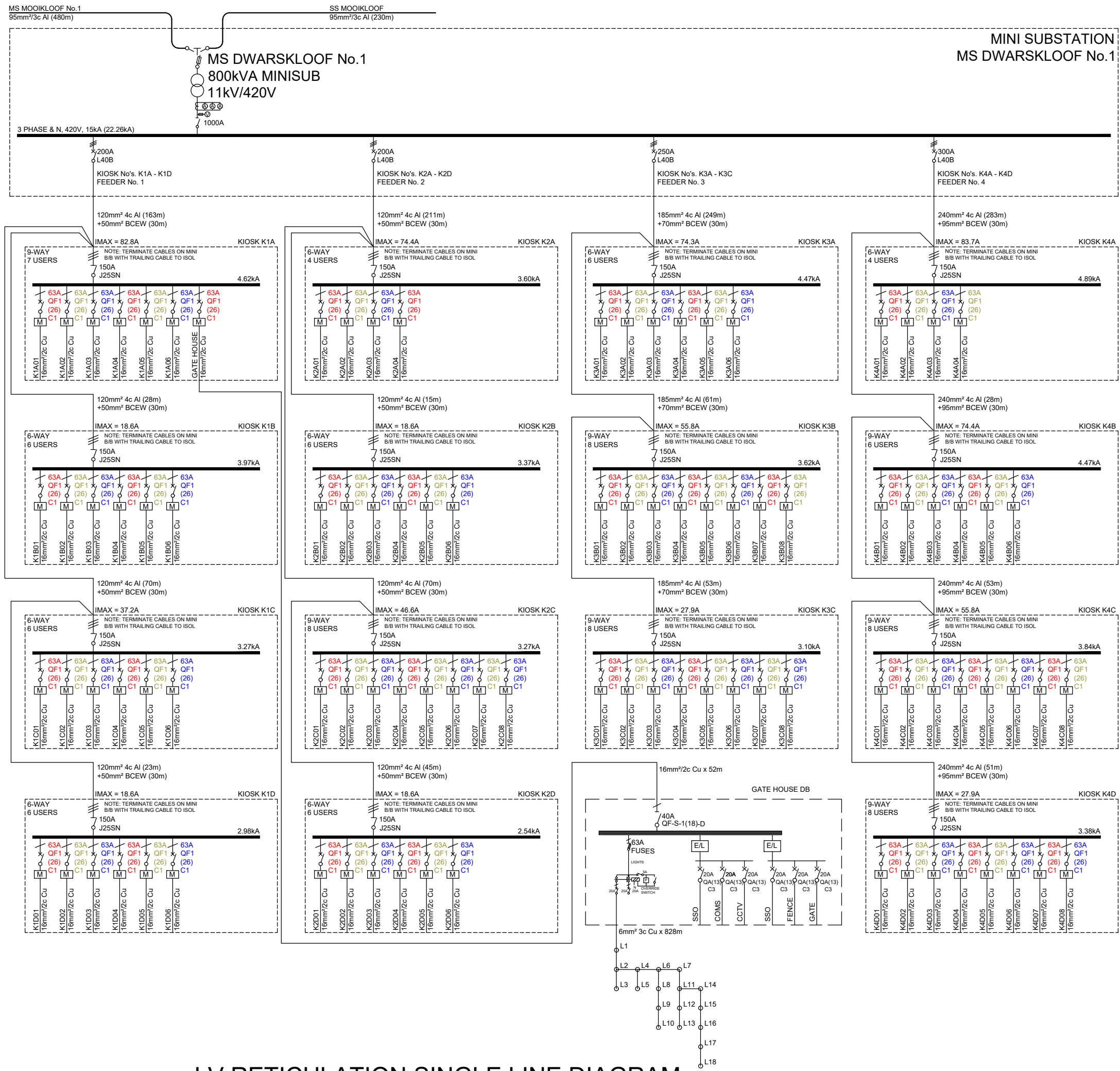


Ann 17



LV RETICULATION SINGLE LINE DIAGRAM



LEGEND	
MINI SUBSTATION	MS1
LV FEEDER CABLES (4 CORE) AS INDICATED AI PVC/PVCSWAPVC	
UNDERGROUND SERVICE CONNECTION CABLE 16mm² 2 CORE Cu PVC/PVCSWAPVC	
UNDERGROUND SERVICE CONNECTION CABLE 25mm² 2 CORE Cu PVC/PVCSWAPVC	
KIOSK: POLYURETHANE FITTED WITH 6KA 63A OF 125 CURVE 1 CIRCUIT BREAKERS. BREAKERS TO BE LABELLED WITH MUNICIPAL ERF NUMBERS.	2B
LED POSTTOP LUMINAIRE MOUNTED ON GALV. STEEL POLE (MH=4.5m)	L2
STREET LIGHT CABLE 6mm² 3 CORE Cu PVC/PVCSWAPVC	

SUPPLY AUTHORITY

Local Municipality: _____
RECEIVED & SUPPORTED BY (ELECTRICITY DEPARTMENT)
Print name: _____
Designation: _____
Signed _____ Date _____

NR.	DATUM DATE	WYSIGINGS AMENDMENTS
0	2026/02/05	FOR INFORMATION ONLY

Copyright of drawings:
This drawing is the property of BDE Consult & the copyright therein vests in BDE Consult & may not be copied in whole or in part, nor may the technical contents be used for any reason whatsoever without the written permission of BDE Consult.
The drawing shall be returned to BDE Consult on request.

General Notes:
This drawing is to be read in conjunction with relevant layout drawings, specification & BOQ.
The contractor / OEM vendor to submit shop drawings & fabrication drawings for client / consultant's approval before commencement of fabrication / procuring components.

KLIENT / CLIENT
EARP CONSTRUCTION (Pty) Ltd

BDE
RAADGEWENDE INGENIEURS
CONSULTING ENGINEERS
■ KAAPSTAD P.O. BOX 53036 KENILWORTH 7745 TEL. (021) 696 4065
■ GEORGE P.O. BOX 1862 GEORGE 6530 TEL. (044) 801 9700
■ E-MAIL bde@bdeconsult.co.za

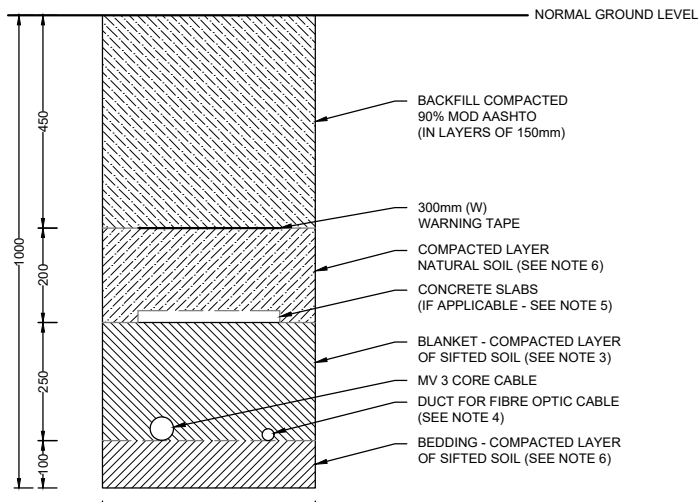
PROJEK / PROJECT
**MOOIKLOOF
PAALKTSORDP**

TAKENING BESKRYWING / DRAWING DESCRIPTION
**LV RETICULATION LAYOUT
DWARSKLOOF**

TEKENING NR. / DRAWING NO.
5513-6/RT/LV/02

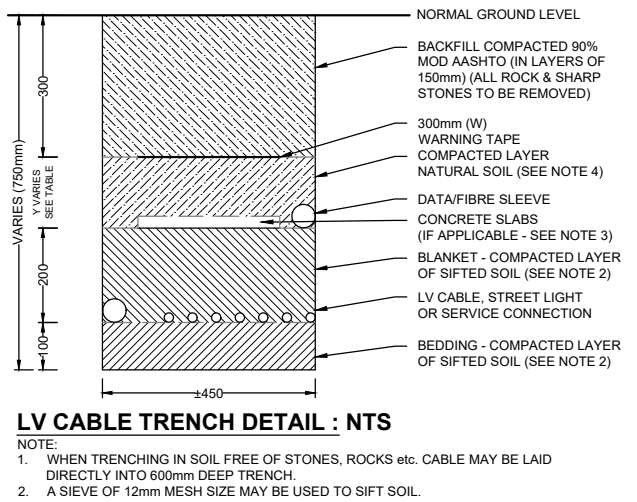
HIJDEGE DATUM	2026/02/05	GOEDGEKEUR APPROVED
SKAAL SCALE	A1 - 1:1000 A3 - 1:2000	NAGEGAAN CHECKED
LEER NR. FILE NO.	5513-6	CAD NAGEGAAN CAD CHECKED
AANVANGSDATUM COMMENCE DATE	2021	GETEKEN DRAWN
		UDJ

FOR INFORMATION



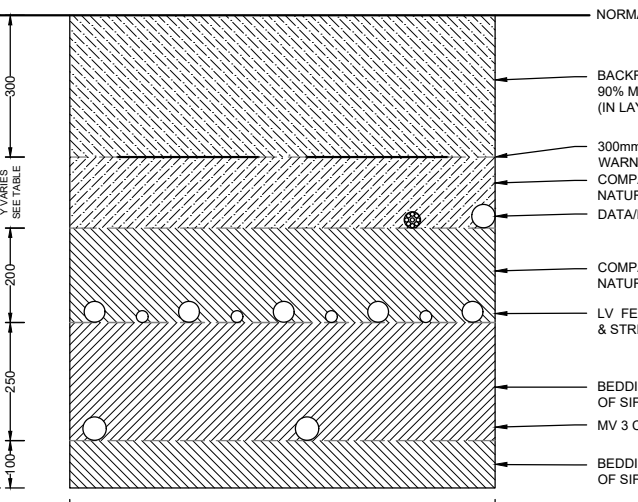
MV CABLE TRENCH DETAIL (1 OFF 3 CORE) NTS

- NOTE:
- WHEN TRENCHING IN SOIL FREE OF STONES, ROCKS etc. CABLE MAY BE LAID DIRECTLY INTO 600mm DEEP TRENCH.
 - WHEN TRENCHING IN ROCKY GROUND A MINIMUM OF 100mm TO BE KEPT BETWEEN CABLE & TRENCH WALL.
 - A SIEVE OF 10mm MESH SIZE MAY BE USED TO SIFT SOIL.
 - THE DUCT FOR FIBRE OPTIC CABLE SHALL BE INSTALLED ON THE SIDE CLOSEST TO THE PROPERTY BOUNDARY. SPACING TO BE DETERMINED BY PROJECT ENGINEER.
 - IF PRESCRIBED BY THE PROJECT ENGINEER, CONCRETE SLABS MAY BE INSTALLED ABOVE THE CABLES WHERE THERE IS AN INCREASED RISK OF DAMAGE.
 - BACKFILL TRENCH WITH NATURAL SOIL AND THEN COMPACT. ROCKS TO BE REMOVED FROM SOIL.



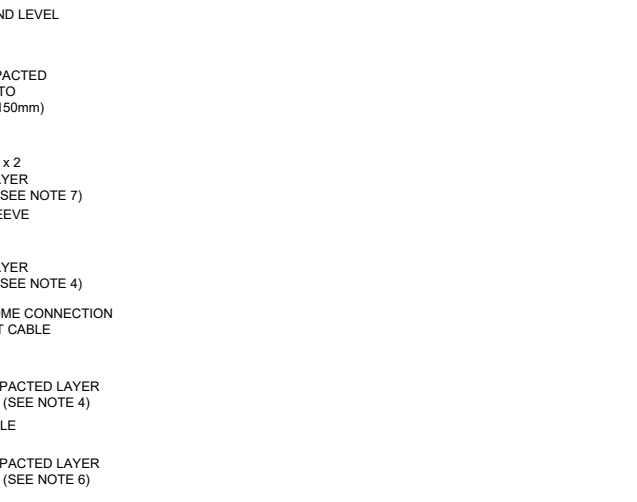
LV CABLE TRENCH DETAIL: NTS

- NOTE:
- WHEN TRENCHING IN SOIL FREE OF STONES, ROCKS etc. CABLE MAY BE LAID DIRECTLY INTO 600mm DEEP TRENCH.
 - A SIEVE OF 10mm MESH SIZE MAY BE USED TO SIFT SOIL.
 - WHERE THE CABLE TRENCH RUNS PARALLEL TO A UNDER THE ROAD SURFACE, IT SHALL BE POSITIONED AT LEAST 300mm FROM THE EDGE OF KERB OR ROAD TARMED SURFACE. ONLY IN THIS CASE SHALL CONCRETE SLABS BE INSTALLED ABOVE THE CABLE. TAP CUTTING MACHINE TO BE USED. BACKFILL TO RELEVANT ROAD AGENCY SPECIFICATION TO BE COMPLIED WITH BY PROJECT ENGINEER.
 - BACKFILL TRENCH WITH NATURAL SOIL AND THEN COMPACT. ROCKS TO BE REMOVED FROM SOIL.
- DEPTH TO BLANKET LAYER OR CONCRETE SLAB (IF APPLICABLE) BELOW WARNING TAPE
- | APPLICATION | Y (mm) |
|--|--------|
| GENERAL | 150 |
| RAILROAD CROSSING | 750 |
| UNDER ROAD SURFACE (PARALLEL TO KERBING) | 450 |



MV & LV CABLE TRENCH DETAIL: NTS

DE-RATING FACTOR		d = SPACING (mm)			
No. OF CABLES	TOUCHING	150	300	450	
2	0.78	0.83	0.88	0.89	
3	0.68	0.73	0.78	0.82	
4	0.59	0.68	0.76	0.78	



MV & LV CABLE TRENCH DETAIL: NTS

- NOTE:
- WHEN TRENCHING IN SOIL FREE OF STONES, ROCKS etc. CABLE MAY BE LAID DIRECTLY INTO 600mm DEEP TRENCH.
 - A SIEVE OF 10mm MESH SIZE MAY BE USED TO SIFT SOIL.
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|--|--------|
| GENERAL | 150 |
| RAILROAD CROSSING | 750 |
| UNDER ROAD SURFACE (PARALLEL TO KERBING) | 450 |

Ann 18

**GEORGE****TEL:** +27 (0) 44 873 4923 **FAX:** +27 (0) 44 874 5953**EMAIL:** info@sesc.net **WEBSITE:** www.sesc.net**ADDRESS:** Unit 17 Cathedral Square,
Cathedral Street, George, 6530**PO BOX:** 9087, George, 6530**CAPE TOWN****TEL:** +27 (0) 21 554 5195 **FAX:** +27 (0) 86 575 2869**EMAIL:** betsy@sesc.net **WEBSITE:** www.sesc.net**ADDRESS:** Tableview, Cape Town, 7441**PO BOX:** 443, Milnerton, 7435

Our Ref: LET/MK/8/26

EARP
88 Plattner Boulevard
George
6530

20 August 2026

**RESIDENTIAL DEVELOPMENT ON PORTIONS 21, 23, 24 & 48 OF THE FARM
HANSMOESKRAAL 202, GEORGE**

We (SES) as the Environmental Consultancy which undertook the Environmental Impact Assessment for the proposal can confirm that the approved EA and layout for the development and the phase being applied for in this application authorizes: Residential III for the approx. 3 ha block at a density of approx. 35 DU/HA, an open space zone I of approx. 0.32ha and transport zone 1.

I hereby confirm that to the best of my knowledge the drawing "Mooikloof fase 4_ Dwarskloof_rev 3 Layout for Marlize.pln, sheet 2 and 4 of 13" will still comply with the environmental requirements because the housing site and the shape and boundaries of that site has not changed in the application.

Kind regards,

Michael Bennett
Director
Sharples Environmental Services cc



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DEPARTMENT of
ENVIRONMENTAL AFFAIRS
& DEVELOPMENT PLANNING

Provincial Government of the Western Cape

Directorate Land Management

(Region 1)

tel: +27 21 483 3633 fax: +27 21 483 3722

Utilitas Building, 1 Dorp Street,

P/Bag x9086, Cape Town, 8000

www.capegateway.gov.za

REFERENCE: EG12/2/3/2-D2/11-542/07

ENQUIRIES: A. Oosthuizen

DATE: 03 JAN 2011

The Managing Director
EARP Construction (Pty) Ltd
P.O. Box 1680
GEORGE
6530

Attention: Mr P. Earl

Tel: (044) 870-8754

Fax:(044) 870-0283

Dear Sir

Mooikloof

**APPLICATION: PROPOSED RESIDENTIAL DEVELOPMENT ON PORTIONS 21,
23, 24 & 48 OF THE FARM HANSMOESKRAAL 202, GEORGE.**

With reference to your application, find below the environmental authorization in respect of this application.

ENVIRONMENTAL AUTHORISATION

A. DESCRIPTION OF ACTIVITY:

The proposal entails the establishment of a residential area on portions 21, 23, 24 & 48 of the Farm Hansmoeskraal 202, George. It will occupy a total area of approximately 47.25Ha and consist of the following:

- Residential I (Single Residential) erven occupying a total area of 14.69Ha providing for an average erf size of approximately 400m²;
- Residential II (Group Housing) erven occupying an area of approximately 10.15Ha providing for a maximum of 30 density units per hectare ("du/Ha");
- Residential III (Town housing) erven occupying an area of approximately 7.53Ha providing for a maximum of 35du/Ha;

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- Residential IV (Flats) occupying an area of approximately 4.66Ha providing for a density as prescribed in terms of the relevant zoning scheme;
- An institutional erf occupying an area of approximately 1.06Ha;
- Business erven occupying 0.75Ha;
- Public Open Space occupying an area of approximately 5.71Ha; and
- Associated infrastructure such as that for stormwater management, water provision, roads, etc.

The proposed development will be approximate to Drawing No.: PRK/MKLF/1008/2 dated August 2010 as compiled by Settlement Planning Services (Setplan) Consulting Town and Regional Planners.

The following listed activities are identified in Government Notice No. R386 of 21 April 2006, being:

- Item 1(k): The construction of facilities or infrastructure, including associated structures or infrastructure, for the bulk transportation of sewage and water, including storm water, in pipelines with -
- (i) an internal diameter of 0,36 metres or more; or
 - (ii) a peak throughput of 120 litres per second or more;
- Item 1(m): The construction of facilities or infrastructure, including associated structures or infrastructure, for any purpose in the one in ten year flood line of a river or stream, or within 32 metres from the bank of a river or stream where the flood line is unknown, excluding purposes associated with existing residential use, including-
- (i) canals;
 - (ii) channels;
 - (iii) bridges;
 - (iv) dams; and
 - (v) weirs.
- Item 12: The transformation or removal of indigenous vegetation of 3 hectares or more or of any size where the transformation or removal would occur within a critically endangered or an endangered ecosystem listed in terms of section 52 of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004).

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- Item 15: The construction of a road that is wider than 4 metres or that has a reserve wider than 6 metres, excluding roads that fall within the ambit of another listed activity or which are access roads of less than 30 metres long.
- Item 16: The transformation of undeveloped, vacant or derelict land to –
- (a) establish infill development covering an area of 5 hectares or more, but less than 20 hectares; or
 - (b) residential, mixed, retail, commercial, industrial or institutional use where such development does not constitute infill and where the total area to be transformed is bigger than 1 hectare.

The following listed activities are identified in Government Notice No. R387 of 21 April 2006, being:

- Item 2: Any development activity, including associated structures and infrastructure, where the total area of the developed area is, or is intended to be, 20 hectares or more.

The following activity identified in terms of Government Notice R544 of 18 July 2010 was also considered during the assessment process. These are:

Item 11: The construction of:

- (i) canals;
- (ii) channels;
- (iii) bridges;
- (iv) dams;
- (v) weirs;
- (vi) bulk storm water outlet structures;
- (vii) marinas;
- (viii) jetties exceeding 50 square metres in size;
- (ix) slipways exceeding 50 square metres in size;
- (x) buildings exceeding 50 square metres in size; or
- (xi) infrastructure or structures covering 50 square metres or more

where such construction occurs within a watercourse or within 32 metres of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line.

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The following activity as identified in terms of Government Notice R545 of 18 July 2010 was also considered during the assessment process. These are:

Item 15: Physical alteration of undeveloped, vacant or derelict land for residential, retail, commercial, recreational, industrial or institutional use where the total area to be transformed is 20 hectares or more;

Except where such physical alteration takes place for:

(i) linear development activities; or

(ii) agriculture or afforestation where activity 16 in this Schedule will apply.

hereinafter referred to as "the activity".

B. LOCATION:

The site is located along Beach Road, Pacaltsdorp on Portion 21, 23, 24 & 48 of the Farm Hansmoeskraal 202, George.

Co-ordinates:

Latitude (S): 33° 22' 46.9" Longitude (E): 22° 32' 09.6"

SG Digit codes: CO2700000000020200021

CO2700000000020200023

CO2700000000020200024

CO2700000000020200048

CO2700000000020200075

hereinafter referred to as "the site."

C. APPLICANT:

EARP Construction (Pty) Ltd

C/o Mr P. Earl

P.O. Box 1680

GEORGE

6530

Tel: (044) 870-8754

Fax: (044) 870-0283

Department of Environmental Affairs & Development Planning
Directorate: Land Management (Region1)

D. ENVIRONMENTAL ASSESSMENT PRACTITIONER:

Sharples Environmental Services cc
C/o Mr J. Sharples
P.O. Box 9087
GEORGE
6530

Tel: (044) 873-4923

Fax: (044) 874-5953

E. SITE VISIT(S):

Date: 4 February 2008

Persons present: Mr A. Oosthuizen (Department of Environmental Affairs and Development Planning), Mrs A. Gee (Department of Environmental Affairs and Development Planning), Mr K. Munro (Setplan Consulting Town and Regional Planners), Mr J. Sharples (Sharples Environmental Services) and Mr D. van Rensburg (Sharples Environmental Services).

F. DECISION:

The Department is satisfied, on the basis of information available to it and subject to compliance with the conditions of this environmental authorisation that the applicant should be authorized to undertake the activity specified above.

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, 2006 the Department hereby authorizes the activity described. The applicant has applied for Activity 18 listed in Government Notice No. R386 of 21 April 2006, being: *"The subdivision of portions of land 9 hectares or larger into portions of 5 hectares or less."* but as the new Environmental Impact Assessment Regulations, 2010 came into effect on 02 August 2010 this activity is no longer listed anymore and is regarded as being withdrawn.

The granting of this environmental authorisation is subject to the conditions set out below.

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G. CONDITIONS OF AUTHORISATION:

1. **The activity, including site preparation, may not commence within 20 (twenty) days after having received this environmental authorisation. In the event that an appeal notice and subsequent appeal is lodged with the competent authority, the effect of this environmental authorisation will be suspended until such time as the appeal is decided.**
2. One week's notice, in writing, must be given to the Directorate: Land Management (Region 1), (hereinafter referred to as "this Directorate"), before commencement of construction activities.

2.1 Such notice shall make clear reference to the site location details and reference number given above.

2.2 The said notice must also include proof of compliance with the following conditions described herein:

Conditions: 1, 7 & 11

3. Provision must be made for the utilization of local labour as far as possible. This must include, but need not be restricted to, the establishment of a local labour registration office.
4. A buffer area of at least 30 meters measured from the edge of the water course or as wide as the 1:100 year flood line, whichever is the greater, must be maintained along water courses and wetland areas. In order to improve stormwater management from developed areas the establishment of artificial wetland habitats is allowed in this area. No buildings, except for any constructed wetland areas, may be allowed within these buffer areas
5. The area referred to in 4 above must be clearly demarcated and fenced off during construction. Only contractors appointed for the establishment of artificial wetland habitats, alien vegetation clearance and rehabilitation must be allowed access this area during construction.
6. The recommendations contained in the Traffic Impact Assessment compiled by ITS Engineers (Pty) Ltd must be implemented to the satisfaction of the relevant authority.
7. The Environmental Management Programme ("EMP") submitted as part of the application for environmental authorisation must be amended. The contents of such an EMP must:

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- 7.1 be approved by the Department before the commencement of any construction activities;
- 7.2 be submitted to the Directorate for consideration at least three weeks prior to the commencement of construction activities;
- 7.3 meet the requirements outlined in Section 24N (2) & (3) of the National Environmental Management Act, 1998 (Act no 107 of 1998, as amended) ("NEMA") and regulation 34 of the Environmental Impact Assessment Regulations 2006;
- 7.4 incorporate the conditions of authorisation given in this Environmental Authorisation;
- 7.5 include, adopt and implement the mitigation/rehabilitation measures and recommendations as detailed in the Environmental Impact Report dated February 2009 compiled by Sharples Environmental Services cc.
- 7.6 set out an environmental policy, objectives and targets;
- 7.7 set out how the applicant and the property owners / home owners association or management body of the proposed development will adopt and implement the approved Environmental Management Programme;
- 7.8 identify and allocate environmental management roles, responsibilities and accountability within the organisation, as well as funding requirements, measurable targets and timeframes for the implementation of the EMP;
- 7.9 Include environmental procedures which cover the construction activities for every phase of the development (Construction Environmental Management Programme ("CEMP")) pertaining to major services (roads, water sewage and electricity) as well as the individual plots.
- 7.10 describe the method and program, including clear targets and remedies for invasive alien vegetation clearance within five years of commencement of construction activities;
- 7.11 Include a generic method statement for any construction activities within demarcated buffer areas.
- 7.12 Make provision for the compilation of method statements to the satisfaction of the appointed Environmental Control Officer ("ECO").;
- 7.13 Include and describe stormwater management measures, such as swales, artificial wetlands, retention dams, etc. These management measures must be to the satisfaction of George Municipality prior to submission thereof to this Department for consideration;
- 7.14 Provide for the utilisation of local labour as far as possible. This must include, but need not be restricted to the establishment of a local labour registration office, recordkeeping and reporting procedures for monitoring purposes.
- 7.15 architectural guidelines for the construction of all buildings;

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- 7.16 operating activities (Operational Environmental Management Programme) which includes, but is not limited to:
- management of the built environment;
 - utilisation of resource conservation measures, including rainwater harvesting from hardened surfaces and solar heating devices;
 - an integrated waste management approach which is based on waste minimisation and incorporates reduction, recycling, re-use and disposal where appropriate.
 - waste management and pollution control measures, including disposal of any solid waste which must be disposed of at a landfill licensed in terms of section 20 of the Environment Conservation Act, 1989 (Act No. 73 of 1989), or the National Environmental Management: Waste Act (Act No. 59 of 2008);
 - management of the open space;
 - management of landscaped areas; and
 - management of ecological corridors and conservation areas.
- 7.17 make provision for environmental training of staff, including contractors/service providers both for the construction phase and in relation to on-going operations.
- 7.18 include procedures for communication and reporting on environmental performance;
- 7.19 include corrective action procedures;
- 7.20 be included in all contract documentation for the construction phase of the development;
- 7.21 describe the level and type of competency required of the Environmental Control Officer, ("ECO");
- 7.22 define and allocate the roles and responsibilities of the ECO referred to above, and the Environmental Site Agent where applicable; and
- 7.23 determine the frequency of site visits
8. The holder of the authorisation must appoint a suitably experienced Environment Control Officer for the construction phase of the development before commencement of any land clearing or construction activities to ensure that the mitigation/rehabilitation measures and recommendations referred to in this authorisation are implemented and to ensure compliance with the provisions of the EMP.
9. Should any heritage remains be discovered during excavations, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape (in terms of the National Heritage

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Resources Act, 1999 (Act No. 25 of 1999)). Heritage or archaeological remains uncovered or disturbed during earthworks must not be disturbed further until the necessary approval has been obtained from Heritage Western Cape.

- 9.1 If any archaeological remains (including but not limited to fossil bones and fossil shells, coins, indigenous and/or colonial ceramics, any articles of value or antiquity, marine shell heaps, stone artefacts and bone remains, structures and other built features, rock art and rock engravings) are discovered during construction they must immediately be reported to Heritage Western Cape and must not be disturbed further until the necessary approval has been obtained from Heritage Western Cape.
 - 9.2 If any graves or unmarked human burials are discovered, they must be treated with respect and SAHRA must be notified immediately and must not be disturbed further until the necessary approval has been obtained from SAHRA. An archaeologist must be contracted to remove the remains at the expense of the developer.
10. The holder of the authorisation must submit an Environmental Audit Report, ("audit report") to this Directorate annually from the date of commencement of construction activities until one year after completion of construction activities.
- 10.1 The audit report must indicate the date on which the construction commenced, and detail compliance with the conditions of this authorisation and the status of the rehabilitation programme.
 - 10.2 The audit must be conducted by a suitably qualified independent person.
 - 10.3 This Directorate may require remedial action should the audit report reflect that rehabilitation is inadequate.
 - 10.4 If the audit report is not submitted, this Directorate may give 30 days written notice and may have such an audit undertaken at the expense of the applicant and may authorise any person to take such measures necessary for this purpose.
11. The applicant must in writing, within 12 (twelve) calendar days of the date of the decision on the application –
- 11.1 notify all registered interested and affected parties of –
 - 11.1.1 the outcome of the application;
 - 11.1.2 the reasons for the decision; and
 - 11.1.3 the date of the decision;
 - 11.2 Inform all registered interested and affected parties of the appeal procedure provided for in Chapter 7 of the Regulations.

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- 11.3 Inform all registered interested and affected parties of the manner in which they can access the decision;
- 11.4 Advise all registered interested and affected parties that, should they wish to appeal, they must lodge a notice of intention to appeal with the Minister within 20 (twenty) days of date of the Department's decision and must submit their appeal within 30 (thirty) days after the lapsing of the 20 (twenty) days contemplated in regulation 60(1), for the lodging of the notice of intention to appeal.
- 11.5 Inform all registered interested and affected parties that the prescribed Notice of Intention to Appeal form and Appeal form are obtainable from the Minister's office at telephone number (021) 483 3721, or 483 3915, email jedevill@pgwc.gov.za or via the URL <http://www.capegateway.gov.za/eadp>.
- 11.6 Inform all registered interested and affected parties that should they wish to appeal, the appellant must serve on the applicant, within 10 (ten) days of having submitted the notice of intent to appeal with the Minister, a copy of the Notice of Intention to Appeal form as well as a notice indicating where and for what period the appeal submission will be available for inspection by the applicant.
- 11.7 If the applicant should decide to appeal the decision, the applicant must -
- 11.7.1. lodge a notice of intention to appeal with the Minister, within 20 (twenty) days after the date of the decision.
- 11.7.2 submit the appeal within 30 (thirty) days after the lapsing of the 20 (twenty) days contemplated in regulation 60(1), for the lodging of the notice of intention to appeal.
- 11.7.3. within 10 (ten) days of having lodged the notice of intention to appeal, provide each person and organ of State registered as an interested and affected party in respect of the application, with -
- 11.7.3.1 a copy of the Notice of Intention to appeal form; and
- 11.7.3.2 a notice indicating where and for what period the appeal submission will be made available for inspection by such person or organ of State, on the day of lodging it with the Minister, and that a responding statement may be made on the appeal within 30 (thirty) days from the date the appeal submission was lodged with the Minister. A person, organ of state or applicant who submits a responding statement in terms of regulation 63(1) must within 10 (ten) days of having submitted the

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Directorate: Land Management (Region1)*

responding statement, serve a copy of the statement on the appellant.

12. The holder of the authorisation shall be responsible for ensuring compliance with the conditions by any person acting on his behalf, including but not limited to, an agent, sub-contractor, employee or any person rendering a service to the holder of the authorisation.
13. Any changes to, or deviations from, the project description set out in this authorisation must be approved, in writing, by the Department before such changes or deviations may be effected. In assessing whether to grant such approval or not, the Department may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder of the authorisation to apply for further authorisation in terms of the regulations.
14. The holder of the authorisation must notify this Directorate and any other relevant authority, in writing, within 24 hours thereof if any condition of this authorisation is not adhered to.
15. A copy of this authorisation must be kept at the property where the activities will be undertaken. The authorisation must be produced to any authorised official of the Department who requests to see it and must be made available for inspection by any employee or agent of the holder of the authorisation who works or undertakes work at the property.
16. Where any of the applicant's contact details change, including the name of the responsible person, the physical or postal address and/ or telephonic details, the applicant must notify the Department as soon as the new details become known to the applicant.
17. Non-compliance with a condition of this authorisation may result in the withdrawal of the authorisation and may render the holder liable for criminal prosecution.
18. This Department must be notified, within 30 days thereof, of any change of ownership and/or project developer. A request for the transfer of the rights and obligations contained in this environmental authorisation must be submitted in the following way:
 - (i) The current holder of the environmental authorisation must submit an original signed letter to the Department stating that he wish the rights and obligations contained in this environmental authorisation to be transferred, provide the Department with (a) confirmation that the environmental authorisation is still in

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force (i.e. validity period have not yet expired or the activities was lawfully commenced with), (b) the contact details of the person to whom the rights and obligations are to be transferred, and (c) the reasons for the requested transfer.

- (ii) The person to whom the rights and obligations are to be transferred must also submit an original signed letter to the Department (a) accepting the rights and obligations contained in this environmental authorisation and (b) must indicate that he/she has the ability to implement the mitigation measures and to comply with the conditions of authorisation.

If the transfer is found to be appropriate by the Department, the Department will issue a letter confirming the transfer of the rights and obligations contained in this environmental authorisation.

19. Departmental officials shall be given access to the property referred to in B above for the purpose of assessing and/or monitoring compliance with the conditions contained in this environmental authorisation, at all reasonable times.
20. The activities which are authorised may only be carried out at the property indicated above.
21. Notwithstanding this authorisation, the holder of the authorisation must still comply with any other statutory requirements that may be applicable to the undertaking of the activity.
22. The activities must commence within a period of **three (3) years** from the date of issue. If commencement of the activities does not occur within that period, the authorisation lapses and a new application for environmental authorisation must be made in order for the activity to be undertaken.

H. REASONS FOR THE DECISION:

In reaching its decision, the Department took, *inter alia*, the following into consideration -

- a) The information contained in the Environmental Impact Report and Environmental Management Plan.
- b) The comments received from interested and affected parties during the assessment process, and
- c) The objectives and requirements of relevant legislation, policies and guidelines, including section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998).

*Department of Environmental Affairs & Development Planning
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All information presented to the Department was taken into account in the Department's consideration of the application. A summary of the issues which, in the Department's view, were of the most significance is set out below:

Listed activities in terms of GN No R386

Application was previously made for environmental authorisation of Item 1(I) and Item 7 in terms of GN No R386. Following a receive of the activities and the project proposal the EAP has clarified that these activities are no longer applicable to the project proposal as the relevant activities will be conducted under the thresholds as specified in terms of the current 2010 NEMA Regulations.

Biophysical

A biodiversity sensitivity analysis conducted by Conservation Management Services confirmed that the site has been disturbed previously by agricultural activities as well as other anthropogenic impacts, such as dumping of rubbish. The study details important landscape features such as a prominent alien infested water course and associated natural wetland habitats as well as artificial wetland habitats created as a result of man-made earth dams. These landscape features, despite existing alien vegetation infestation, are considered as important stormwater management and runoff filtration mechanisms which will contribute towards the sustainability of the development. The report further highlights the need to implement buffer areas and an alien vegetation control plan in order to improve the functioning of the said water course and associated wetland habitats. With specific reference to protection of the natural wetland habitat from "urban" runoff and pollutants, the assessment process has recommended that use be made of constructed wetlands which can be located within the buffer areas abutting onto this habitat. This will aid in the filtration of pollutants and nutrients originating from residences, streets and gardens.

According to the civil engineering report compiled by S & Z Consulting (Pty) Ltd a sewerage pipeline is required as a link between Phase 3 and Phase 5 of the proposed development. These two phases are located on opposite sides of the natural wetland habitat characterised during the assessment process. Cognisant of the recommendations made in the Biodiversity Sensitivity Analysis with regards to the buffers areas along wetland habitats, S& Z Consulting (Pty) Ltd clarified that approximately only 60 metres of sewerage pipeline would need to cross the natural wetland habitat. Accordingly, the sewerage pipeline must follow the existing contours of the site as pump stations are not recommended when considering, inter alia, the development layout, site characteristics, such as, slope and existing bulk service

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Directorate: Land Management (Region1)*

connections. Subsequent consultation with Conservation Management Services in this regard clarified that the impact on the said wetland would be considered minimal as long as construction is undertaken according to an approved method statement so that the proposed pipeline does not prevent moisture movement in the wetland habitat. Following a review of the revised layout it was confirmed that the said layout is sensitive enough in terms of the maintenance of a functional ecological corridor for the wetland areas and that it provides for a sufficient buffer around the riverine vegetation/wetland area.

Apart from the pipeline routes that are to traverse the natural wetland habitat the development will be generally restricted to fallow land on slopes not steeper than 1:4.

The majority of fauna is associated with the landscape features as mentioned above as these areas support a variety of small vertebrate fauna. It can therefore be accepted that vertebrate fauna sensitivity matches the sensitivity of the landscape features as previously described. The landscape connectivity for the site has been limited to the west to east flowing drainage line as north to south movement by fauna is restricted due to existing dense residential development. The current layout has taken these factors into consideration to make provision for rehabilitation of the relevant ecological corridors that are most prominent and functional.

Agricultural Potential

A Broad Scale Agricultural Assessment, dated August 2006, conducted by T.A. Robertson dated August 2006 stated, inter alia, that the site forms part of an area that is not considered as a primary agricultural unit with high potential for farming. This is generally due to a high percentage of low quality soils, restrictive property sizes for economically viable farming and a lack of good water quality and quantity for irrigation.

Heritage

The Heritage Impact Statement compiled by Perception Environmental Planning, dated October 2007, clarified that no sites of archaeological, paleontological or historical significance were found on the development site. Furthermore, the study confirmed, following a review of earlier aerial photography, that no buildings or structures older than 60 years remain on the property.

Comment received from the Built Environment and Landscape committee ("BELCOM") of Heritage Western Cape ("HWC") stated, "It was opposed against

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approving development beyond the urban edge, unless there was substantial evidence to argue for its change". Based on the latter the committee decided that a full Heritage Impact Assessment would be required. Subsequent to this, the site has been incorporated into the urban edge of George and also as part of an area designated for township development following an amendment of the George and Environs Sub-Regional Structure Plan from "Agriculture/Forestry" to "Township development".

Taking into consideration the fact that the comment received from the BELCOM referred to the planning issues of relevance at the time, the EAP provided an update to HWC detailing the current inclusion of the site as part of the George Urban Edge and the related Structure Plan amendment. No feedback was received from HWC.

Taking into consideration the input received from Perception Environmental Planning and the subsequent planning approvals granted for the proposed site this Department submits that the development proposal can be granted approval subject to the conditions contained in this authorisation.

Traffic

This study, dated January 2009, conducted by ITS Engineers (Pty) Ltd concluded that the existing road network can accommodate the proposed development as the traffic counts conducted confirmed that the relevant intersections will operate at an acceptable level of service. This is subject to the following:

- Access is provided to applicable design and construction standards;
- Traffic signals are provided at the Heather Street and Main Access road intersections on Beach Road;
- A dedicated northbound right-turn lane on Beach Road at the new signalised Beach Road/ Main Access road intersection
- Separate southbound left-turn slip lanes on Beach Road at the Phase 1 access and the signalised Main Access
- Sidewalks are provided along pedestrian routes on site, and
- Bus stops and minibus taxi lay-bys be provided along the proposed bus route through the development.

With specific regard to public transport the study highlights that the proposed main access road, which is also the future extension of Mission Street, will serve as bus-route.

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Directorate: Land Management (Region1)*

In addition and also in line with forward planning principles at a local and provincial level the study encourages the provision of bus stops and taxi lay-by facilities.

Regional/Planning Context

The site has been incorporated in the medium term urban edge of the draft George Spatial Development Framework. It also forms part of an area earmarked for township development following an amendment to the George and Environs Sub-Regional Structure Plan from "Agriculture/ Forestry" to "Township development".

The proposed development represents an opportunity for social integration and densification as promoted by the Western Cape Provincial Spatial Development Framework, December 2005 ("PSDF"). In terms of its potential for social integration, the site is suitably located as it abuts onto an existing residential area of Pacaltsdorp. Furthermore, it also presents an opportunity to provide affordable housing for those individuals who are entering into the property market. The development promotes the principle of densification of the WCPSPDF in that higher density land use are proposed along a major transportation route forming part of the George Mobility Strategy.

Socio-economic

A Socio-economic study conducted by Africa & Associates concluded that a development of this scale will have a major impact on George and that this can generally be accepted as positive. It is expected that the proposed development will contribute towards job creation, integration, urban restructuring and to "kickstart" the local economy.

Cumulative effects

The George Municipality has confirmed that sufficient capacity exist to provide the proposed development with the required service infrastructure.

Water provision: The total daily demand for the proposed development has been estimated at 740 kl/day. The internal network will be connected to the municipal line in Beach Road and the municipal line along District Road 1595.

Sewer network: An average annual daily flow of approximately 750 l/day and total average daily flow of approximately 8.2 l/s has been estimated for the proposed development. Peak flows have been estimated at approximately 16.4 l/s. Internal sewers have been proposed as a gravity system which will connect to an existing manhole on the south eastern side of the development.

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Directorate: Land Management (Region 1)

The assessment process highlighted that even though the site has been degraded due to previous anthropogenic influences the development presents an opportunity to provide a positive contribution towards long terms rehabilitation and maintenance of these areas.

Alternatives

The alternatives considered during the assessment process went through various iterations to comply with the forward planning for the George Area and also the Western Cape at a provincial level.

The initial layout proposed the inclusion of Portion 75 of Farm Hansmoeskraal as part of the development proposal. However, the amendment of the George and Environs Sub-Regional Structure Plan from "Agriculture/ Forestry" to "Township development" excluded the said portion. Portion 75 was subsequently excluded from the development proposal resulting in a reduction in area from approximately 60.5Ha to 47.25Ha.

The current layout proposes higher density residential and business development along major transport routes and open spaces. Provision has also been made for buffer areas along recognised watercourses and associated natural wetland habitats. The layout provides adequate access to all open space areas.

Public Participation

The public participation process entailed the following:

- Consultation with key government departments and other authorities such as, the Department of Water Affairs and Forestry, CapeNature, Eden District Municipality, District Roads Engineer, George Municipality, Department of Agriculture, Wildlife & Environment Society of South Africa, Botanical Society of South Africa, Pacaltsdorp Community Forum, Hansmoeskraal Community Forum and Pacaltsdorp Development Initiative;
- Provision of notices to adjacent land owners;
- Copies of the Basic Assessment Report was also made available to registered I&APs for comment;
- Placement of an advertisement in the George Herald of 28 June 2007;
- Issuing of a Background Information Document (BID) per e-mail, registered mail and per hand; and
- Placement of Notices on-site.

Department of Environmental Affairs & Development Planning
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The public participation process generated a number of concerns by registered interested and affected parties relating to increased traffic loads, stormwater management, service provision, water quality impacts, adequate forward planning for the Hansmoeskraal area and protection of the green belt. These concerns are discussed in the preceding sections.

The following key stakeholder/ State Department comments were received:

District Roads Engineer – Provided comment regarding the future transfer of DR 1595 and DR 1591 to George Municipality and clarified the future function of the aforementioned roads. According to the comment received the conceptual geometric layout for the proposed intersection onto these roads must be approved by the Roads Infrastructure Branch of the Department of Transport and Public Works.

Department of Health – No objection on condition that George Municipality provide all services (E.g., water supply and sanitation for the development) and that sufficient capacity is available to accommodate the proposed development.

Department of Agriculture – The initial comment received from this department was provided prior to the approval of the amendment to the George and Environs Sub-regional Structure Plan from "Agriculture/ Forestry" to "Township Development". The decision was informed by an Agricultural Potential Study which concluded that the portions under consideration are not viable as agricultural units (see Agricultural Potential above for more detail).

George Municipality – No objection to the proposal and confirmed that sufficient service capacity exist to accommodate the proposed development.

In view of the above, this Directorate is satisfied that, subject to compliance with the conditions contained in the environmental authorisation, the proposed activity will not conflict with the general objectives of integrated environmental management laid down in Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and that any potentially detrimental environmental impacts resulting from the proposed activity can be mitigated to acceptable levels. The application is accordingly granted.

I **APPEAL:**

Appeals must comply with the provisions as outlined in Chapter 7 of the Regulations.

If the applicant should decide to appeal, the applicant must, in terms of, regulation 60(1), lodge a notice of intention to appeal with the Minister, within 20 (twenty) days

Department of Environmental Affairs & Development Planning
Directorate: Land Management (Region1)

after the date of the decision, and must within 10 (ten) days of having submitted the notice contemplated in regulation 60(1), provide each person and organ of State registered as an interested and affected party in respect of the application with a copy of the Notice of Intention to Appeal; a notice indicating where and for what period the appeal submission will be made available for inspection by such person or organ of State on the day of lodging it with the Minister, and indicate that a responding statement may be made on the appeal within 30 (thirty) days from the date the appeal submission was lodged with the Minister.

A person, organ of state or applicant who submits a responding statement in terms of regulation 63(1) must within 10 (ten) days of having submitted the responding statement, serve a copy of the statement on the appellant.

If the applicant should decide to appeal, the applicant must submit the appeal within 30 (thirty) days after the lapsing of the 20 (twenty) days contemplated in regulation 60(1), for the lodging of the notice of intention to appeal.

Should any other person, or an interested and affected party, decide to appeal, they must, in terms of, regulation 60(1), lodge a notice of intention to appeal with the Minister, within 20 (twenty) days after the date of the decision. An appeal must be submitted within 30 (thirty) days after the lapsing of the 20 (twenty) days contemplated in regulation 60(1).

The appellant must provide the applicant, within 10 days of having lodged the notice contemplated in regulation 60(1), with a copy of the notice referred to in regulation 60(1), and a notice indicating where and for what period the appeal submission will be available for inspection by the applicant. A responding statement may be made on the appeal within 30 (thirty) days from the date the appeal submission was lodged with the Minister.

The prescribed Notice of Intention to Appeal form and Appeal form are obtainable from the Minister's office, as well as assistance regarding the appeal processes, at telephone number (021) 483 3721, or 483 3915, email jedevill@pgwc.gov.za or via the URL <http://www.capegateway.gov.za/eadp>.

All Notice of Intention to Appeal and Appeal forms must be submitted by means of one of the following methods:

By post: Western Cape Ministry of Local Government,
Environmental Affairs and Development Planning
Private Bag X9186
CAPE TOWN
8000

Department of Environmental Affairs & Development Planning
Directorate: Land Management (Region 1)

By facsimile: (021) 483 4174; or

By hand: Attention: Mr. Jaap de Villiers
9th floor Utilitas Building
1 Dorp Street
CAPE TOWN
8001

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

Yours faithfully



AYUB MOHAMED

DIRECTOR: LAND MANAGEMENT (REGION 1)

DATE OF DECISION: 03 JAN 2011

Copies to: 1. Mr J. Sharples (EAP)
2. DEA&DP (George)

Fax: (044) 874-5953

Fax: (044) 874-2423



**Western Cape
Government**

Environmental Affairs and
Development Planning

Directorate: Land Management
Region 3

EIA REFERENCE NUMBER: 16/3/1/5/D2/19/0021/13

ENQUIRIES: Jessica Christie

DATE OF ISSUE: 25 NOV 2013

The Managing Director
EARP Construction (Pty) Ltd
P.O. Box 1680
GEORGE
6530

Attention: Mr P. Earle

Tel: (044) 873 0443

Fax: (044) 873 0169

Dear Sir

APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT AMENDMENT REGULATIONS, 2010 FOR THE AMENDMENT OF THE ENVIRONMENTAL AUTHORISATION ISSUED ON 03 JANUARY 2011: THE PROPOSED RESIDENTIAL DEVELOPMENT ON PORTIONS 21, 23, 24 & 48 OF THE FARM HANSMOESKRAAL 202, GEORGE.

With reference to your application for the abovementioned, find below the amendment to the Environmental Authorisation (hereinafter referred to as an "Environmental Authorisation") with respect to this application.

ADDENDUM TO ENVIRONMENTAL AUTHORISATION

A. DECISION

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998, as amended) and the Environmental Impact Assessment Regulations, 2010, ("NEMA EIA Regulations") the competent authority herewith **grants** the amendment of the Environmental Authorisation issued on 03 January 2011 (Ref. no. EG12/2/3/2-D2/11-542/07).

The Environmental Authorisation is amended as set out below:

1. Condition 22, in Section G of the Environmental Authorisation is substituted with the following:

*"This environmental authorisation is valid for a period of **five years** from the date of issue. The holder must commence with all the listed activity within the said period or this environmental authorisation lapses and a new application for environmental authorisation must be submitted to the competent authority, unless the holder has lodged a valid application for the amendment of the validity period of this environmental authorisation, before the expiry of this environmental authorisation. In such instances, the validity period will be automatically extended ("the period of administrative extension") from the day before this environmental authorisation would otherwise have lapsed, until the amendment application for the extension of the validity period is decided. The listed activity, including site preparation, may not commence during the period of administrative extension."*

All other conditions contained in the Environmental Authorisation issued on 03 January 2011 (Ref. no. EG12/2/3/2-D2/11-542/07) still remain unchanged and in force.

B. REASONS FOR THE DECISION

In reaching its decision, the Department took, *inter alia*, the following into consideration:

1. The application is for a non-substantive amendment to the Environmental Authorisation.
2. The environment and the rights and interests of other parties are not likely to be adversely affected by this decision to amend the Environmental Authorisation.
3. The Department accepts the applicant's motivation that the project of that scale requires sufficient financial input which under the current economic environment is hard to acquire.

C. CONDITIONS

1. The applicant must, in writing, within **12 (twelve)** calendar days from the date of the Department's decision –
 - 1.1 notify all registered interested and affected parties of –
 - 1.1.1 the outcome of the application;
 - 1.1.2 the reasons for the decision;
 - 1.1.3 the date of the decision; and
 - 1.1.4 the date of issue of the decision;
 - 1.2 draw the attention of all registered interested and affected parties to the fact that an appeal may be lodged against the decision in terms of Chapter 7 of

the Environmental Impact Assessment Amendment Regulations, 2010 detailed in section D below;

- 1.3 draw the attention of all registered interested and affected parties to the manner in which they may access the decision, and
- 1.4 publish a notice in the newspapers contemplated in regulation 54(2)(c) and (d), and which newspaper was used for the placing of advertisements as part of the Public Participation Process, that –
 - 1.4.1 informs all interested and affected parties of the decision;
 - 1.4.2 informs all interested and affected parties where the decision can be accessed; and
 - 1.4.3 informs all interested and affected parties that an appeal may be lodged against the decision in terms of Chapter 7 of the Regulations;
2. The holder of the environmental authorisation must submit a written notice to the competent authority containing proof of compliance with Condition 1 described in this Addendum to the Environmental Authorisation. The written notice must be submitted **within 30 (thirty) calendar days** of the date of issue of this environmental authorisation.

D. APPEALS

Appeals must comply with the provisions contained in Chapter 7 of the Environmental Impact Assessment Regulations, 2010.

1. An appellant must –
 - 1.1. submit a notice of intention to appeal to the Minister, within 20 (twenty) calendar days of the date of the decision;
 - 1.2. submit the appeal within 30 (thirty) calendar days after the lapsing of the 20 (twenty) calendar days contemplated in regulation 60(1), for the submission of the notice of intention to appeal; and
 - 1.3. within 10 (ten) calendar days of having lodged the notice of intention to appeal, provide each person and organ of state registered as an interested and affected party in respect of the application, or the applicant, with –
 - 1.3.1. a copy of the notice of intention to appeal form; and
 - 1.3.2. a notice indicating where and for what period the appeal submission will be made available for inspection by such person, organ of state, or applicant, on the day of lodging it with the Minister, and that a responding statement may be made on the appeal within 30 (thirty) calendar days from the date the appeal submission was lodged with the Minister.
2. A person, organ of state or applicant who submits a responding or answering statement in terms of regulation 63 must within 10 (ten) calendar days of having submitted the responding or answering statement, serve a copy of the statement on the other party.

3. All notice of intention to appeal and appeal forms must be submitted by means of one of the following methods:

By post: Western Cape Ministry of Local Government, Environmental Affairs and Development Planning
Private Bag X9186
CAPE TOWN
8000

By facsimile: (021) 483 4174; or

By hand: Attention: Mr J. de Villiers
Room 305 A
3rd Floor Leeusig Building (Entrance at: Utilitas Building, 1 Dorp Street, Cape Town, 8001)

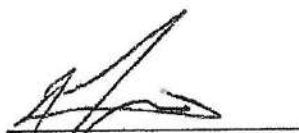
4. A prescribed notice of intention to appeal form and appeal form as well as assistance regarding the appeal processes is obtainable from the office of the Minister at: Tel. (021) 483 3721, E-mail Jaap.DeVilliers@westerncape.gov.za or URL <http://www.westerncape.gov.za/eadp>.

E. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this Addendum to the Environmental Authorisation shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully



MR. KOBUS MUNRO
DIRECTOR: LAND MANAGEMENT (REGION 3)

DATE OF DECISION: 25.11.2013

Copied to: (1) Mr. S. Kleinhans (EAP)
(2) Mr. H. Basson (George Municipality)

Fax: (044) 874 5953
Fax: (044) 873 3862

FOR OFFICIAL USE ONLY:

EIA REFERENCE NUMBER: EG12/2/3/2-D2/11-542/07

ADDENDUM 1:

EIA REFERENCE NUMBER: 16/3/1/5/D2/19/0021/13

NEAS EIA REFERENCE NUMBER: WCP/EIA/AMEND/0000305/2013



Western Cape
Government
Environmental Affairs and
Development Planning

BETTER TOGETHER.

Development Management
Region 3

REFERENCE: 16/3/3/5/D2/19/0022/15
ENQUIRIES: Marianne Lesch
DATE OF ISSUE: 2015 -12- 01

The Managing Director
EARP Construction (Pty) Ltd
P.O. Box 1680
GEORGE
6530

Attention: Mr Piet Earl

Tel: (044) 873 0443
Fax: (044) 873 0169
E-mail: piet@earp.co.za

Dear Sir

APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 FOR THE AMENDMENT OF THE ENVIRONMENTAL AUTHORISATION ISSUED ON 03 JANUARY 2011 FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON PORTIONS 21, 23, 24 AND 48 OF THE FARM HANSMOESKRAAL NO.202, GEORGE

With reference to your application for the abovementioned, find below the amendment to the Environmental Authorisation (hereinafter referred to as an "Environmental Authorisation") with respect to this application.

ADDENDUM TO ENVIRONMENTAL AUTHORISATION

A. DECISION

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998, as amended) and the Environmental Impact Assessment Regulations, 2010, ("NEMA EIA Regulations") the competent authority herewith **grants** the amendment of the Environmental Authorisation (ref. no. EG12/2/3/2-D2/1-542/07) which was issued on 03 January 2011.

The amendment to the Environmental Authorisation ("EA") is set out below:

1. Section B: Location of the EA is substituted for the following:

"The site is located along Beach Road, Pacaltsdorp on Portion 21, 23, 24 and 48 of the Farm Hansmoeskraal 2002, George.

4th Floor, York Park Building,
93 York Street, George, 6529
tel: +27 44 805 8600 fax: +27 44 805 8650

Private Bag X6509, George, 6530
www.westerncape.gov.za/eadp

Co-ordinates: Latitude: 33° 22' 46.9" South
 Longitude: 22° 32' 09.6" East

SG Digit Codes: C02700000000020200021
 C02700000000020200023
 C02700000000020200024
 C02700000000020200048

hereinafter referred to as 'the site'. "

2. Section G: 7.3 of the EA is substituted for the following:

"meet the requirements outlined in Section 24N (2) and (3) of the National Environmental Management Act, 1998 (Act no 107 of 1998, as amended) ("NEMA") and Appendix 4 of the Environmental Impact Assessment Regulations 2014".

3. Section G: 17 of the EA is substituted for the following:

"Non-compliance with a condition of this Environmental Authorisation or EMPr may render the holder liable to criminal prosecution"

4. Section G: 18 of the EA is substituted for the following:

"Any changes of ownership or transfer of rights and obligations; must be approved in writing by the relevant competent authority.

5. Section G: 22 of the EA is substituted for the following:

"This environmental authorisation is granted for a period of **seven (7)** years, from the date of issue, during which validity period the holder must commence with the authorised listed activities."

6. Section G of the EA is amended by the insertion of the following condition after condition G:22:

"23. The holder is authorised to undertake the listed activities specified in Section A above, in accordance with and restricted to the Alternative described in Section A and the Environmental Impact Report, on the site as described in Section C above.

If the holder does not commence with a listed activity within the period referred to in Condition 22, this Environmental Authorisation shall lapse for that activity, and a new application for Environmental Authorisation must be submitted to the Competent Authority.

If the holder wishes to extend the validity period of the Environmental Authorisation, an application for amendment in this regard must be made to the Competent Authority at least three months prior to the expiry date of the Environmental Authorisation."

All other conditions contained in the Environmental Authorisation issued on 03 January 2011 still remain unchanged and in force.

B. REASONS FOR THE DECISION

In reaching its decision, the competent authority, *inter alia*, considered the following:

1. The application is for the amendment of an Environmental Authorisation which is still valid and will not change the scope of the valid environmental authorisation nor increase the level or nature of the impact, which impact was initially assessed and considered when application was made for an environmental authorisation.
2. The information contained in the application form received on 08 October 2015 and the additional information received on 20 November 2015 by the Department from the environmental assessment practitioner ("EAP").
3. Editorial changes have been made to Section B to correct the reference to the SG Code for Portion 75 of the Farm Hansmoeskraal no. 202. This cadastral unit has been excluded from the development footprint.
4. Condition 7.3 of the Environmental Authorisation has been replaced based on the information received from the holder as well as minor editorial changes deemed necessary to translate the EMP to the current legislative framework.
5. Editorial changes have been made to conditions 17 and 18 of the Environmental Authorisation to comply with current legislative requirements.
6. Condition 22 relating to the validity period of the Environmental Authorisation, has been amended based on the request from the holder.

The holder of the environmental authorisation has stated that due to the poor economic climate it is difficult to purchase for the properties up until now. The climate is however changing and the applicant has decided to go ahead with the development. The layout plans is with the municipality and once approved can the engineers begin with the storm water management system and plan. The applicant is awaiting approvals and it is anticipated that the environmental authorisation might lapse prior to these approvals obtained.

7. Condition 23 of the Environmental Authorisation has been inserted to translate the validity period to the current legislative framework.
8. The environment and the rights and interests of other parties are not likely to be adversely affected by this decision to amend the Environmental Authorisation.

C. APPEALS

Appeals must comply with the provisions contained in the National Appeal Regulations 2014 (as amended).

1. An appellant (if the holder of the decision) must, within 20 (twenty) calendar days from the date the notification of the decision was sent to the holder by the Competent Authority –
 - 1.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
 - 1.2. Submit a copy of the appeal to any registered I&APs, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision. -
2. An appellant (if NOT the holder of the decision) must, within 20 (twenty) calendar days from the date the holder of the decision sent notification of the decision to the registered I&APs–
 - 2.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
 - 2.2 Submit a copy of the appeal to the holder of the decision, any registered I&AP, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
3. The holder of the decision (if not the appellant), the decision-maker that issued the decision, the registered I&AP and the Organ of State must submit their responding statements, if any, to the appeal authority and the appellant within 20 (twenty) calendar days from the date of receipt of the appeal submission.
4. The appeal and the responding statement must be submitted to the address listed below:

By post: Western Cape Ministry of Local Government, Environmental Affairs
and Development Planning
Private Bag X9186
CAPE TOWN
8000

By facsimile: (021) 483 4174; or

By hand: Attention: Mr Jaap de Villiers (Tel: 021 483 3721)
Room 809
8th Floor Utilitas Building, 1 Dorp Street, Cape Town, 8001

Note: For purposes of electronic database management, you are also requested to submit electronic copies (Microsoft Word format) of the appeal, responding statement

and any supporting documents to the Appeal Authority to the address listed above and/or via e-mail to Jaap.DeVilliers@westerncape.gov.za.

5. A prescribed appeal form as well as assistance regarding the appeal processes is obtainable from Appeal Authority at: Tel. (021) 483 3721, E-mail Jaap.DeVilliers@westerncape.gov.za or URL <http://www.westerncape.gov.za/eadp>.

D. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this Addendum to the Environmental Authorisation shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully


MR. GAVIN BENJAMIN
DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 3)

DATE OF DECISION: 01/12/2015

Copied to: (1) Mr Michael Bennett (EAP)
 (2) Mr Stiaan Carstens (George Municipality)

Fax: (044) 874 5953
 Fax: (086) 570 1022

FOR OFFICIAL USE ONLY:

EIA REFERENCE NUMBER:	EG12/2/3/2-D2/1-542/07
ADDENDUM #1:	
EIA REFERENCE NUMBER:	16/3/1/5/D2/19/0021/13
EIA NEAS NUMBER:	WCP/EIA/AMEND/0000305/2013
ADDENDUM #2:	
EIA REFERENCE NUMBER:	16/3/3/5/D2/19/0022/15
EIA NEAS NUMBER:	WCP/EIA/AMEND/0000034/2015

Ann 20



**CONSTITUTION OF THE DWARSKLOOF HOMEOWNERS
ASSOCIATION
OF THE MOOIKLOOF HOUSING DEVELOPMENT**



29 APRIL 2026
PH ATTORNEYS

CONSTITUTION OF THE

HOMEOWNERS ASSOCIATION OF

DWARKSKLOOF HOUSING DEVELOPMENT

1. NAME

The name of the ASSOCIATION is DWARKSKLOOF *HOMEOWNERS ASSOCIATION*.

2. DEFINITIONS

In this constitution, unless inconsistent with the context, the following terms shall have the following meanings:

- | | | |
|------|------------------|--|
| 2.1 | A LAND UNIT: | An Erf in the Development together with the residential unit erected thereon; |
| 2.2 | A MEMBER: | An Owner of a LAND UNIT who in terms of the Bylaw automatically becomes a MEMBER of the ASSOCIATION upon the registration of such LAND UNIT in his name; |
| 2.3 | CALENDAR YEAR: | March of any year to the end of February of the following year; |
| 2.4 | MOOIKLOOF: | The Development of ERF 9295 PACALTSDORP, ERF 9645 PACALTSDORP, REMAINDER OF PORTION 23, REMAINDER OF PORTION 21 and PORTION 24 of the Farm HANSMOESKRAAL NO. 202, DIVISION GEORGE; |
| 2.5 | OUDEKLOOF: | Phase 1 of MOOIKLOOF; |
| 2.6 | BOSCHKLOOF: | Phase 2 of MOOIKLOOF; |
| 2.7 | DIEPKLOOF: | Phase 3 of MOOIKLOOF; |
| 2.8 | DWARKSKLOOF | Phase 4 of MOOIKLOOF; |
| 2.9 | The ASSOCIATION: | DWARKSKLOOF HOMEOWNERS ASSOCIATION founded in terms of the Bylaw; |
| 2.10 | The BYLAW: | The Land Use Planning Bylaw of the George Municipality of 2015; |
| 2.11 | The COMMITTEE: | The Management of the Development |

- established in terms of 8.1 of the CONSTITUTION.
- 2.12 The COMMUNAL PROPERTY The Private Internal Road and the Private Open Space indicated in the approved Site Development Plan as Erven 97 and 98 respectively and excluding all the Land Units.
- 2.11 The CONSTITUTION: The CONSTITUTION of the Homeowners Association of the DWARSKLOOF Housing Development;
- 2.12 The DEVELOPER: **EARP CONSTRUCTION (PTY) LTD**
Registration Number 1973/000442/07;
- 2.13 The DEVELOPER TRUSTEES: The TRUSTEES appointed by the DEVELOPER;
- 2.14 The DEVELOPMENT: The DEVELOPMENT of ERF 9783 PACALTSDORP, Municipality and Division George, Western Cape Province, to be subdivided in terms of a General Plan and subject to the Architectural Development Guidelines and the approval granted in terms of the Bylaw;
- 2.13 The LOCAL AUTHORITY: The George Municipality;
- 2.14 TRUSTEES: The Trustees from time to time referred to in 8.1 of the CONSTITUTION.

3. INTERPRETATION

- 3.1 The singular shall include the plural and *vice versa*;
- 3.2 any one gender shall include the other genders;
- 3.3 reference to natural persons includes created entities (corporate or non-corporate) and *vice versa*.

4. OBJECTIVES OF THE ASSOCIATION

The objectives of the ASSOCIATION are:

- 4.1 To further and maintain the standards and in particular the unique and distinctive character of the DEVELOPMENT in such a way that the MEMBERS get the largest joint benefit from it, and to promote future values.
- 4.2 To further and maintain the aesthetic, environmental and design of the DEVELOPMENT in order to create a harmonious DEVELOPMENT.
- 4.3 To be responsible for the maintenance and repair of the COMMUNAL PROPERTY including, but not limited to, the following:

natural environment, roads, streets, street lighting, landscaping, stormwater management, boundary fence, entrance gates, access control system, buildings and refuse removal, administration of the Development and/or private open spaces.

5. ESTABLISHMENT AND MEMBERSHIP

5.1 The ASSOCIATION has as MEMBERS the owners of LAND UNITS arising from the subdivision of ERF 9783 PACALTSDORP, Municipality and Division George, Western Cape Province, in terms of a General Plan, which MEMBERS are co-liaible for expenses incurred in connection with the ASSOCIATION. The ASSOCIATION comes into being when any person other than the DEVELOPER becomes the owner of a LAND UNIT or when a Certificate of Registered Title in respect of a LAND UNIT is registered in favour of the DEVELOPER. Membership of the ASSOCIATION is limited to the registered owner of the LAND UNIT(s) providing that:

5.1.1 where any such registered owner is more than one person, all the registered owners of that LAND UNIT jointly and severally are deemed to be one MEMBER of the ASSOCIATION.

5.2 When a MEMBER ceases to be a registered owner of a LAND UNIT, then he ceases *ipso facto* to be a MEMBER of the ASSOCIATION.

5.3 No MEMBER shall alienate a LAND UNIT unless it is made a condition of the alienation that:

5.3.1 the transferee becomes a MEMBER of the ASSOCIATION;

5.3.2 registration of transfer of that LAND UNIT to the name of the transferee *ipso facto* causes the transferee to be a MEMBER of the ASSOCIATION.

5.4 The registered owner of a LAND UNIT may not resign as MEMBER of the ASSOCIATION.

5.5 The Rights and Obligations of a MEMBER are not transferable and each MEMBER shall:

5.5.1 promote the objectives and interests of the ASSOCIATION to the best of his ability;

5.5.2 comply with all decisions of this ASSOCIATION and all its obligations under the CONSTITUTION provided that a MEMBER is entitled to cede his Rights under the CONSTITUTION as collateral to the Holder of a mortgage bond registered against that MEMBER's LAND UNIT.

6. STATUTORY AND GENERAL DUTIES

Over and above his obligations in terms of general Municipal Bylaws, as well as all applicable laws –

6.1 Each MEMBER shall see to it that all occupants of his LAND UNIT or visitors to

his LAND UNIT comply with the rules and obligations of the ASSOCIATION;

- 6.2** No MEMBER shall use his LAND UNIT or any part of the COMMUNAL PROPERTY, nor allow it to be used, in a way or for a purpose that harms the character of the DEVELOPMENT;
- 6.3** No MEMBER shall transgress any law, Bylaw, proclamation, statutory rulings or the conditions of any license that pertains to or affects the occupation of his LAND UNIT or the COMMUNAL PROPERTY, or the title conditions pertaining to his LAND UNIT, nor allow them to be transgressed;
- 6.4** No MEMBER shall do anything on his LAND UNIT that could possibly change or harm the aesthetic appearance of the DEVELOPMENT;
- 6.5** No MEMBER shall erect or construct a structure or make an improvement on the LAND UNIT without building plans approved by the ASSOCIATION and the LOCAL AUTHORITY.
- 6.6** Each MEMBER shall maintain his LAND UNIT in such a way as to keep it aesthetically and otherwise acceptable;
- 6.7** No MEMBER shall erect any advertising boards of whatsoever kind on the LAND UNIT;
- 6.8** No MEMBER shall park any vehicle of any kind, nor allow any such vehicle to be parked, in a spot not expressly allocated to it. No trailers, caravans or boats shall be parked on a LAND UNIT without the written consent of the ASSOCIATION;
- 6.9** No MEMBER shall place or store any refuse or refuse containers within sight of other LAND UNITS or in public;
- 6.10** Each MEMBER shall keep only 2 (TWO) domestic animals and ensure that animals or birds housed on his LAND UNIT (if so permitted in terms of ASSOCIATION rules applicable to such LAND UNIT) shall not constitute a disturbance or nuisance to MEMBERS or their tenants or occupiers and the COMMITTEE shall, in their absolute discretion, be entitled to require the permanent removal from DWARSKLOOF of any animals or birds which, in the opinion of the COMMITTEE, constitute a disturbance or nuisance. Each MEMBER must ensure that his dog is kept on a leash in all COMMUNAL PROPERTY and is properly controlled and, in particular, that no nuisance is caused by such dog and that the dog does not cause uncleared fouling of sidewalks and parkland within DWARSKLOOF;
- 6.11** Each MEMBER shall be obliged to keep tidy and maintain his LAND UNIT in such a way that it remains aesthetically and otherwise acceptable to the majority of owners and/or the COMMITTEE, whose demands in this regard shall not be unreasonable;
- 6.12** Each MEMBER shall endeavour always to behave and act in a way that is in the best interest and to the best advantage of co-MEMBERS of the DEVELOPMENT;
- 6.13** No MEMBER shall drive any vehicle and/or motorcycle on any part of the COMMUNAL PROPERTY except on the designated roads, nor may any other

person do so;

- 6.14** No MEMBER shall allow any builders and/or their employees to overnight on the premises or on COMMUNAL PROPERTY;
- 6.15** No MEMBER shall apply for the subdivision, consolidation or rezoning of his LAND UNIT with a view to procuring a variation or amendment or substitution of use rights;
- 6.16** Each MEMBER shall allow access to the LOCAL AUTHORITY or its appointed contractors for the purpose of refuse removal, water meter reading, maintenance inspection of municipal services or any other purpose deemed necessary by the LOCAL AUTHORITY;
- 6.17** No MEMBER shall conduct any business on a LAND UNIT for purposes other than those for which it is zoned unless the COMMITTEE have, in writing, approved the use to which the LAND UNIT (as applicable) is to be put; and the LOCAL AUTHORITY has, to the extent that it may be necessary, granted approval authorising such use in terms of applicable legislation. The COMMITTEE shall be entitled in their absolute discretion to refuse such application or to approve the application unconditionally or to approve the application subject to such conditions as the COMMITTEE deem necessary. The COMMITTEE shall not be entitled to grant approval if such proposed business involves visits by non-residents of DWARSKLOOF;
- 6.18** Should any MEMBER to whom permission has been granted for the conduct of a business change any aspect of such business then such MEMBER shall submit a fresh application in accordance with the provisions hereof to continue such business;
- 6.19** Any LAND UNIT will only be occupied by no more than 2 (two) people per bedroom on a permanent basis unless otherwise permitted by the ASSOCIATION in writing.
- 6.20** Any disputes between members *inter partes* or between members and the COMMITTEE shall be resolved in terms of the common law and the relevant legislation, including, but not limited to, the Community Schemes Ombud Service Act, Act 9 of 2011 as amended.

7. MEMBER's FAILURE TO MAINTAIN

Should the MEMBER fail to repair or maintain his LAND UNIT as above, and/or any such failure continues for a period of 7 (SEVEN) days after written notice by the COMMITTEE or the manager on behalf of the COMMITTEE to repair or maintain his LAND UNIT, the COMMITTEE can remedy the MEMBER's failure and recover the reasonable costs related thereto from such MEMBER, which includes legal costs on an Attorney-and-Client scale.

8. MANAGEMENT

- 8.1** The business and administration of the ASSOCIATION shall be managed and controlled by a COMMITTEE comprising of 3 (three) DEVELOPER TRUSTEES until the first General meeting of the ASSOCIATION whereupon the number

shall be 5 (five) TRUSTEES comprising of 3 (three) DEVELOPER TRUSTEES and 2 (two) MEMBER TRUSTEES for as long as the DEVELOPER is a MEMBER. Upon the DEVELOPER ceasing to be a MEMBER all 5 (five) TRUSTEES shall be MEMBERS.

- 8.1.1** All the MEMBER TRUSTEES of the COMMITTEE as provided and stipulated in Clause 8.1 hereof, and all future COMMITTEES, shall, once such MEMBER TRUSTEES has been duly nominated and seconded, be elected by way of ballot or a show of hands (should the meeting so decide) by the MEMBERS present at the Annual General Meeting of the ASSOCIATION.
- 8.1.2** Future COMMITTEES shall be elected in the same way at each ensuing Annual General Meeting of the ASSOCIATION, provided that no MEMBER shall be eligible for re-election unless duly nominated in writing and seconded by MEMBERS, which nomination shall also be signed and accepted in writing by the nominee, and submitted to the Secretary of the ASSOCIATION no later than the day preceding the meeting. No MEMBER shall be eligible unless all his contributions and levies due to the ASSOCIATION at the time of the General Meeting have been settled in full.
- 8.2** The COMMITTEE shall comprise:
 - 8.2.1** A Chairman, elected by the COMMITTEE, who shall have a casting vote, by a majority of votes;
 - 8.2.2** A Vice Chairman; elected by the COMMITTEE, by a majority of votes;
 - 8.2.3** 3 (THREE) ordinary MEMBERS;
 - 8.2.4** 3 (THREE) Committee MEMBERS shall form a quorum.
- 8.3** A MEMBER's term of office is valid from his appointment at the General Meeting.
- 8.4** Any vacancies of MEMBER TRUSTEES on the COMMITTEE shall be elected by the remaining MEMBERS of the COMMITTEE and any vacancies of DEVELOPER TRUSTEES shall be filled by the DEVELOPER.
- 8.5** COMMITTEE MEMBERS shall not be entitled to any remuneration for their services unless otherwise determined by way of a decision by the MEMBERS.
- 8.6** No COMMITTEE MEMBER shall be liable to the ASSOCIATION or any MEMBER thereof or any other person whomsoever for any act or omission by himself or by the ASSOCIATION or his employees or agents. The MEMBERS of the COMMITTEE shall be and remain indemnified against all costs, claims, legal actions, expenses, losses or damage sustained by such MEMBER as a result of any alleged act or omission in the performance of his duties, provided that such COMMITTEE MEMBER, with the information at his disposal, acted in good faith and without gross negligence and dishonesty.
- 8.7** COMMITTEE meetings shall as far as possible be held once every 2nd month, or as otherwise determined by the COMMITTEE.

- 8.8** Proper account books and records must be kept of the finances and administration of the ASSOCIATION. Financial statements shall be prepared and audited annually by a Chartered Accountant or any registered Accountant. The financial year stretches from 1 March to 28 February the following year. The account books and records must be kept for a period of at least 6 (SIX) years after finalisation of the transactions, actions or proceedings. The COMMITTEE shall decide when accounting documents older than 6 (SIX) years can be destroyed.
- 8.9** Prior to the registration of all the LAND UNITS in the development from the DEVELOPER to PURCHASERS all consents needed from the ASSOCIATION can be signed by any of the DEVELOPER TRUSTEES or their nominee.

9. 9.1 MEETINGS

- 9.1.1** The Annual General Meeting of the ASSOCIATION shall be held within 4 months after year end on a date determined by the COMMITTEE. At least 21 (TWENTY-ONE) days' written notice of the meeting, together with the Agenda, must be sent to all the MEMBERS by the COMMITTEE.
- 9.1.2** The COMMITTEE can when they in their discretion deem it essential, and must upon written request of 70% (SEVENTY PERCENT) of the MEMBERS, call a Special General Meeting after 14 (FOURTEEN) days' written notice of the meeting by the Secretary to all the MEMBERS, setting out the manner of business to be transacted at the meeting. Should the COMMITTEE fail to convene the meeting thus requested within 14 (FOURTEEN) days of receipt of such request, the MEMBERS concerned may convene the meeting themselves.
- 9.1.3** The Chairman and in his absence the Vice Chairman shall preside at each meeting of the COMMITTEE. In the absence of both, the MEMBERS present shall appoint an acting Chairman from among their ranks by a majority of votes.
- 9.1.4** The Chairman or acting Chairman shall have a casting vote. No decisions may be taken by any General Meeting unless a quorum is present at the time when a matter is put to the vote. The quorum needed for holding any General Meeting is 30% (THIRTY PERCENT) of MEMBERS that are eligible to vote at any given time, except for the amendment of the CONSTITUTION where the quorum will be 51% (FIFTY ONE PERCENT) of MEMBERS of the ASSOCIATION. All decisions at the General Meeting shall be taken by a clear majority of votes.
- 9.1.5** At all meetings, a matter is put to the vote by a show of hands by the MEMBERS present unless the meeting decides otherwise. The majority vote shall be binding.

9.2 PROXIES

- 9.2.1** Votes at a General Meeting may be cast by a MEMBER or by a proxy.

9.2.2 A proxy must be appointed in writing under the signature of the MEMBER or his agent, who was appointed properly and in writing, and the appointment must be delivered to the Chairman before the meeting commences.

9.2.3 A proxy need not be a MEMBER and may not be an employee of the ASSOCIATION.

10. AUTHORITY OF THE COMMITTEE

10.1 The control, management and administration of the ASSOCIATION shall vest in the COMMITTEE which may exercise all the powers of the ASSOCIATION and transact all business on behalf of the ASSOCIATION as if transacted by the ASSOCIATION itself.

10.2 Without prejudice to the generality of the aforementioned powers, the powers shall include the following, but not be limited thereto:

10.2.1 The setting of applicable standards, designs and styles of all houses and/or other buildings as set out in Clause 11 hereof;

10.2.2 To perform such actions as may be necessary for realising the objectives, whether spoken or unspoken, set out herein;

10.2.3 The entering into, conclusion and execution of contracts and agreements in respect of any of the objectives and purposes of the ASSOCIATION;

10.2.4 The employment and remuneration of managing- and other agents, an estate manager and/or other employees and any service providers and other parties, and the termination of their services;

10.2.5 The making, amendment and rescission of rules that shall be binding upon MEMBERS as if they form part of the CONSTITUTION (provided that they were adopted at a Special General meeting or Annual General meeting of MEMBERS convened for that purpose) as well as the formation of sub-committees and the delegation to such sub-COMMITTEE of such powers as may be necessary;

10.2.6 To take legal steps and defend actions in the name of the ASSOCIATION and to appoint legal representatives for that purpose;

10.2.7 Setting and charging contributions and levies payable by MEMBERS from time to time and as often as they in their sole and absolute discretion may deem necessary and expedient;

10.2.8 To enter into and conclude an agreement with the LOCAL AUTHORITY for electricity, gas, water, sanitary and other services to be delivered to the site or buildings referred to in the CONSTITUTION.

11. BUILDING, ARCHITECTURAL AND DESIGN REQUIREMENTS

11.1 The COMMITTEE shall be qualified to:

- 11.1.1** Set and enforce on MEMBERS provisions and conditions in order to harmonise the architectural guidelines and building material in the DEVELOPMENT, so as to give effect to the purposes and objectives of the Architectural Development Guidelines and to deviate therefrom where such deviation is of a minor nature and justified in the circumstances;
- 11.1.2** To perform whatever actions may be necessary to realise the objectives and goals contained herein, whether spoken or unspoken, which actions shall include the inspection, approval or rejection of building plans, whether they be in respect of new constructions, renovations, alterations or additions;
- 11.1.3** To make MEMBERS comply with the requirements, failing which the necessary steps shall be taken to remedy such non-compliance at the cost of such MEMBER, and without prejudice to the generality of the foregoing, to give a MEMBER written notice to remove or change within a specific period of time anything that was erected that is contrary to the requirements imposed in respect thereof, failing which legal process can be implemented an applicable court order;
- 11.1.4** To get professional advice in order to inspect and scrutinise all plans so as to ensure that the necessary architectural requirements and control measures have been complied with.
- 11.1.5** To ensure that all building plans do not exceed the building specifications as specified by the LOCAL AUTHORITY.

12. STATUS OF THE ASSOCIATION

The ASSOCIATION is:

- 12.1** a corporate body with legal capacity, capable of suing and being sued in its own name;
- 12.2** an ASSOCIATION of which none of the MEMBERS shall have in their personal capacity any right, title and interest in the property, funds or assets of the ASSOCIATION, which shall vest in and shall be controlled by the COMMITTEE in terms of the CONSTITUTION.

13. LEVIES

- 13.1** The ASSOCIATION shall, when it so decides, exact levies of its MEMBERS to pay the costs of maintaining, servicing and repairing any asset or to meet any liabilities the ASSOCIATION may have, including levies prescribed in section 22(1)(b) of the Community Schemes Ombud Service Act, Act 9 of 2011 as amended.

13.2 The levy is an amount payable by the MEMBER to the ASSOCIATION. A MEMBER's obligation to pay the levy to the ASSOCIATION lapses when he ceases to be a MEMBER of the ASSOCIATION, without prejudice to the right of the ASSOCIATION to recover overdue levies. No levies paid by a MEMBER shall be repayable to him upon the termination of his Membership. A MEMBER's successor in title to a LAND UNIT shall be liable from the date upon which he becomes a MEMBER on the grounds of his acquiring the right of ownership of the LAND UNIT. No MEMBER shall be entitled to transfer his LAND UNIT unless all his levies to the ASSOCIATION have been paid.

13.3 The levy payable by a MEMBER shall be the same amount for all MEMBERS irrespective of the extent of a LAND UNIT.

14. TRANSFER OF STREETS AND PRIVATE PLACES

All COMMUNAL PROPERTY (including, but not limited to internal roads, associated stormwater drainage, street lighting and private open spaces) will be transferred to the HOMEOWNERS ASSOCIATION on completion thereof, who will be responsible for the maintenance thereof.

15. ACCESS CONTROL

The LOCAL AUTHORITY or any contractor representing the LOCAL AUTHORITY must have 24 hour access to maintain or to repair the municipal services, when these services are required.

16. DISSOLUTION OF THE ASSOCIATION

16.1 The ASSOCIATION can be dissolved by a decision of the MEMBERS at a GENERAL MEETING, provided that:

16.1.1 90% (NINETY PERCENT) of MEMBERS vote in favour thereof; and

16.1.2 The LOCAL AUTHORITY is in agreement; and

16.1.3 The Developer is in agreement for as long as the Developer is a Member of MOOIKLOOF.

16.2 Upon such dissolution the COMMITTEE shall be obliged to convert into cash the ASSOCIATION's assets, settle all the debts and meet all the liabilities of the ASSOCIATION and thereafter to divide the balance among the MEMBERS in accordance with the number of LAND UNITS registered in the name of each MEMBER.

17. PHASES

17.1 The DEVELOPER intends to develop and market MOOIKLOOF in phases as the DEVELOPER deems fit and, for as long as the DEVELOPER is a MEMBER of the ASSOCIATION, the DEVELOPER shall enjoy unrestricted rights with regard to the marketing of DWARSKLOOF and, in particular, the right to erect signage

within DWARSKLOOF.

- 17.2** The DEVELOPER shall, in its absolute discretion, be entitled to apply for and subject to approval by the LOCAL AUTHORITY, vary the layout and/or zoning and/or size and/or boundaries of LAND UNITS and/or the extent and position of streets comprising MOOIKLOOF and MEMBERS shall be bound thereby and shall have no claim of whatever nature against the DEVELOPER arising therefrom. Insofar as the consent of a MEMBER is required for any of the foregoing, the DEVELOPER (represented by its authorised representative) is irrevocably granted a power of attorney to grant any/all such consents on behalf of membership, as may be required.

18. MEMBERSHIP OF MOOIKLOOF PROPERTY OWNERS' ASSOCIATION

- 18.1** The individual developments making up MOOIKLOOF will establish the MOOIKLOOF PROPERTY OWNERS' ASSOCIATION whose objectives will be to further and maintain all shared interests of the developments including, but not limited to, safety and security, access control, identifying and establishing shared services beneficial to all its members, maintenance of areas adjacent to access roads and public open spaces and any ancillary issues.
- 18.2** The ASSOCIATION will become a member of the MOOIKLOOF PROPERTY OWNERS' ASSOCIATION at its inception, will obtain representation on its board/committee, and will remain a member thereof subject to its constitution.
- 18.3** The ASSOCIATION will be liable for payment of a monthly levy to the MOOIKLOOF PROPERTY OWNERS' ASSOCIATION as established by its board/committee from time to time.

19. AMENDMENT OF CONSTITUTION

The CONSTITUTION can only be amended by way of a vote taken by at least 51% (FIFTY ONE PERCENT) of the MEMBERS of the ASSOCIATION at a general meeting. Any amendment to the CONSTITUTION cannot be implemented without the written approval of the LOCAL AUTHORITY in terms of the relevant legislation.



DWARSKLOOF

MOOIKLOOF PHASE 4

RESIDENTIAL DESIGN GUIDELINES – OVERVIEW

April 2026

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INTRODUCTION:

1. The purpose of this design guideline for **DWARKSLOOF** is to encourage individual creativity while fostering a unity of materials and finish to ensure that the overall development harmonizes to create a balanced lifestyle for all residents. The guidelines will be implemented to ensure a cohesive constructed development and will be enforced by **DWARKSLOOF HOA**.
2. The design of the dwelling unit and the entire stand should show a special sensitivity to the natural features, flora and topography. Surrounding structures should be taken into account in the design process.
3. The controlling authority regarding building plans for the development is Earp Construction (PTY) LTD who will be responsible for the approval of all plans and buildings during the Development phase. After the transfer of the last property by the developer, the controlling authority will be the **DWARKSLOOF HOA** and the trustees will appoint an architect or component person to oversee the plan approvals and the adhering to this document.
4. No erf may be subdivided or rezoned without permission from the **DWARKSLOOF HOA**.
5. Earp Construction (PTY) LTD reserves the right to interpret this manual and approve plans at its own discretion.
6. Notwithstanding architectural elements as described in this document, Earp Construction (PTY) LTD reserves the right to use its discretion and allow alternative architectural elements or materials and exclude permitted elements

or materials to enhance the overall architectural theme if needed.

1. DESIGN CONCEPT

The Architectural theme throughout is based on modern CAPE VERNACULAR architecture and must blend traditional charm with modern functionality. This look and design must blend in with this beautiful site and surroundings. Emphasis is on simplicity, scale and proportions, harmony and refined details.

The design guidelines are only concerned with the external appearance and positioning of houses and structures. Owners are unrestricted with regards to the interior layout, interior finishes and interior colour of their homes.

1.1 DEVELOPMENT PARAMETERS

(a) Density

Only one dwelling per stand is allowed.

(b) Height

- (i) Single storey homes are encouraged on the Town housing erven, but double storey will be allowed.
- (ii) The general provisions regarding earth banks and retaining structures in the George Integrated Zoning Scheme by-law apply.

1.2 COVERAGE AND BUILDING LINES

Each stand must have a specified building area (envelope) within which the construction must take place. The envelope is restricted to a maximum height of 8m above natural ground level.

Single Residential Zone II (Town Housing)

The following building lines apply within the Town Housing site:

(i) Street boundary

Garage 0m and other 3m

(ii) Side boundary

Garage 0m and other 0m/1,5m at least on one side

(iii) Rear boundary

All 1,5m

(iv) Outside boundary

3m on the boundary of the perimeter of the estate.

2. TREATMENT OF STAND BOUNDARIES

2.1 No walls are encouraged on the street boundary. If a boundary wall is needed for privacy or screening, the boundary wall may not exceed 60% of the length of the street boundary and to a maximum height of 2,1m.

2.2 Screen wall elements not exceeding 2,1m in height may be used for screening of pools, patios, washing lines, etc. But must be designed as part of the garden and landscaping layout. The design of these screen walls should enhance the architectural style of the house.

2.3 Unpainted vibracrete walls between property boundaries are allowed to

a maximum height of 2m. Vibracrete walls must always finish behind a brick wall at the street boundary or green areas to not be visible from the streets or common property as far as possible. The side boundary walls are encouraged to not be closer than 3m from the street boundary or green areas. Boundary walls should be kept as short as possible to enhance an open streetscape.

- 2.4 Boundary facing green areas may be 1.2 m high hidden behind shrubs and plants to be inconspicuous except for walls described in clause 2.2 above.

3. BUILDING DESIGN GUIDELINES

- 3.1 All new building plans must be prepared by the leading architect or approved designer of Earp Construction during the Development phase. All alterations and or additions to the original plan must be approved by the leading architect or competent person before any construction commences. During the Development phase as appointed by Earp Construction and thereafter by the **DWARKSLOOF HOA**.
- 3.2 No staff accommodation should be nearer to the street than the main building and must be contained under the same roof or integrate into the overall design.
- 3.3 Staff accommodation and kitchen areas should open onto screened yards or patios.
- 3.4 Outbuilding and additions should match the original building design in

style, elevation and material usage. Flat roofed carports will be permitted if it matches and blends with the design of the main dwelling.

3.5 Yard and screen walls should be brick walls either with exposed brick or plastered and painted.

3.6 Shade net carports are not allowed except under special consideration and consultation regarding position, view, material and aesthetics.

3.7 No deviations from the approved drawings will be permitted unless the deviation is re-submitted and approved in writing prior to construction.

4. APPROVED ARCHITECTURAL ELEMENTS

4.1 WALLS.

- The following wall types are permitted:
 - Brick walls with smooth plaster finish, or a thin layer of plaster brushed uneven, or bagged walls are allowed on external walls. All external walls with windows to be minimum 270 mm cavity walls.
- The following cladding or finishing materials are permitted without overpowering the aesthetics of the design.
 - Natural Stone cladding
 - Nutec Board cladding
 - Wood Cladding
 - Sheet metal cladding
 - Face Brick or exposed flush jointed plaster brick



NATURAL STONE CLADDING

NUTEC CLADDING

TIMBER CLADDING

METAL SHEET CLADDING

FACE BRICK

- Plinth height may not exceed 1m above natural ground.

4.2 WINDOWS AND DOORS

- Only Black Aluminium windows are permitted.
- No steel window frames, or precast concrete window systems may be used. Reflective glazing is not allowed. Non-reflective tinting will be allowed.
- All sliding and folding doors must be Black Aluminium.
- Closing a patio with aluminium, that is part of the masonry structure of the house, is recommended but must be done at the beginning stage of the design phase of the house. Any closures of an undercover patio or stoep area at a later stage will be subject to **DWARSKLOOF HOA** scrutiny and plans to be submitted to the municipality for approval.
- Front and back doors of the house can be Black Aluminium or of hardwood like Meranti, stained dark or to a natural wood colour.

4.3 ROOFS

- Only Gable roof with a 35 degrees Double pitched roof is allowed on major plan forms.
- Mono pitched roofs at 7 degrees are permitted on the secondary structures.
- Mono pitched roofs over garages will be allowed, behind parapet walls on 3 sides, pitched at 7 degrees.

- **Roof Materials:**
 - Only Chromadek Corrugated roof sheeting is allowed.
 - Chromadek colours allowed are Charcoal, Volcanic Grey and Armour Grey or similar from different suppliers.
 - No thatch, asbestos will be permitted.

- **Fascia and gutters**
 - 125 mm pre-painted seamless aluminium gutters, with square aluminium down pipes may only be used. Colour must be black, grey or white. Bronze colour are not allowed.
 - Painted fibre cement fascia if needed.

- **Barge Boards**
 - Painted fibre cement barge board if needed.
 - Metal barge over fascia on Gable ends to match roof colour.

- **Covered Carport**
 - A single carport is allowed.
 - Carport must have a 7 degree flat roof with 3 sides behind parapet walls
 - Carport must have brick columns and brick parapet walls.

4.4 GARAGE DOORS

- ONLY Aluzinc (Chromadek) or Aluminium garage doors are permitted.
- Only horizontal plank appearance is permitted.
- Colour of doors to match windows and gutters or blend with the colour scheme of the house.

4.5 BURGLAR BARS

- No outside burglar bars are allowed.

4.6 SHUTTERS & AWNINGS

- The use of shutters is allowed for sun control, privacy and to create depth and variety to the facades.
- Sliding shutter or side hung shutters will be allowed.
- Following materials are permitted:
 - Aluminium (Colours as per windows)
 - American Shutters in natural wood colour
- Awnings are allowed subject to **DWARSKLOOF HOA** approval.
- Awnings must complement the architecture of the house and may not draw attention away from the design. After HOA approval in concept, all awnings must be clearly shown on the buildings plan.

4.7 GATES

- Aluminium (Colours as per windows) louvered gates powder coated are permitted.

- All gates shall be equal height to the adjoining wall.
- No driveway gates will be permitted.
- Timber - galvanized and painted steel frame with natural stained horizontal timber slats are allowed.

4.8 EXTERNAL LIGHTING

- To avoid light pollution and light nuisance, external lighting should be low voltage and energy efficient.
- Garden lighting should be restricted to tree up-lighters, recessed walkover lights to pathways and bollard lighting. Bollard lighting must be low level (no higher than 1m) and shall provide downwardly directed light. Garden uplighter casing / housing shall be black or charcoal colour.
- No security lighting permitted and spot lighting should not be obstructive or a hindrance to neighbours and visitors.

4.9 SIGNAGE

- Size – House numbers and letters must be acceptable to the HOA and not be smaller than 80mm or larger than 350mm.
- Position – House numbers must both be placed on the house or on the garden wall in a visible position and can be lit at night.
- Only **DWARSKLOOF HOA** approved design are allowed

4.10 SERVICES

- Plumbing pipes, electrical conduits and surface wiring, air-conditioning wiring and condensate piping, air-conditioner condenser and heat pumps may not be

visible. Provision should be made in the design to incorporate / screen these elements.

- Gas Cylinders should be screened behind a wall and enclosed according to the municipal by-laws if needed.
- Washing lines must be screened or in courtyard.
- Satellite dished and TV aerials to be fitted below main building eave lines.
- Refuse bins must be hidden behind walls or structures.
- Solar Geyser Heating Tubes must be placed flat against the north facing roof slope and may not have external geyser. Pipework on the roof must be black and on walls, the same colour as the wall or cladded incorporated with design.
- Solar Panels are permitted on roofs but must follow the slope of the roof. No solar panel stands are allowed.
- Only **DWARSKLOOF HOA** approved Wendy houses of a specific type will be permitted. No Wendy house may be used for accommodation under any circumstance and the footprint of the Wendy house on the stand may not encroach the building lines.
- At least a 2500L water storage or harvesting tanks must be installed, provided they form part of the overall design and would need to be appropriately screened if needed.

4.11 DRIVEWAYS, PARKING, PAVING AND LANDSCAPING

- The landscaping theme of Dwarskloof is to encourage the use of indigenous trees and plants as per the landscape design. The green areas are to be planted with at least 90% indigenous species as per the Approved Plant list.
- The landscaping of each erf by the owner must complement the landscape theme of Dwarskloof. At least 90% of the plant species must be indigenous as per the Approved Plant list.

- The planting and maintenance of the road reserve area between the erf boundary and the kerb is the responsibility of the owner.
- Only Cement or clay pavers will be permitted. The colours allowed for cement pavers are light grey (standard cement colour) charcoal or earth colour (tan) or similar approved. A specific manufacturer and product for clay pavers must be approved and must be clearly shown on the building plan.
- Parking on the erf (not including the garage)
 - i.) Town Housing erven - 1

4.12 BALCONIES, PATIOS AND PERGOLAS

- Balconies, patios and pergolas should have clean lines with plain railings. Columns should be aesthetically light and made up of brick, steel or timber. Pergolas are to be designed accordingly to the architectural style. Balustrade walls to balconies are allowed but must match the style of the house.
- Balustrades must be simple decorative timber, steel or aluminium and glass to match the architectural style of the house.

4.13 COLOURS

The exterior paint colour at Dwarskloof is WHITE on the major plan form. A secondary colour will be allowed on the secondary structures (Lean-to roof structures) and must be one of the paint colours as per sample chart set up by the **DWARKSLOOF HOA** from time to time or similar approved. Colour combinations between secondary wall colour, roof, aluminium and exposed brick walls are important.

5. PROHIBITED BUILDING MATERIAL

5.1 The following building materials to be prohibited:

5.1.1 Painted driveways or imprint paving

5.1.2 No swimming pool type mesh fencing will be allowed on street boundary

5.1.3 Rock art

5.1.4 Thatch roofs

5.1.5 No Victorian “Broekie Lace” elements

5.1.6 Razor wire, security spikes or similar security features

5.1.7 Standard type steel windows

5.1.8 No external fitted burglar bars will be permitted (only internal fitted type approved)

5.1.9 Precast concrete building elements are discouraged (certain simple couplings, column caps and window cills are in order) Any other structures (inclusive of precast concrete sculptures) are not allowed.

5.1.10 Fibre cement roofing tiles.

5.1.11 Shade netting

6. APPROVED PLANT LIST

FLOWERS	GENUS & SPECIES	AFRIKAANS	ENGLISH	USE
Yellow, Summer	Acacia karoo	Soetdoring	Sweet Thorn	Trees, 5m
Cream yellow, Spring	Acacia sieberiana var. Woodii		Paper bark	Large tree, 15m
Yellow, Spring, Semi-deciduous	Acacia xanthophloea	Koorsboom	Fever tree	Large tree, 15m

White, Pink	Acokanthera oppositifolia		Bushman's poison	Small Trees, Large shrub, sun/semi-shade
White, Blue, Summer	Agapanthus praecox	Agapanthus		Groundcover & Perennial sun/semi-shade
White, Blue, Summer	Agapanthus nana	Agapanthus		Groundcover & Perennial sun/semi-shade
White, Pink, Spring, all year	Agathosma capensis	Knoffelboegoe		Fynbos, full sun, 300-900mm
Orange, Early summer	Aloe arborescens	Kransaalwyn	Krantz Aloe	Succulents, full sun
Orange, Early summer	Aloe ferox	Bitteraalwyn	Bitter Aloe	Succulents, full sun
Orange, Early summer	Aloe maculata	Bontaalwyn, seepaalwyn	Soap Aloe	Succulents, full sun
Orange, Early summer	Aloe brevifolia var. Brevifolia	Klein aalwyn	Short leaved aloe	Succulents, full sun
Red, Summer	Aloe mitriformis			Succulents, full sun
Green, Red, Spring	Aloe speciosa			Succulents, full sun, 3-7m
Pink, all year	Anisodonte scabrosa			Shrub, full sun, 2-3m
Varied	Arctotis spp			Groundcover & Perennials
Mauve, violet	Aristea biflora			Bulbs, full sun, 200-300mm
Fern Plant	Asparagus aethiopicus	Katdoring, wilde aspersie	Cat thorn	Scrambler
Fern Plant	Asparagus africanus	Katdoring, wilde aspersie		Scrambler
Fern Plant	Asparagus asparagoides	Krulkranse	Cape Smilax	Climber
Fern Plant	Asparagus capensis	Katdoring		Scrambler
Fern Plant [image]	Asparagus compactus			Groundcover
Fern Plant	Asparagus multiflorus			Scrambler
Purple, Pink, Autumn	Barleria obtusa	Barleria		Shrub, 600mm
Fern Plant	Blechnum tabulare	Pienk-blaar-blechnum	Pink-leaved Blechnum	Groundcover & Perennials, shade
Cream, Winterspring, Evergreen	Brachylaena discolor		Coast Silver Oak	Shrubs & Small Trees, 5m
White, Spring - Summer	Buddleja saligna	Witolien	False Olive	Small Trees, not aggressive root system
Lilac, White, Spring	Buddleja salviifolia	Saliehout	Sagewood	Shrubs & small Trees, 4m
Orange, Yellow, Summer	Bulbine frutescens	Katstert	Stalked Bulbine	Succulents
Spring -Summer, Orange	Burchellia bubalina	Wildegrenaat	Wild Pomegranate	Shrubs & small Trees, sun/semi shade
Grass	Calopsis paniculata			Fynbos
Grass	Kikuyu			Kikuyu
Cream, Spring - Summer	Canthium imerme	Bokdrol	Turkey berry	Trees, evergreen
Summer, white	Carissa bispinosa	Bos Noumnom	Forest Num Num	Shrubs & small Trees
Varied	Carpobrotus spp.	Suurvy	Sour fig	Groundcover & Perennials
Deciduous	Celtis africana	Wit Stinkhout	White stink wood	Large tree, 15m
Orange, Winter	Chasmanthe aethiopica			Bulbs
White	Chlorophytum comosum	Hen-met-kuikens	Green Spider Plant	Groundcover & Perennials
White, Summer	Cliffortia falcata			Groundcover & Perennials
Varied, Spring	Clivia miniata	Bos Ielie	Bush Lilly	Groundcovers & Perennials, semi-shade
White, winter - summer	Coleonema album		Confetti bush	Shrub, full sun, 2m
Red, Late Summer, Autumn	Cotyledon orbiculata	Varkoor-plakkie	Pig's Ears	Succulent, full sun, semishade

Grass	<i>Cyperus textillis</i>		Umbrella sedge	Grass, Full sun, Shade
Evergreen	<i>Cunonia capensis</i>	Rooiels	Red-alder	Trees
Evergreen	<i>Curtisia dentata</i>	Assegaai	Assegai	Trees
Evergreen	<i>Cussonia thyrsiflora</i>	Kiepersol		Trees
Varied	<i>Delosperma laxipetalum</i>	Skaapvygie	Sheep-Vigie	Succulent groundcover
White, Spring, Summer	<i>Dietes grandiflora</i>			Bulbs, full sun, 500mm
Yellow, Spring - summer	<i>Dietes bicolor</i>			Bulbs, full sun, 500mm
Cream, Summer	<i>Diospyros dicrophylla</i>	Tolboa	Poison peach	Trees, 6m
Green, Yellow	<i>Dodonea angustifolia</i>	Sandolien	Sand Olive	Small Trees, 5m
Varied	<i>Drosanthemum floribundum</i>			Groundcover & Perennials
Evergreen	<i>Ekebergia capensis</i>	Essenhout	Cape Ash	Trees, 7m
Grass	<i>Elegia tectorum</i>	Kaapse Dekriet	Cape Thatching Reed	Fynbos and water gardens
White, Pink, All year	<i>Erica cerinthoides</i>			Fynbos
White, Spring	<i>Erica formosa</i>			Fynbos, 0.5m
Pink, Winter, Summer	<i>Erica gracilis</i>			Fynbos, 1.2m
Pale green, Winter, Summer	<i>Erica sessiliflora</i>			Fynbos, 1m
Red, Summer	<i>Erica speciosa</i>			Fynbos, 1-1.5m
White, Pink, All year	<i>Erica quadrangularis</i>			Fynbos, 600mm, full sun
White, All year	<i>Eriocephalus africanus</i>	Kapokbossie	Wild rosemary	Shrubs & small Trees, full sun, 1m
Yellow, All year	<i>Euryops virgineus</i>	Heuningmargriet	River Resin Bush	Shrubs, 1m
White	<i>Falkia repens</i>	Oortjies		Groundcover & Perennials
Blue, All Year	<i>Felicia aethiopica</i>	Bloumargriet	Blue Marguerite	Groundcover & Perennials
Blue, All Year	<i>Felicia amelloides</i>			Groundcover & Perennials
Blue, All Year	<i>Felicia echinata</i>			Groundcover & Perennials
Blue, All Year	<i>Felicia erigeroides</i>			Groundcover & Perennials
Blue, All Year	<i>Felicia spp.</i>	Astertjie		Groundcover & Perennials
Grass	<i>Ficinia nigriscens</i>			Sedges
Varied	<i>Freesia alba</i>		Commom Fresia	Bulbs
Varied	<i>Gazania krebsiana</i>	Botterblom		Groundcover & Perennials
White, Blue, All year	<i>Freylinia tropica</i>	Blue Heuningklokkiesbos	Blue Honeybell Bush	Shrubs, 1.5m
Mauve, Spring, Summer	<i>Geranium incanum</i>	Vrouebossie	Carpet Geranium	Groundcover & Perennials
Pink, Spring	<i>Grewia robusta</i>	Kruisbessie	Buttonwood	Shrubs & small Trees
Orange, Spring, Summer	<i>Halleria lucida</i>		Tree fuschia	Shrubs & small Trees, 8m
Cream, Spring, Summer	<i>Hermannia hyssopifolia</i>			Groundcover & Perennials, 1m
Yellow, Spring	<i>Hermannia saccifera</i>			Groundcover & Perennials, 300mm
Purple, Autumn, Winter	<i>Hypoestes aristata</i>	Seeroogblometjie		Shrubs & small Trees, 1m
White, Spring	<i>Ixia mostertii</i>			Bulbs, 450mm
White	<i>Jasminum multipartitum</i>		Wild Starry Jasmine	Creeper, climber
White	<i>Kiggeleria africana</i>		Wild Peach	Trees, 11m, not aggressive root system
Orange, Summer, Winter	<i>Kniphofia uvaria</i>	Vuurpyl	Red-hot Poker	Bulbs, 900mm

Varied	Lampranthus spp.	Pienk, Red, Mauve Vygie	Pink, Red, Pers Vygie	Succulent
Orange, Winter	Leonotis leonorus	Wildedagga	Wild Dagga	Shrubs & small Trees, 1-2m
Yellow and red leaves, Summer	Leucadendron salignum	Geelbos	Yello bush	Fynbos, 2m
Varied	Leucospermum praecox		Pincushion	Fynbos, 2-3m
Lilac, Summer	Lobelia jasionoides			Groundcover & Peren, sun, semi-shade
Red, Brown, Spring	Melianthus major	Krudjie-roer-my-nie	Giant Honey Flower	Shrubs & small Trees, full sun, semi-shade
White, Autumn, Summer	Metalasia muricata	Blombos	White Bristle Bush	Shrubs & small Trees, 1-1.5m
Pink, Spring, Summer	Nerine humilis			Bulbs, shade, semi-shade, 400mm
White, Winter	Nuxia floribunda		Forest elder	Trees, 3-10m, not aggressive root system
White	Olea europaea ssp Africana	Olienhout	Wild Olive	Trees, 11m, aggressive root system
Varied	Osteospermum fruticosum			Groundcover & Perennials
White, green, All year	Pappea capensis		Jacket plum	Trees, not large
Pink, White, Spring - Winter	Pelargonium echinatum			Groundcover & Perennials
Red Fruits	Pittosporum viridiflorum		Cheese wood	Trees, 7m
White/Lilac, Autumn - Winter	Plectranthus verticillatus		Gossip flower	Groundcover, Shade, Semishade
White, Blue, All year	Plumbago auriculata			Shrubs & small Trees, 2m
Evergreen	Podocarpus falcatus		Outeniqua Yellow wood	Trees, 15m
Pink, purple	Polygala fruticosa			Shrubs & small Trees
Pink, purple	Polygala myrtifolia	Blouertjiebos		Shrubs & small Trees
Pink, purple	Polygala virgata			Shrubs & small Trees
Pink, All year	Protea cynaroides		King Protea	Fynbos, 1-2m
Red, pink, Spring - Winter	Protea obtusifolia	Smalblaarsuikerbos		Fynbos, 2-4m
Red, cream, All year	Protea repens	Suikerbos	Sugar bush	Fynbos, 2-4m
Evergreen	Rapanea melanophloeos	Kaapse Boekenhout	Cape beech	Trees
Evergreen	Rhamnus prinoides	Blinkblaar	Dog wood	Shrubs & small Trees, 4m
Evergreen	Rhus(Searsia) crenata	Duinekraaibessie		Shrubs & small Trees, 3m, good hedge
Semi-deciduous	Rhus(Searsia) chirensensis	Taaibos	Red currant	Shrubs & small Trees, 6m
Brown, Spring - Autumn	Salvia africana lutea			Shrubs & small Trees, 2m
Purple, Spring - Autumn	Salvia chamelaeagnea			Shrubs & small Trees, 1-2m
Red, Pink, Spring -Autumn	Salvia lanceolata			Groundcover & Perennials, 2m
Lilac, Summer	Scabiosa africana	Jonkmansknoop		Groundcover & Peren, full sun, 450mm
Spring, Yellow, green, Evergreen	Searsia lancea	Karee		Medium Tree, not aggressive root system
Mauve, All year	Selago glomerata			Groundcover & Perennials, 0.5m
Yellow, All year	Senecio macroglossus	Strandblommetjie	Wild cineraria	Creeper, climber
Summer -Autumn. White	Solanum giganteum	Geneesblaarbos	Healing leave tree	Large Shrub, 5m, full sun/ semi-shade
Orange	Strelitzia reginae			Shrub

White	<i>Sutera antirrhinoides</i>			Groundcover & Perennials
Varied	<i>Tecoma capensis</i>		Cape honeysuckle	Shrub, 2m, sun/semi-shade
Lilac, Spring -Summer	<i>Tulbaghia violacea</i>	Wildeknoffel	Wild Garlic	Bulbs
Evergreen	<i>Vepris lanceolate</i>	Witysterhout	White Ironwood	Shrubs & Small Trees, 5m
Yellow, Spring -Summer	<i>Wachendorfia thyrsifolia</i>	Rooiknol	Bloodroot	Bulbs/Water Gardens
Varied	<i>Watsonia sp.</i>			Bulbs
White	<i>Zantedeschia aethiopica</i>	Varklelie, Witvarkoor	White Arum Lily	Bulbs / Water Gardens
Evergreen	<i>Anastrabe Integerrima</i>	Pambatiboom	Pambati tree	Shrubs & small Trees, 3-5m
Earth colours	<i>Crassula</i> - Various species			Succulents
Early summer - pink flower	<i>Dias Cotinifolia</i>	Speldekussing / Basboom	Pincuchion/Pompon tree	Shrubs & small Trees, 6m
Dark green - white/pink flower	<i>Indigofera Jucunda</i>	Rivierverbos	River Indigo	Shrubs & small Trees, 2-4m
Evergreen, white summer	<i>Loxostylis Alata</i>	Wildepeperboom	Wild Peper tree	Trees, 6m
Purple flower - Nov to Apr	<i>Orthosiphon Labiatus</i>	Pienksalie	Pink Sage Bush	Shrubs, 1.5m
Pink Flower	<i>Oscularia Deltoides</i>	Dassievygie		Succulent groundcover
Evergreen	<i>Portulacaria Afra</i>	Spekboom	Pork Brush	Shrubs & small Trees
Evergreen water loving	<i>Syzygium Cordatum</i>	Waterbessie boom	Water berry	Trees, 8m to 15m
Evergreen	<i>Syzygium Guineense</i>	Waterpeer	Waterpear	Large tree, 15m to 20m
Reddish and green	<i>Syzygium Pondoense</i>	Pondowaterhout	Pondo Waterwood	Shrubs & small Trees, up to 3m