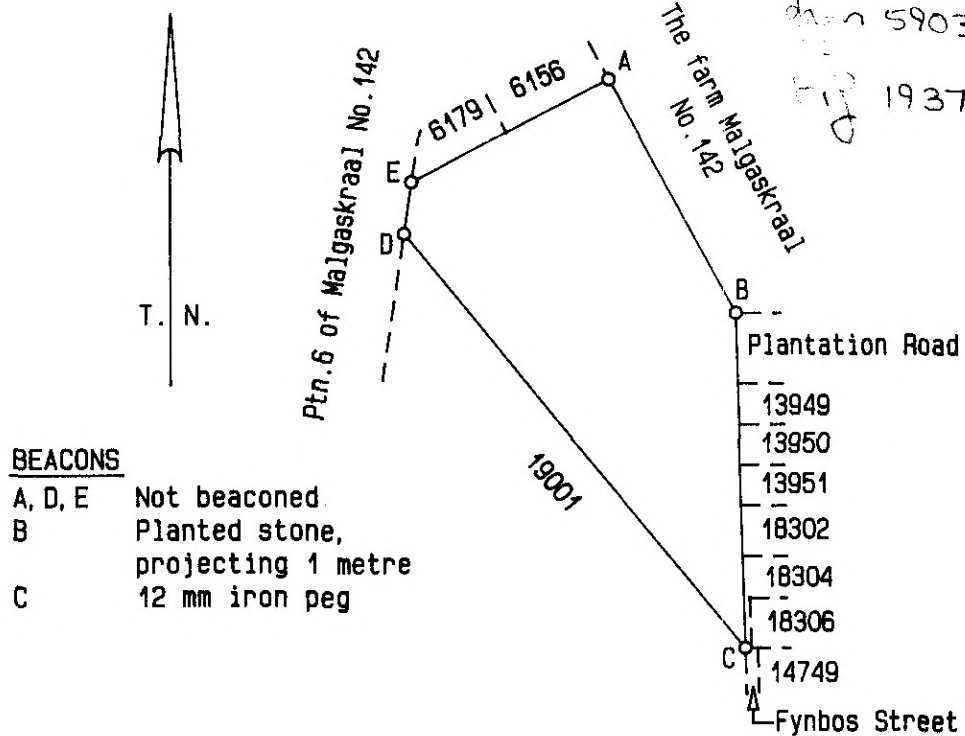
M.D. Clough (0100)
Professional Land Surveyor

This diagram is annexed to
No.
Dated
i.f.o.

Registrar of Deeds

File No. S.8775/74
S.R. No. E2306/96.
Comp. BL-700/V3 (1735)
Gen. Plan No. P.13 (5016)

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System Lo 23° X			S.G. No.
		<u>Constants</u>		+	0.00	+3 700 000.00	5902/1966 5902/1996
AB	178, 46	331 52 10	A	+	52 920.36	+ 57 444.12	Approved 
BC	226, 23	358 23 10	B	+	52 836.22	+ 57 601.50	
CD	358, 88	141 06 00	C	+	52 829.84	+ 57 827.64	Surveyor-General 1996-09-18
DE	35, 22	188 18 20	D	+	53 055.21	+ 57 548.35	
EA	147, 14	241 52 10	E	+	53 050.12	+ 57 513.50	
		3 P4	⊕	+	51 919.48	+ 57 885.02	
		9 P4	⊕	+	51 922.09	+ 57 993.83	



BEACONS
A, D, E Not beacons.
B Planted stone,
projecting 1 metre
C 12 mm iron peg

Scale 1: 5 000

The figure A B C D E
represents 4, 1672 Hectares of land being
Erf 19373, George

Situate in the Municipality and
Administrative District of George
Province Western Cape
Surveyed in June - July 1996

by me

M.D. Clough
M.D. Clough (0100)
Professional Land Surveyor

This diagram is annexed to
No.
Dated
i.f.o.

Registrar of Deeds

File No. S.8775/74
S.R. No. Framed.
Comp. BL-7DD/V3 (1735)

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System Lo 23° X			S.G. No.
		Constants		+ 0, 00	+ 3 700 000, 00	5903/4066 1996
AB	377, 78	331 52 10	A	+ 53 014, 33	+ 57 268, 35	Approved <i>[Signature]</i> Surveyor-General 1996-09-18
BC	226, 23	358 23 10	B	+ 52 836, 22	+ 57 601, 50	
CD	358, 88	141 06 00	C	+ 52 829, 84	+ 57 827, 64	
DA	282, 97	188 18 20	D	+ 53 055, 21	+ 57 548, 35	
		Indicator Data				
DE	119, 13	321 06 00	E	+ 52 980, 40	+ 57 641, 05	SHEET 1 OF 2 SHEETS
DF	38, 82	188 18 20	F	+ 53 049, 60	+ 57 509, 93	
		3 P4	⊕	+ 51 919, 48	+ 57 885, 02	
		9 P4	⊕	+ 51 922, 09	+ 57 993, 83	

BEACONS

- A Planted stone, flush with ground
- B Planted stone, projecting 1 metre
- C, E, F 12 mm iron peg
- D Not beacons

1. The figure A t u representing Erf 19372, George
Vide Gen. Plan No.5016
2. The figure x t w y representing Erf 6156, George
Vide Dgm.618/1859 D/T 1859 - 2 - 133
3. The figure u x y v representing Erf 6179, George
Vide Dgm.619/1859 D/T 1859 - 2 - 134
4. The figure w B C D v representing Erf 19373, George
Vide Gen. Plan No.5016

The figure A B C D
represents 5,6337 Hectares of land being
Erf 19374, George

comprising 1 to 4 above

Situate in the Municipality and
Administrative District of George
Province Western Cape
Surveyed in June - July 1996

[Signature]

by me

M.D.Clough (0100)
Professional Land Surveyor

This diagram is annexed to No. Dated i.f.o.	The original diagrams are as scheduled above	File No. S.8775/74 S.R. No. E.2306/96 Comp. BL-7DD/V3 (1735)
Registrar of Deeds		

Erf 19374, George

Situate in the Municipality and
Administrative District of George

S.G. No.

5903/1996

1996

Approved

edie

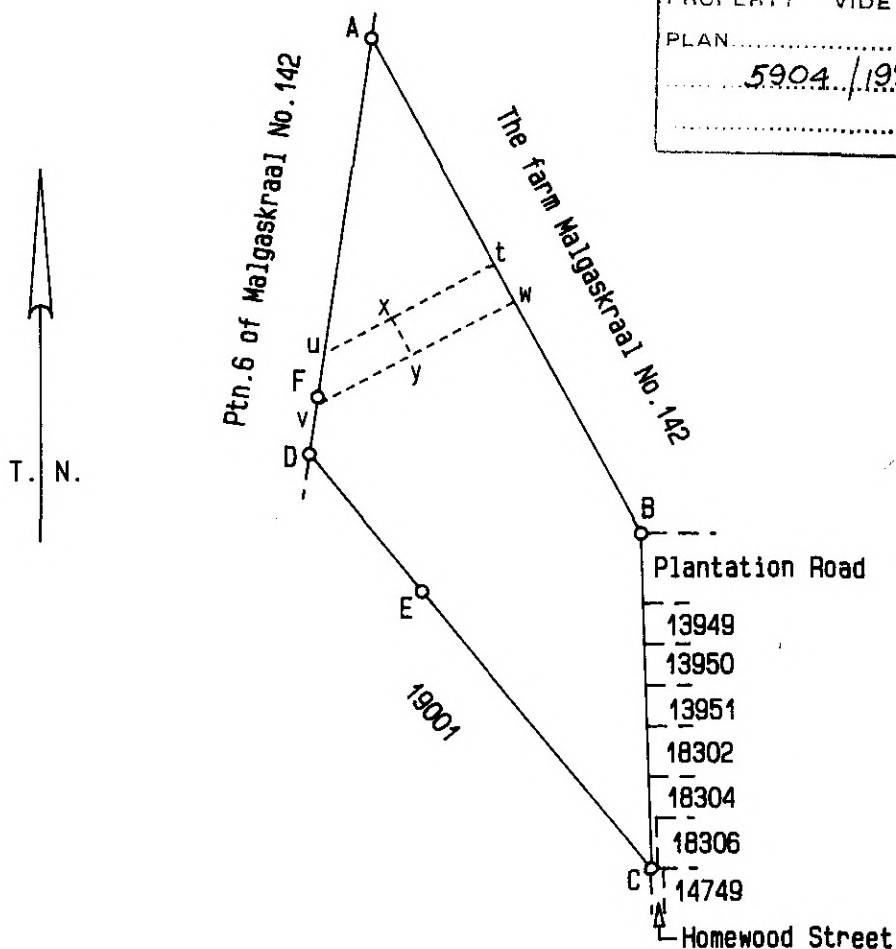
Surveyor-General

1996-09-18

SHEET 2 OF 2 SHEETS

FOR SUBDIVISION OF THIS
PROPERTY VIDE GENERAL
PLAN

5904/1996



Scale 1:5 000

Surveyed in June - July 1996

by me

M.D. Clough

M.D. Clough (0100)
Professional Land Surveyor

(GEORGE ALLOTMENT AREA)
GENERAL PLAN No. 5904/1996

of
THE SUBDIVISIONS OF ERF 19374, GEORGE
Vide Dgm. No. 5903/1996

Comprising 48 erven, numbered 19375 - 19384 and
19386 - 19423, 1 Public Place numbered 19385,
and the streets

Situate in the Municipality and
Administrative District of George
Province Western Cape



S.G. No. 5904/96
APPROVED
<i>[Signature]</i>
SURVEYOR-GENERAL
DATED :- 1996-07-18
SHEET 1 OF 2 SHEETS
Approved in terms of Section 25(1) of Ordinance 15 of 1985
Ref. dated 18/7/92
3rd July 1996

ENDORSEMENTS				
NO	AMENDMENT	ADDITION	AUTHORITY	INTD. DATE

CO-ORDINATES					
System Lo. 23°					
Constants Y +0,00 X + 3 700 000,00					
Y metres X		Y metres X		AREAS	
MAIN FIGURE		BLOCK CORNERS		Erf	Square metres
A + 53 014,33	+ 57 288,35	A1 + 52 956,48	+ 57 376,56	19375	1 492
B + 52 836,22	+ 57 601,50	A2 + 52 999,94	+ 57 390,82	19376	1 378
C + 52 829,84	+ 57 827,64	A3 + 53 020,82	+ 57 532,53	19377	885
D + 53 055,21	+ 57 948,35	A4 + 52 983,11	+ 57 578,98	19378	910
REFERENCE MARKS		A5 + 52 933,28	+ 57 648,64	19379	799
RK1 + 52 881,11	+ 57 645,97	A6 + 52 879,90	+ 57 548,68	19380	796
RK2 + 53 007,28	+ 57 552,54	A7 + 52 876,49	+ 57 783,93	19381	796
TOWN SURVEY MARKS		B1 + 52 988,24	+ 57 400,66	19382	798
3 P4 + 51 919,48	+ 57 885,02	B2 + 52 969,90	+ 57 391,36	19383	798
9 P4 + 51 922,09	+ 57 993,83	B3 + 52 930,32	+ 57 446,70	19384	823
		B4 + 52 939,58	+ 57 510,33	19386	798
		B5 + 52 878,68	+ 57 585,74	19387	831
		B6 + 52 877,27	+ 57 635,68	19388	809
		B7 + 52 926,59	+ 57 635,64	19389	908
		B8 + 52 972,75	+ 57 571,11	19390	840
		B9 + 53 006,94	+ 57 528,70	19391	862
		C1 + 52 835,25	+ 57 635,71	19392	932
		C2 + 52 867,26	+ 57 635,69	19393	1 263
		C3 + 52 868,77	+ 57 580,08	19394	932
		C4 + 52 929,06	+ 57 507,44	19395	888
		C5 + 52 919,95	+ 57 444,89	19396	800
		D1 + 52 834,88	+ 57 648,71	19397	800
		D2 + 52 886,90	+ 57 648,69	19398	810
		D3 + 52 863,32	+ 57 775,61	19399	800
		D4 + 52 830,15	+ 57 816,92	19400	800

BEACONS

A Planted Stone, flush with ground
B Planted Stone, projecting 1 metre
D, 19385t Not beacons
Others 12 mm iron peg

REFERENCE MARKS

12 mm iron peg in concrete, below ground

S G OFFICE NOTES

ORIGINAL PLAN
Sign <i>[Signature]</i>
Date 20/07-08-07
by SURVEYOR GENERAL

LOADED	1996-08-08
RETURNED	1996-08-26
RELOADED	1996-09-01
DESPATCHED	

Surveyed in
June - July 1996

[Signature]
M.D. Clough (0500)
Professional Land Surveyor

FILE No. S.8779/74
S.R. No. E.2394/94
COMP. RL-700/V3 (1735)

C

(GEORGE ALLOTMENT AREA)

GENERAL PLAN No. 5904/1996

of

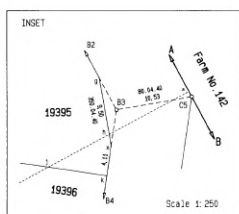
THE SUBDIVISIONS OF ERF 19374, GEORGE

Situate in the Municipality and
 Administrative District of George
 Province Western Cape



SCALE 1: 750

All displays are 5 metres



ORIGINAL PLAN
 Sign: *[Signature]*
 Date: 1996-09-20
 By: SURVEYOR GENERAL

Surveyed in
 June - July 1996
 W.D. Clough (0100)
 Professional Land Surveyor

FILE NO. S. 8774/74
 S.R. No. E. 2306/96
 COMP. BL-700/93 (17395)

C

REPORT

SURVEY OF ERVEN 19375 - 19423, PORTIONS OF ERF 19374, GEORGE

1. Approval for this survey is given under reference 18/7/2 dated 3/07/96, a copy of which is enclosed.
2. Control for this survey is based on stations from E.263/95, which is based on the Town System.
3. The terrain is mostly level, and has largely been cleared of the heavy bush that was present. However, in the region of erven 19384-5 the ground drops suddenly, and extremely steeply, to the Malgas River separating George from Blanco. This area is also very densely bushed. Both the western boundary of the property, and the northern sector, are still bushed up.
4. The beacons found are all in good condition. With great difficulty, due to bush and steep slopes, a search was made for the beacon at CD, which should be a planted stone, but the beacon is missing. The position falls in the middle of a footpath, which may account for it's disappearance. This beacon has not been replaced as it serves no practical purpose. Placing the beacon would be very difficult, and the check even more problematical. The same goes for point 21.
5. The comparison sketch on page 111 largely speaks for itself, the data comparison being good, and all the found beacons are accepted. Calculated points C4a, and C3X are simply to tidy up the data. C4a, and 4aF are virtually the same, and C3X still falls on the stone defined by 3XF. CD is calculated by intersection from FA and 4aF with data angles applied to line FA-4aF.
6. Except for those areas which are still bushed, the placing and checking of beacons is quite straightforward.



M.D.Clough
Land Surveyor

E2306/96

E 2306/96



land reform & rural development

Department:
Land Reform and Rural Development
REPUBLIC OF SOUTH AFRICA



OFFICE OF SURVEYOR-GENERAL: WESTERN CAPE

Foreshore Place, 2 Riebeeck street, Private Bag X9028, CAPE TOWN, 8000
E-mail: sgsecretarywc@dlrrd.gov.za sghelpdeskwc@dlrrd.gov.za

REGISTRAR OF DEEDS

Our Reference: S/8775/74

Western Cape Deed Registry

Date: 04th March 2026

WITHDRAWAL CAVEAT

The following General Plan is hereby withdrawn.
Please ensure this General Plan is not accepted for registration

General Plan No..... 5904/1996

Small Scale..... Erf 19374 George
Diagram No..... 5903/1996
Deed Ref..... unregistered consolidation of erven
Erf 19372 George - unregistered
Erf 6165 George – D/T 1859-002-133
Erf 6179 George – D/T 1859-002-134
Erf 19373 George - unregistered

Administrative District. GEORGE

Yours faithfully

Michael Jones
For: The Surveyor General: Western Cape

Copy To: Mike Medcalf
MIKE MEDCALF GEOMATICS
Email: mike@eln.co.za

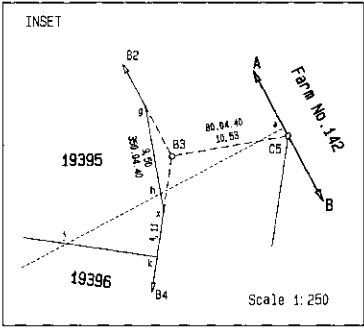
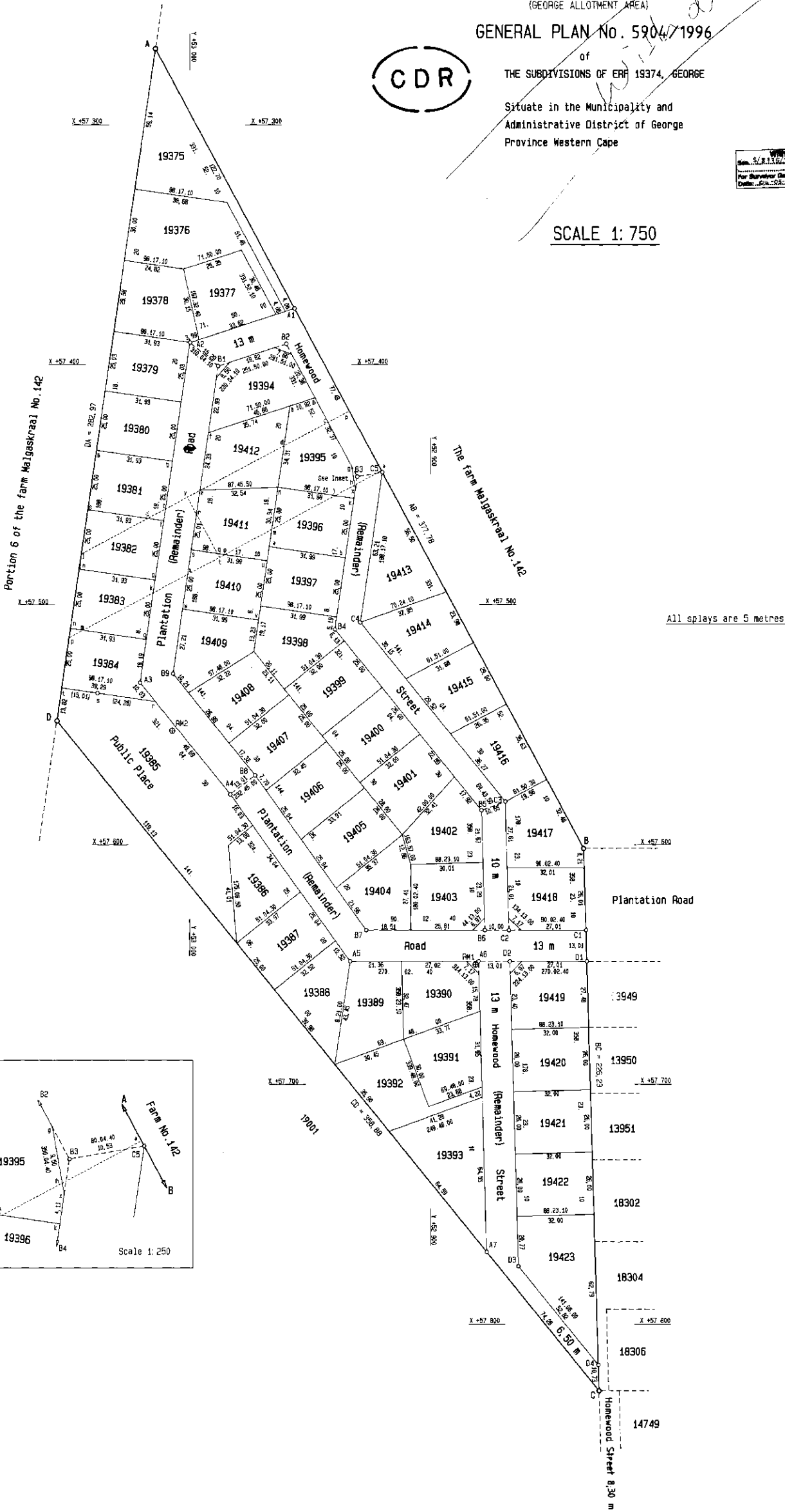


(GEORGE ALLOTMENT AREA)
GENERAL PLAN No. 5904/1996
of
THE SUBDIVISIONS OF ERF 19374, GEORGE
Situate in the Municipality and
Administrative District of George
Province Western Cape



Withdrawn
See S.R. 110/2000 p. 26
For Surveyor General
Date: 01-03-2000

SCALE 1: 750



ORIGINAL PLAN
Sign: [Signature]
Date: 1996-08-21
for SURVEYOR GENERAL

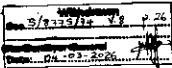
S
C

(GEORGE ALLOTMENT AREA)
GENERAL PLAN No.5904/1996
of
THE SUBDIVISIONS OF ERF 19374, GEORGE
Vide Dgm. No.5903/1996



Comprising 48 erven, numbered 19375 ~ 19384 and
19386 ~ 19423, 1 Public Place numbered 19385,
and the streets

Situate in the Municipality and
Administrative District of George
Province Western Cape



S.G. No. 5904/96
APPROVED
SURVEYOR-GENERAL
DATED :- 1996-09-18
SHEET 1 OF 2 SHEETS
Approved in terms of Section 25 (1) of Ordinance 15 of 1985
Ref. 18/7/2
Dated 3rd July 1996

ENDORSEMENTS					
NO	AMENDMENT	ADDITION	AUTHORITY	INTD.	DATE

CO-ORDINATES													
System Lo.23°													
Constants Y +0,00 X + 3 700 000,00													
Y metres X					Y metres X					AREAS			
MAIN FIGURE					BLOCK CORNERS					Erf	Square metres	Erf	Square metres
A	+	53 014,33	+	57 268,35	A1	+	52 956,48	+	57 376,56	19375	1 492	19401	814
B	+	52 836,22	+	57 601,50	A2	+	52 999,94	+	57 390,82	19376	1 378	19402	834
C	+	52 829,84	+	57 827,64	A3	+	53 020,62	+	57 532,53	19377	885	19403	834
D	+	53 055,21	+	57 548,35	A4	+	52 983,11	+	57 578,98	19378	910	19404	797
REFERENCE MARKS					A5	+	52 933,28	+	57 648,64	19379	799	19405	866
					A6	+	52 879,90	+	57 648,68	19380	798	19406	830
RM1	+	52 881,11	+	57 649,97	A7	+	52 876,49	+	57 769,83	19381	798	19407	802
RM2	+	53 007,28	+	57 552,54	B1	+	52 988,24	+	57 400,66	19382	798	19408	800
TOWN SURVEY MARKS					B2	+	52 959,90	+	57 391,36	19383	798	19409	810
					B3	+	52 930,32	+	57 446,70	19384	823	19410	800
					B4	+	52 939,58	+	57 510,33	19386	798	19411	895
					B5	+	52 878,68	+	57 585,74	19387	831	19412	938
3 P4	+	51 919,48	+	57 885,02	B6	+	52 877,27	+	57 635,68	19388	809	19413	1 060
9 P4	+	51 922,09	+	57 993,83	B7	+	52 926,59	+	57 635,64	19389	928	19414	922
					B8	+	52 972,75	+	57 571,11	19390	840	19415	844
					B9	+	53 006,94	+	57 528,78	19391	862	19416	818
					C1	+	52 835,25	+	57 635,71	19392	932	19417	891
					C2	+	52 867,26	+	57 635,69	19393	1 263	19418	820
					C3	+	52 868,77	+	57 582,08	19394	932	19419	882
					C4	+	52 929,06	+	57 507,44	19395	888	19420	832
					C5	+	52 919,95	+	57 444,89	19396	800	19421	832
					D1	+	52 834,88	+	57 648,71	19397	800	19422	832
					D2	+	52 866,90	+	57 648,69	19398	810	19423	1 337
					D3	+	52 863,32	+	57 775,81	19399	800	Public Place	
					D4	+	52 830,15	+	57 816,92	19400	800	19385	3 434

BEACONS

A Planted Stone, flush with ground
B Planted stone, projecting 1 metre
D, 19385t Not beaconsed
Others 12 mm iron peg

REFERENCE MARKS

12 mm iron peg in concrete, below ground

S G OFFICE NOTES

ORIGINAL PLAN
Sign:
Date: 1996-08-21
for SURVEYOR GENERAL

LODGED	1996-08-05
RETURNED	1996-08-26
RELODGED	1996-09-10
DESPATCHED	

Surveyed in June - July 1996	FILE No. S.8775/74 S.R. No.E.2306/96 COMP. BL-700/V3 (1735)
 M.D. Clough (0100) Professional Land Surveyor	

S

C



land reform & rural development

Department:
Land Reform and Rural Development
REPUBLIC OF SOUTH AFRICA



OFFICE OF SURVEYOR-GENERAL: WESTERN CAPE

Private Bag X9028, CAPE TOWN, 8000
E-mail: sgsecretarywc@dlrrd.gov.za

Tel No (021) 465 7358
Fax No (021) 465 3008

Mr M Medcalf
Professional Land Surveyor

Enquiries: A Ballantyne

Our Reference: S/8775/74
Your Ref: 11 February 2026

Per email: mike@eln.co.za

12th February 2026

Dear Sir

STATUS OF ERF 19385 (PUBLIC PLACE) GEORGE AND REMAINDER STREETS AS SHOWN ON GENERAL PLAN No. 5904/1996

Your letter dated 30 January 2026 and our information status report dated 3 February 2026 and your email dated 11 February 2026 refers.

Our status division when issuing an information status report gives the status as found on the diagrams and general plans in our office. They do not look at what has been registered. This is why the information was issued as it was, depicting Erf 19385 George as public place and the remainder street as being public road.

General Plan No. 5904/1996 was approved under the Land Use Planning Ordinance 15 of 1985. The Section 25 consent issued under Ordinance 15 of 1985 was issued on 3 July 1996 with reference 18/7/2. Section 27(1) of the Ordinance 15 of 1985 states that consents issued in terms of Section 25 were valid for 5 years after the application was granted. Our office is unaware if any further extensions of validity were issued. If no erven were registered off General Plan No 5904/1996 within the validity period of the consent the subdivision would not have been confirmed.

Section 28 of Ordinance 15 of 1985 is clear that once the registration of one erf on the general plan occurs, i.e. the subdivision is confirmed, the public streets and public places as show on the general plan would vest in the local authority.

In your case, if no erven on General Plan No. 5904/1996 have been registered, our office has not checked this fact, then the public place and remainder public street are not public place and public street yet and they do not yet vest in the name of the George Municipality.

Yours faithfully

A Ballantyne
For SURVEYOR-GENERAL: WESTERN CAPE

Attachments: None



CERTIFIED COPY FOR REGISTRATION
 FOR SURVEYOR-GENERAL: *[Signature]*
 DATE: 04-03-2026

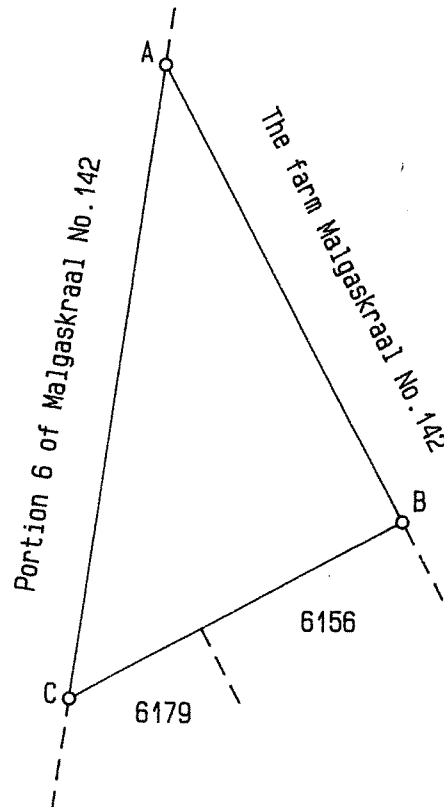
SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES Y System Lo 23° X			S.G. No. 5901/1996 Approved <i>[Signature]</i> Surveyor-General 1996-09-18
		Constants			
AB	170, 98	331 52 10	A	+ 53 014, 33	+ 57 268, 35
BC	126, 23	61 52 10	B	+ 52 933, 72	+ 57 419, 13
CA	212, 53	188 18 20	C	+ 53 045, 03	+ 57 478, 64
		3 P4	⊕	+ 51 919, 48	+ 57 885, 02
		9 P4	⊕	+ 51 922, 09	+ 57 993, 83

BEACONS

- A Planted stone,
flush with ground
B, C Not beacons



Included in consol
 dgn 5903/96
 Erf 19374



Scale 1: 2 500

The figure A B C
 represents 1,0790 Hectares of land being
Erf 19372, George

Situate in the Municipality and
 Administrative District of George
 Province Western Cape
 Surveyed in June - July 1996

[Signature]

by me

M.D.Clough (0100)
 Professional Land Surveyor

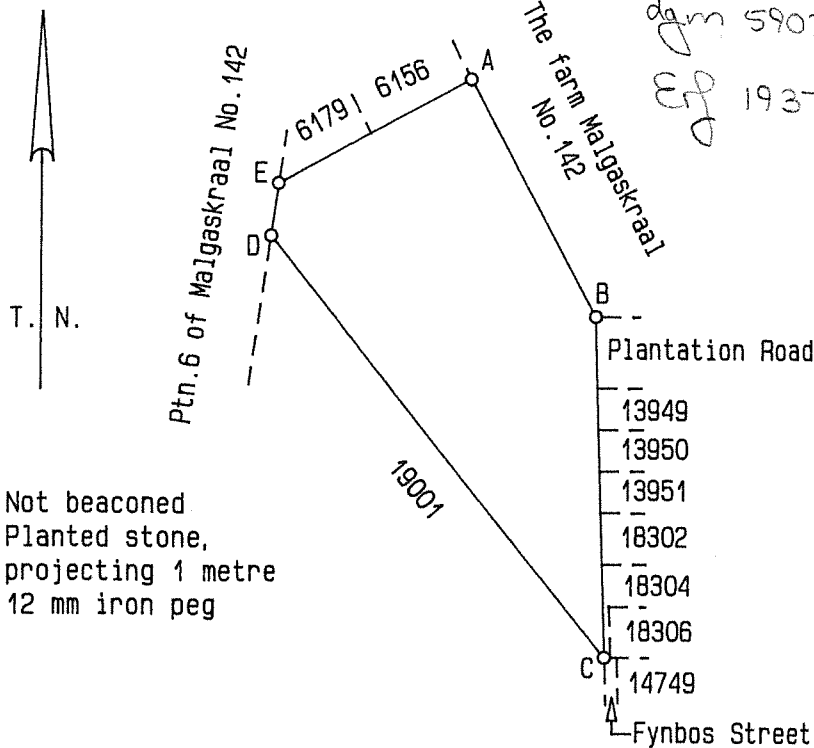
This diagram is annexed to
 No.
 Dated
 i.f.o.

Registrar of Deeds

File No. S.8775/74
 S.R. No. E2306/96.
 Comp. BL-7DD/V3 (1735)
 Gen. Plan No. P.13(5016)

CERTIFIED COPY FOR REGISTRATION
FOR SURVEYOR-GENERAL:
DATE: 04-03-2026

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System Lo 23° X			S.G. No.
		Constants		+ 0, 00	+3 700 000, 00	5902/1966 5902/1996
AB	178, 46	331 52 10	A	+ 52 920, 36	+ 57 444, 12	Approved 
BC	226, 23	358 23 10	B	+ 52 836, 22	+ 57 601, 50	
CD	358, 88	141 06 00	C	+ 52 829, 84	+ 57 827, 64	
DE	35, 22	188 18 20	D	+ 53 055, 21	+ 57 548, 35	
EA	147, 14	241 52 10	E	+ 53 050, 12	+ 57 513, 50	
		3 P4	⊕	+ 51 919, 48	+ 57 885, 02	fSurveyor-General 1996-09-18
		9 P4	⊕	+ 51 922, 09	+ 57 993, 83	



Included in consol
diag 5903/96
Erf 19374

The figure A B C D E
represents 4,1672 Hectares of land being
Erf 19373, George

Situate in the Municipality and
Administrative District of George
Province Western Cape
Surveyed in June - July 1996

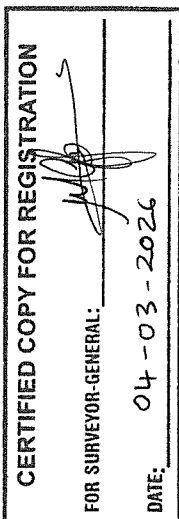
by me

M.D. Clough
M.D. Clough (0100)
Professional Land Surveyor

This diagram is annexed to
No.
Dated
i.f.o.

Registrar of Deeds

File No. S.8775/74
S.R. No. Framed.
Comp. BL-7DD/V3 (1735)



SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System Lo 23° X				S.G. No.	
		Constants		+	0, 00	+	3 700 000, 00	5903/4066	
AB	377, 78	331 52 10	A	+	53 014, 33	+	57 268, 35	1996	
BC	226, 23	358 23 10	B	+	52 836, 22	+	57 601, 50	Approved	
CD	358, 88	141 06 00	C	+	52 829, 84	+	57 827, 64		
DA	282, 97	188 18 20	D	+	53 055, 21	+	57 548, 35	f Surveyor-General	
Indicatory Data									
DE	119, 13	321 06 00	E	+	52 980, 40	+	57 641, 05	1996-09-18	
DF	38, 82	188 18 20	F	+	53 049, 60	+	57 509, 93	SHEET 1 OF 2 SHEETS	
		3 P4	⊕	+	51 919, 48	+	57 885, 02		
		9 P4	⊕	+	51 922, 09	+	57 993, 83		

BEACONS

A Planted stone, flush with ground
B Planted stone, projecting 1 metre
C, E, F 12 mm iron peg
D Not beaconed

1. The figure A t u representing Erf 19372, George
Vide Gen. Plan No.5016
2. The figure x t w y representing Erf 6156, George
Vide Dgm.618/1859 D/T 1859 - 2 - 133
3. The figure u x y v representing Erf 6179, George
Vide Dgm.619/1859 D/T 1859 - 2 - 134
4. The figure w B C D v representing Erf 19373, George
Vide Gen. Plan No.5016

The figure A B C D
represents 5,6337 Hectares of land being
Erf 19374, George

comprising 1 to 4 above

Situate in the Municipality and
Administrative District of George
Province Western Cape
Surveyed in June - July 1996

[Signature]

by me

M.D.Clough (0100)
Professional Land Surveyor

This diagram is annexed to No. Dated i.f.o.	The original diagrams are as scheduled above	File No. S.8775/74 S.R. No. E.2306/96 Comp. BL-7DD/V3 (1735)
Registrar of Deeds		

CERTIFIED COPY FOR REGISTRATION

FOR SURVEYOR-GENERAL:

DATE: 04-03-2026

Erf 19374, George

Situate in the Municipality and
Administrative District of George

S.G. No.

5903/1966

1996

Approved

edie

Surveyor-General

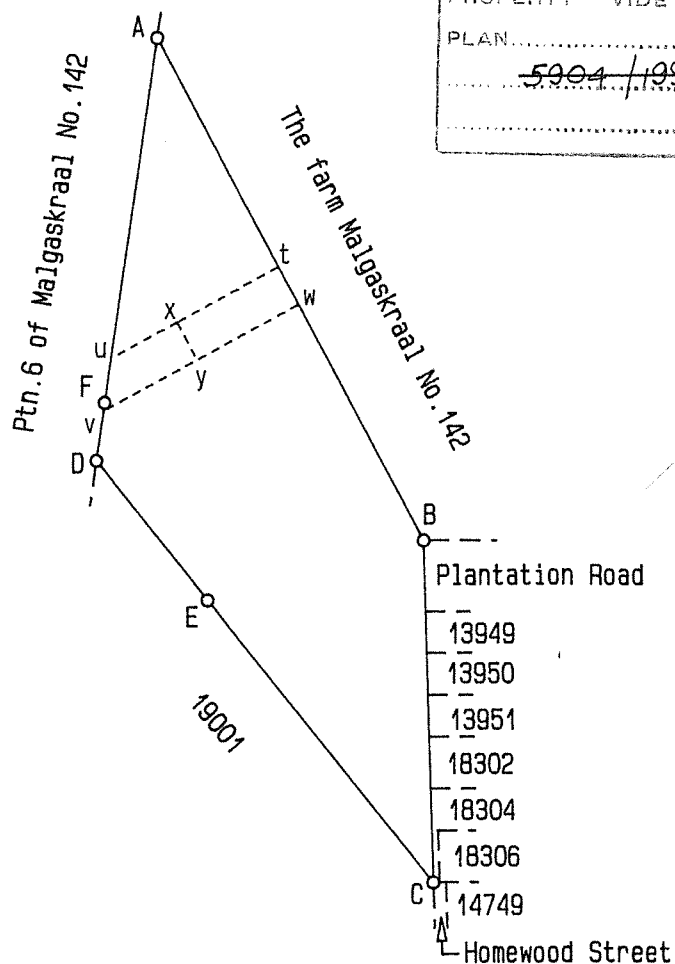
1996-09-18

SHEET 2 OF 2 SHEETS

FOR SUBDIVISION OF THIS
PROPERTY VIDE GENERAL
PLAN.....

~~5904/1996~~

m.J.



Scale 1:5 000

Surveyed in June - July 1996

by me

M.D. Clough

M.D. Clough (0100)
Professional Land Surveyor

Conveyancer's Certificate

I, the undersigned

MADELEINE GOLDIE

Conveyancer of Millers Incorporated, Beacon House, 123 Meade Street, George hereby certify as follows:

1. That I have perused Deed of Transfer No T20390/2022 in respect of the following properties:

1.1 Remainder Erf 6182 George in the Municipality and Division of George, Western Cape Province IN EXTENT 5,2512 (FIVE COMMA TWO FIVE ONE TWO) hectares

1.2 Erf 6179 George in the Municipality and Division of George, Western Cape Province IN EXTENT 1716 (ONE THOUSAND SEVEN HUNDRED AND SIXTEEN) square metres

1.3 Erf 6156 George in the Municipality and Division of George, Western Cape Province IN EXTENT 2160 (TWO THOUSAND ONE HUNDRED AND SIXTY) square metres

registered in the name of

URBAN COUNTRY ESTATE PROPRIETARY LIMITED

Registration Number 2022/320653/07

2 No Bond is registered on the properties

3 To the best of my knowledge there are no restrictive conditions of title in the said Deed of Transfer which prohibit:

- Cancellation of General Plan 5904/1996 in terms of Section 15(2)(k) of the George Municipality: Land Use Planning By-law (2015)



- Consolidation of Erven 6179, 6156, 19372 & 19372 George in terms of Section 15(2)(e) of the George Municipality: Land Use Planning By-law (2015) to create one erf (± 5.6338 ha)
- Rezoning of the consolidated erf in terms of section 15(2)(a) of the George Municipality: Land Use Planning By-Law from Agricultural Zone 1 (Agriculture) to Subdivisional Area;
- Subdivision of the subdivisional area in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-law (2015) into:

Single Residential Zone 11 erven (Estate Housing) comprising of:

- 77 group housing erven;
- 1 flats erf
- 7 private open space erven;
- 1 private road erf

Signed at GEORGE on this 6th of FEBRUARY 2023

A handwritten signature in dark ink, appearing to read 'M Goldie', is written over a horizontal line.

CONVEYANCER

MADELEINE GOLDIE

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

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

PART A: PARTICULARS

Reference number: **Collab Ref No.: 4028335**

Purpose of consultation: **To discuss proposed land use application**

Brief proposal: **Proposed Permanent Departure**

Property(ies) description: **Rem Erf 6182, 6179 & 6156 George**

Date: **4 February 2026**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Khuliso Mukhovha	George Municipality	044 801 9477	kjmukhovha@george.gov.za
	Naudica Swanepoel	George Municipality	044 801 9477	nswanepoel@george.gov.za
Pre-applicant	Marlize de Bruyn	DMC Town Planning	0766340150	marlize@mdbplanning.co.za

Documentation provided for discussion:

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

- **Copy of title deed**
- **Land use approval**
- **Locality**
- **Site plan**

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

YES	NO
-----	----

Comprehensive overview of proposal:

Rem Erf 6182, 6179 & 6156 George accommodates an estate housing development recently approved, known as Urban Country Estate (UCE). It will consist of 72 group housing erven and 40 flats. Note (a) of the land use approval dated 16 January 2026 states that insufficient parking is provided for the 40 flats. The last plans provided in the consideration of this land use application indicated 60 parking bays where the previous plans showed 86 parking bays. A new architect has been appointed not fully familiar with the George Integrated Zoning Scheme By-law (2023).

PT1 requirement equates to 60 parking bays for 40 flats.

At the project meeting, discussing the implementation of the development, it was decided to include a permanent departure for a reduction in the parking requirement from 'normal' to 'PT1' for the 40 flats with the proposed submission of SDP, architectural guidelines, constitution of the HOA and the associated documents and letters as per the letter of approval.

Subsequently, the aim of this land use application is to request that the proposed permanent departure for the reduction of the parking requirement for the flats not be subject to public participation. There is also no need for a conveyancer's certificate.

PART B: APPLICATION PROCESS (WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)

SUBMISSION

Draft By-Law on Municipal Land Use Planning

(Workflow)

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

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

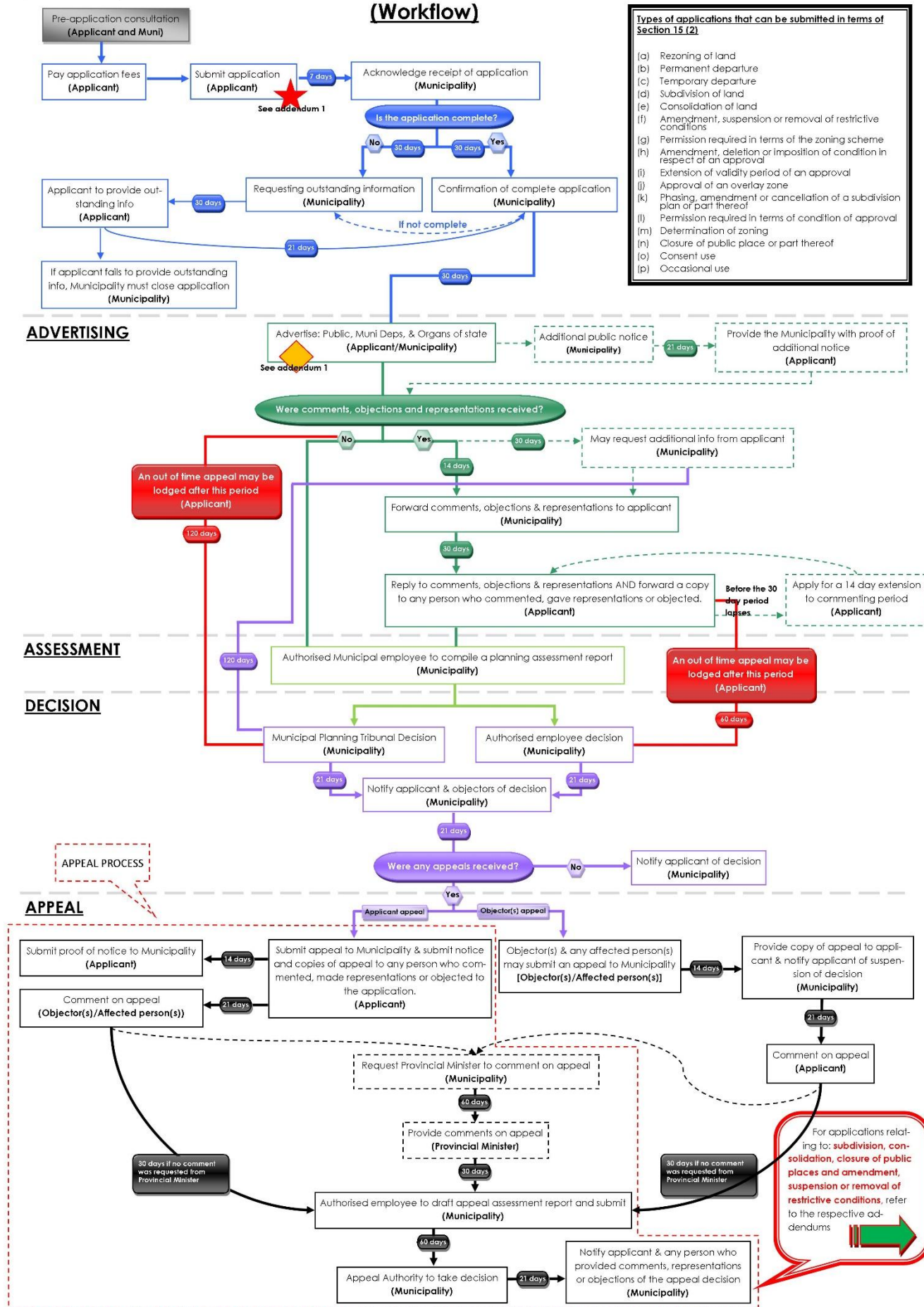
ADVERTISING

ASSESSMENT

DECISION

APPEAL PROCESS

APPEAL



SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant	What land use planning applications are required?	Application fees payable
	2(a) a rezoning of land;	R
x	2(b) a permanent departure from the development parameters of the zoning scheme;	R
	2(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d) 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 that is not exempted in terms of section 24;	R
	2(f) a removal, suspension, or amendment of restrictive conditions in respect of a land unit;	R
	2(g) a permission required in terms of the zoning scheme;	R
	2(h) an amendment, deletion, or imposition of conditions in respect of an existing approval;	R
	2(i) an extension of the validity period of an approval;	R
	2(j) an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l) a permission required in terms of a condition of approval;	R
	2(m) A determination of a zoning;	R
	2(n) A closure of a public place or part thereof;	R
	2(o) a consent use contemplated in the zoning scheme;	R
	2(p) an occasional use of land;	R
	2(q) to disestablish a home owner's association;	R
	2(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant	What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N Serving of notices (i.e. registered letters etc.)	R
Y	N Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):		TBD on submission of application

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

SECTION B:
PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			X	Please motivate George Municipal Spatial Development Framework, 2023
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		The applicant may submit the previous Conveyancer Certificate
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? George Integrated Zoning Scheme, 2023 What is the current zoning of the property? SRZII – estate housing What is the proposed zoning of the property? SRZII – estate housing Does the proposal fall within the provisions/parameters of the zoning scheme? No Are additional applications required to deviate from the zoning scheme? (if yes, specify) To be determined				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?	X			
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

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		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) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)		X		National Department of Environmental Affairs (DEA) & DEA&DP
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 Infrastructure (RNM)

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

SECTION D:

SERVICE REQUIREMENTS

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

Other services required? Please specify.			X	
Development charges:			X	

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

COMPULSORY INFORMATION REQUIRED:					
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent
MINIMUM AND ADDITIONAL REQUIREMENTS:					
Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)	Y	N	Required number of documentation copies

PART E: DISCUSSION

- The pre-application was submitted with site and locality plan, copy of a title deed and Land Use approval letter.
- The pre-application was discussed in a meeting held on 04 February 2026.

Town Planning

- Condonation for public participation cannot be granted, given the objections received during the previous application. Furthermore, the Land Use Planning By-law for George Municipality, 2023 makes no provision for condonation in respect of exemption for the public participation process (refer to Section 64).
- Condonation for submission of a new Conveyancer Certificate is granted; however, the applicant must still submit the certificate that was provided with the initial land use application.
- Applicant to determine whether an amendment of conditions of approval is required.
- Due to the required amendment of conditions application, a normal "full" public participation will be required (please refer to Section 46.(1)(e) of the Planning By-law).

Civil Engineering Services (Traffic)

- Indicated that a parking departure is unlikely.
- The applicant will have to substantially motivate the reduction of parking on the flats site.
- Addendum to the 2022 Traffic Impact Assessment which motivate for parking reduction will be required (with specific focus on flats site).
- According to applicable public transport standards, the subject property does not fall within the PT1 area. Applicant will need to motivate the reduction to PT1.

PART F: SUMMARY / WAY FORWARD

- Application that addresses the above aspect on Part E above may be submitted.

OFFICIAL: KHULISO MUKHOVHA

PRE-APPLICANT: MARLIZE DE BRUYN



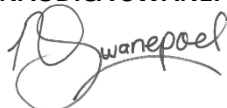
SIGNED:

SIGNED:

DATE: 10 FEBRUARY 2026

DATE: 4 FEBRUARY 2026

OFFICIAL: NAUDICA SWANEPOEL

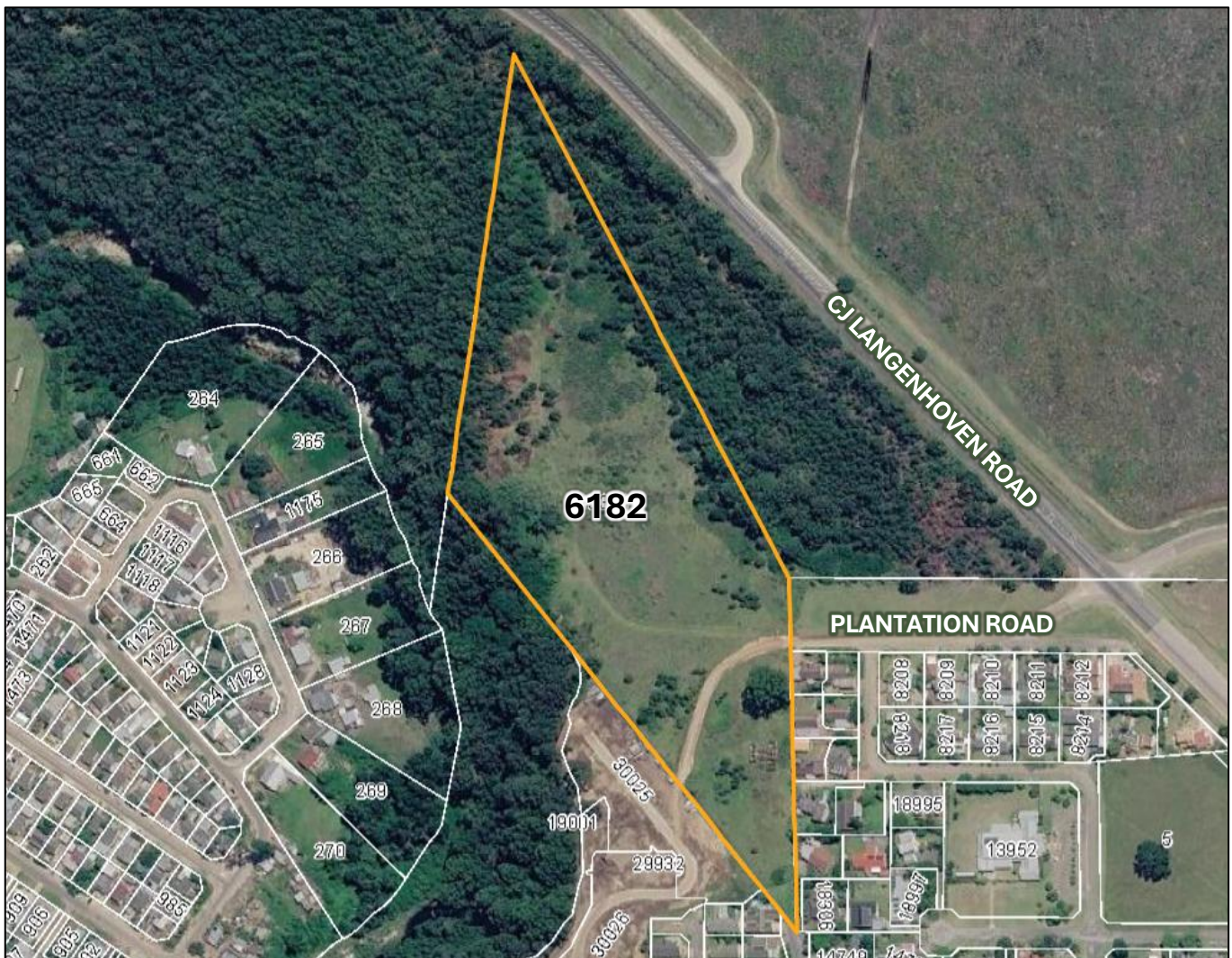
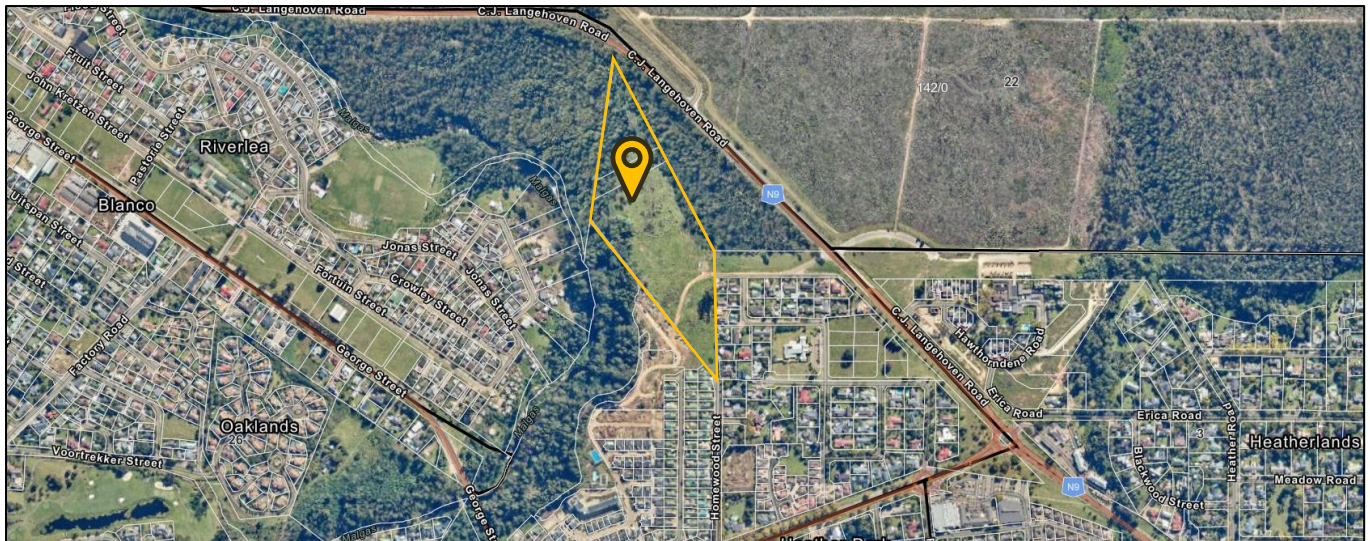


SIGNED:

DATE: 11 FEBRUARY 2026

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

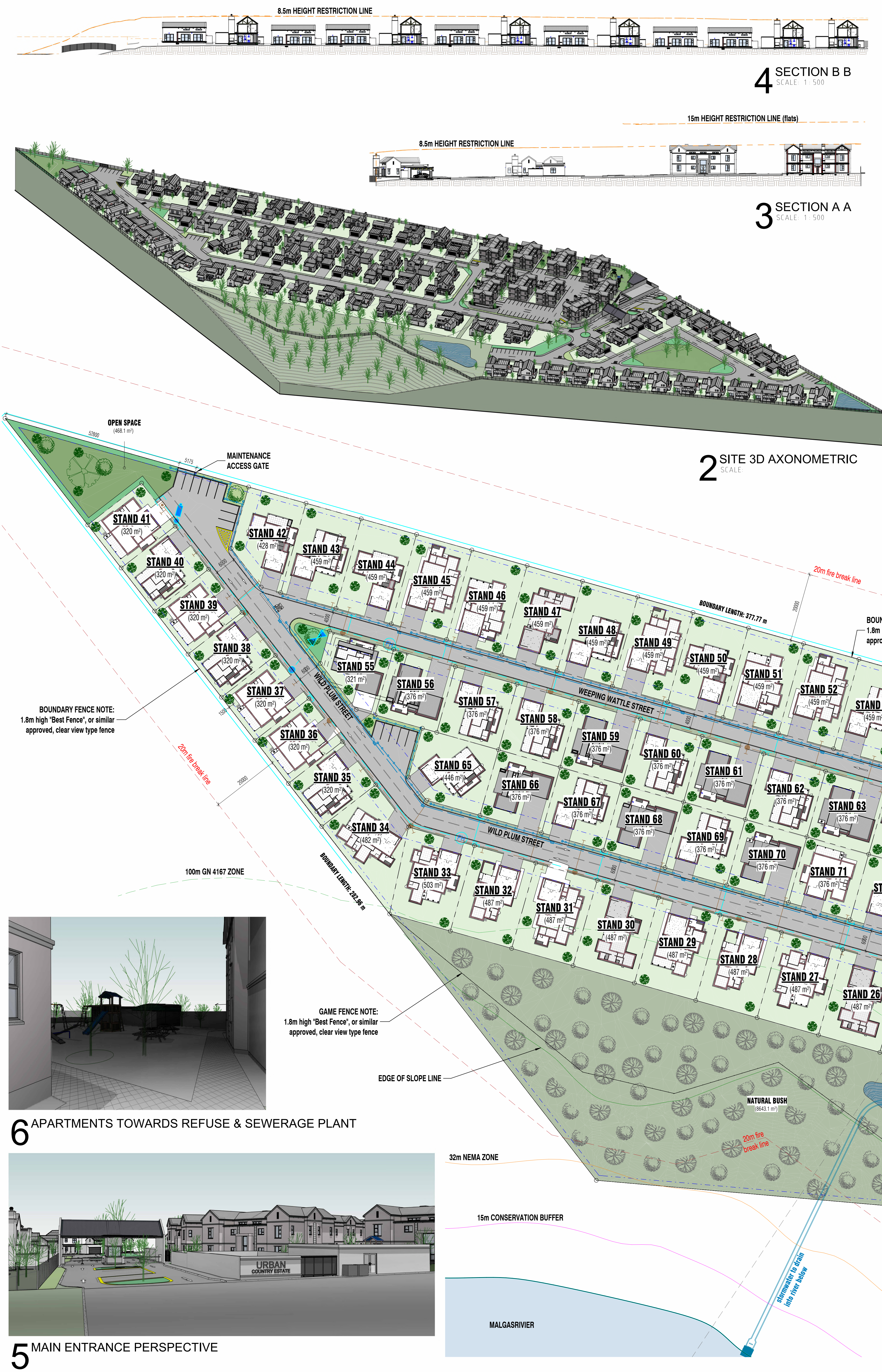
LOCALITY PLAN



Copyright ©

ERF 6182,
PLANTATION ROAD, HEATHER PARK
GEORGE MUNICIPALITY & DIVISION

For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.



PROJECT INFORMATION

PROJECT DETAILS

PROJECT NUMBER: 25688

PROJECT NAME: URBAN COUNTRY ESTATE

ERF NUMBER: 6182

ERF SIZE: 56333.0 m²

TOWNSHIP: _____ GEORGE

CLIENT: _____ DALMAR

PROJECT TIME LINE DETAILS

PROJECT START DATE: 2025-06-23

ANTICIPATED PROJECT COMPLETION DATE: 2027

PROJECT STATUS: SITE DEVELOPMENT PLAN

ZONING DETAILS

TOWNPLANNING SCHEME: GEORGE TOWNPLANNING SCHEME

USE ZONE: GENERAL RESIDENTIAL ZONE 2 (GROUP HOUSING)

BUILDING CLASSIFICATION: H4

HEIGHT ZONE: 8.5m (houses) & 15m (flats)

DENSITY: 35 units / ha

FAR: 1

COVERAGE 60%

PARKING: refer to table "H" of annexure

BUILDING LINES: 3m on external street boundaries, 1.5m other external boundaries, 0m on internal boundaries, garages to be set back

5m from internal road kerb

ERVEN SCHEDULE			
Comments	Count	Name	Area
APARTMENT BUILDING LINES	1	APARTMEN T BUILDING LINES	5183.2 m²
	1		5183.2 m²
MOTHER ERF			
MOTHER ERF	1	ERF 5182	56333.2 m²
	1		56333.2 m²
SUB-ERF			
FLATS	1	STAND T3	6496.8 m²
HOUSES	72	<vories>	28715.0 m²
	73		35210.9 m²

HOUSE & APARTMENT SCHEDULE											
Type	Court	Units per Building	# of BEDROOMS	# of STOREYS	Parking per Unit	Parking (Sub-totals)	Visitors Parking per Unit	Visitors Parking (Sub-totals)	Parking (Totals)	Council Area	Area (Sub-totals)
Houses											
SINGLE											
House Type A	3	1	2 BEDROOM	SINGLE	1.75	5.25	0.25	0.75	6	124.86 m ²	374.88 m ²
House Type B	3	1	2 BEDROOM	SINGLE	1.75	5.25	0.25	0.75	6	148.86 m ²	448.82 m ²
House Type C1	6	1	3 BEDROOM	SINGLE	1.75	8.75	0.25	1.25	10	100.00 m ²	733.16 m ²
House Type C2	2	1	2 BEDROOM	SINGLE	1.75	3.5	0.25	0.5	4	141.72 m ²	283.44 m ²
House Type D	4	1	3 BEDROOM	SINGLE	1.75	7	0.25	1	8	181.10 m ²	724.27 m ²
House Type J	3	1	3 BEDROOM	SINGLE	1.75	5.25	0.25	0.75	6	175.88 m ²	697.77 m ²
House Type K (1 side entry)	3	1	2 BEDROOM	SINGLE	1.75	5.25	0.25	0.25	2	175.88 m ²	697.77 m ²
House Type K	15	1	2 BEDROOM	SINGLE	1.75	26.25	0.25	3.75	30	142.80 m ²	2136.40 m ²
36		36				63		9	72		8427.47 m ²
DOUBLE											
House Type E	3	1	2 BEDROOM	DOUBLE	1.75	5.25	0.25	0.6	6	158.88 m ²	452.88 m ²
House Type F (1 side entry)	3	1	2 BEDROOM	DOUBLE	1.75	5.25	0.25	0.25	2	183.18 m ²	566.36 m ²
House Type H	23	1	3 BEDROOM	DOUBLE	1.75	40.25	0.25	5.75	48	162.01 m ²	3746.93 m ²
House Type J (1 side entry)	1	1	3 BEDROOM	DOUBLE	1.75	5.25	0.25	0.25	2	162.01 m ²	374.69 m ²
36		36				63		9	72		
72		72				126		18	144		1110.81 m ²
Apartments											
DOUBLE											
Apartment Blocks (# x Apartments)	10	4	APARTMENT BLOCK	DOUBLE	1.75	70	0.25	10	60	87.50 m ²	3652.24 m ²
10		40				70		10	60		3652.24 m ²
Apartment Blocks	10					196		28	224		14651.33 m ²
Grand Totals	62					196		28	224		14651.33 m ²

PARKING PROVIDER SCHEDULE		
Comments	Type	Count
ENTRANCE	2500 x 5000mm - 90 deg	5
ENTRANCE	Parapark Bay - 2500 x 5000mm - 60 deg	6
APARTMENTS	2500 x 5000mm - 90 deg	57
APARTMENTS	Parallel Parking Bay - 6500 x 2500 mm - 90 deg	1
APARTMENTS	Parapark Bay - 2500 x 5000mm - 90 deg	2
PARKING BAYS (HOUSE)	2500 x 5000mm - 90 deg	89
VISITORS BAYS INSIDE ESTATE		
ENTRANCE	2500 x 5000mm - 60 deg	5
ENTRANCE	Parapark Bay - 2500 x 5000mm - 60 deg	6
PARKING BAYS OUTSIDE ESTATE		
TOTAL PARKING BAYS:		167

EXTRA ESTATE PARKING

+ 2 driveway 'visitor' bays per house (14)
SUB-TOTAL = 235 bays

+ 2 garage bays / house (14)
TOTAL = 369

TREE SCHEDULE	
Size	Count
ADDITIONAL	
300L Indigenous Tree	1
400L Indigenous Tree	1
APARTMENTS	
200L Indigenous Tree	7
HOUSES	
200L Indigenous Tree	1
Grand total: 230	2

Sub-divisions Schedule	
Name	Area
	121.3 m ²
	121.3 m ²
HARDSCAPING	
INTERNAL ROAD	9123.4 m ²
PAINTED ISLAND	30.1 m ²
PARK PAVEMENT	226.0 m ²
PATHWAYS & DRIVEWAYS	3499.4 m ²
WASHING LINE AREAS	110.0 m ²

LANDSCAPING	
APARTMENT GARDENS	639.8 m ²
BY OWNERS	28767.9 m ²
GROUND COVER	467.7 m ²
SHRUBS	1215.6 m ²
	31091.0 m ²
OPEN SPACE	

COMMUNAL OPEN SPACE	1253.9 m ²
NATURAL BUSH	8643.1 m ²
OPEN PARK	1098.3 m ²
	10986.4 m ²
STORMWATER	
SW ATTENUATION DAM	222.2 m ²

LANDSCAPING LEGEND



TREES Shrub to medium, mostly evergreen
 Deciduous trees: Grand Elm, Ash
 Angiosperm trees: White Birch
 Gymnosperms: Fir, Spruce

SHRUBS Medium, large (1-2m tall)
 Angiosperm: Spotted Red, Rose, poison
 Elm, Dogwood, Kudzu
 Potentilla, Salix, Spiraea
 Conifers: Juniper, Cedar

PERENNIALS 1-2m
 Angiosperm: Iris, Salix
 Gymnosperm: Juniper

GROUND COVERS Creeping Grounds
 Clematis, ivy
 Saxifrage
 Yarrow

GRASS Lawn
 Grass: Blue grass, per approved
 Landscape Designer

PERENNIAL CROPS
 Landscaping as per approved
 Architectural & Landscape
 Designer

LANDSCAPE GUIDELINES

All landscaping to be as per Estate Architectural Guidelines.

EARTHWORKS TO FALL AWAY FROM HOUSE AT EVEN GRADIENT (min. 2% fall)

All flora to be indigenous and chosen from pre-approved landscaping list found in Architectural Guidelines.

SITE SERVICES LEGEND

	new electrical cables
	new fire pipes
	new gas pipes
	new data lines
	new sewer pipes
	new waste water pipes
	new stormwater pipes
	new cold water lines
	new hot water lines

FB	FIRE BOOSTER
VC	VALVE CHAMBER
SP	0110mm gPVC STACK PIPE
SS	0110mm gPVC STUB STACK
SS(1)	0110mm gPVC STACK WITH 1-WAY VENT VALVE
SS(2)	0110mm gPVC STUB STACK WITH 2-WAY VENT VALVE
VP	040mm gPVC VENT PIPE
RE	ROOFING EYE
CE	CLEANING EYE
IE	INSPECTION EYE
	SEWER MAN HOLE

ELECTRICAL CONNECTION MUNICIPAL ELECTRICAL CONNECTION POINT

WATER CONNECTION MUNICIPAL WATER CONNECTION POINT

NETWORK CONNECTION NETWORK / TELECOMS CONNECTION POINT

[illegible][illegible]

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 **U R B A N**
COUNTRY ESTATE

Fik Wigenaar

Fik Wigenaar
SACAP 5790

3	T	2006-07-03	Issued FOR INFORMATION	DNR
3	S	2006-07-13	Issued FOR INFORMATION	DNR
3	R	2006-07-27	Issued FOR INFORMATION	DNR
3	P	2006-08-15	Issued FOR INFORMATION	DNR
3	P	2006-12-05	Issued FOR INFORMATION	DNR
2	N	2006-11-18	traffic direction issued	DNR
2	N	2006-11-18	Issued FOR APPROVAL	DNR
2	M	2006-09-09	Issued FOR INFORMATION	DNR
3	K	2006-09-09	SERVICES LAUNCHED A FREE BREAK LINE SHOW	DNR
3	J	2006-09-09	APARTMENTS ORIENTED NORTH	DNR
3	H	2006-09-09	Issued FOR INFORMATION	DNR
3	G	2006-09-09	APARTMENTS ORIENTED EAST	DNR
3	G	2006-09-09	Issued FOR INFORMATION	DNR
3	E	2006-09-14	Issued FOR INFORMATION	DNR
3	D	2006-07-11	Issued FOR INFORMATION	DNR
3	C	2006-07-06	Issued FOR INFORMATION	DNR
3	C	2006-07-06	Issued FOR INFORMATION	DNR
1	A	2006-06-23	Issued AS PRELIMINARY	DNR
17	REV	DATE ISSUED	REVISION DESCRIPTION	BY

ISSUE TYPES (I.T.)	SCALE	PAGE SIZE
(1) PRELIMINARY (4) FOR TENDER (7) AS BUILT	As indicated	A
(2) FOR APPROVAL (5) FOR CONSTRUCTION (8) CANCELLED		
(3) FOR INFORMATION (6) FOR REVIEW		

mere
GROUP PTY LTD.

E-mail: admin@mere.co.za Tel: +27 (44) 690 5721
34 Kasp de Goede Hoop, Hartenbos Fax: +27 (86) 590 2620

project description	URBAN COUNTRY ESTATE ERF: 6182 ADDRESS: GEORGE FOR: DALMAR
sheet description	

project no.	drawing number	rev no.
25688	01-01-Z101	T

mere



GROUP PTY LTD.

MERE GROUP

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Hartenbos
Mossel Bay
6520

Tel: +27 44 690 5721

Fax: 086 590 2620

Web: www.mere.co.za

Project: Urban Country Estate, ERF 6182

03 July 2026

Dear Sir/Madam,

SUBJECT: URBAN COUNTRY ESTATE, ERF 6182, SDP COMPLIANCE WITH ARCHITECTURAL GUIDELINES

This letter serves to confirm that the designs of the houses, apartment blocks and other supplementary buildings and/or structures have been designed in accordance with the Urban Country Estate Architectural Guidelines.

Kind regards,

FJ Wagenaar
on behalf of Mere Group

mere

GROUP PTY LTD.