

**Reference number: Remainder Erf 27668, George**

**Date: 01/12/2020**

**Enquiries: Primrose Nako**

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**APPLICATION FOR CANCELLATION OF THE REGISTERED TEMPORARY RIGHT OF WAY SERVITUDE, AMENDMENT OF CONDITION, REZONING AND SUBDIVISION: REMAINDER OF ERF 27668, GLENWOOD AVENUE, DIVISION GEORGE**

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, W.1.33 of 29 July 2015 decided that the following applications applicable to the Remainder of Erf 27668, George:

1. Cancellation of the registered temporary right of way servitude over the Remainder of Erf 27668, George in favour of Erf 27669, George (Phase 1 of the development) in terms of Section 15(2)(k) of the Land Use Planning By-Law for George Municipality, 2015 as shown on SG Plan No. 1672/2009;
2. Amendment in terms of Section 15(2)(k) of the Land Use Planning By-Law for George Municipality, 2015 of the approved subdivision plan including a general plan or diagram applicable to the Remainder of Erf 27668, George;
3. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2015 of the Remainder of Erf 27668, George from a Subdivisional Area comprising of:
  - a) 122 Residential Zone I erven;
  - b) 5 Residential Zone II erven;
  - c) 1 Institutional Zone II erf;
  - d) 4 Open Space I erven; and
  - e) 1 Transport Zone I erf

to a Subdivisional Area comprising of:

- a) 237 Single Residential Zone II (Estate Housing) erven comprising of:
  - (i.) 218 "Group Housing" erven;

- (ii.) 2 “Flats” erven (40 flats for a retirement resort);
- (iii.) 11 “Private Open Space” erven;
- (iv.) 6 “Private Road” erven;

- b) 2 Transport Zone II erven
- c) 3 Undetermined Zone erven.

4. Subdivision in terms of Section 15(2)(d) of the Land-Use Planning By-Law for George Municipality, 2015 of the Subdivisional Area for Phases 2 and 3 of the development as follows:

- a) 166 Single Residential Zone II (Estate Housing) erven comprising of:
  - (i.) 153 “Group Housing” erven;
  - (ii.) 2 “Flats” erven (40 flats for a retirement resort);
  - (iii.) 8 “Private Open Space” erven;
  - (iv.) 2 “Private Road” erven;

- b) 1 Transport Zone II erf;

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

**REASONS FOR DECISION:**

- a) The proposal entails the development of a portion of the subject property in accordance with existing development rights afforded to the Kraaibosch Park development.
- b) The proposed development is in line with the Environmental Authorization issued.
- c) The application is consistent with the objectives of the spatial development plans for the area.
- d) The subdivision will not have a negative impact on the natural environment, residential character, surrounding built regime, or neighbours’ rights and amenities;

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely:

**CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT:**

1. That in accordance with Sections 17(6) and (22)(1) of the Land-Use Planning By-Laws for George Municipality this approval lapses if not implemented within five years from the date of approval.
2. This approval shall be taken to cover only the Zoning and Phasing Plan as applied for and indicated on the proposed zoning and phasing plan with the number 934/GEO/18/TEK/SKF/ZONPHAS dated September 2020 and drawn by Delplan attached as “**Annexure A**”, which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provision;
3. This approval shall be taken to cover only the subdivision plan for Phases 2 and 3 as applied for and indicated on the proposed subdivision plan with the number 934/GEO/18/TEK/SKF/2020/SUB2 dated August 2020 and drawn by Delplan attached as “**Annexure B**”, which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provision;
4. A site development plan for Phase 2 and 3 respectively, must be submitted to the satisfaction of the Directorate in accordance with the provisions of Section 23 of the George Integrated Zoning Scheme By-Law, 2017 prior to submission of building plans.
5. All public roads must be transferred to the municipality at the developers cost to the satisfaction of the Department: Civil Engineering Services with the first transfer of a property within the development;

6. All property owners within the development, including individual body corporates, shall become members of the existing Home Owners' Association and shall abide by the HOA Constitution and Architectural Guidelines
7. No building plans or amendments to building plans be approved by the municipality unless first approved by the Home Owners' Association;
8. An approved Surveyor General diagram be submitted to the Directorate: Planning and Development for record purposes;
9. The approval will only be regarded as implemented on the approval of the General Plan by the Surveyor General as well as the registration of the General Plan in terms of the Deeds Registries Act;

### **CONDITIONS OF THE DIRECTORATES: CIVIL ENGINEERING SERVICES AND ELECTROTECHNICAL SERVICES**

1. Capital contributions are payable by the developer for each new equivalent erf (ee) created, as per standard tariffs for George, applicable on transfer of a portion, or the approval of building plans, or on application for a CPT, or as stipulated in a Services Agreement between the George Municipality and the Developer. The total amount payable will be determined by the Directorates: Civil Engineering Services (Dir. CES) and Electrotechnical Services (ETS) and will be subject to annual adjustment. Contributions payable may be adjusted should the actual water usage exceed the accepted normal daily usage based on the Neighbourhood Planning and Design Guidelines, based on a six-month average use.
2. All Electrical & civil services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with The Neighbourhood Planning and Design Guide and Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. Road reserve widths must be indicated on the plans submitted. All work is to be carried out under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the civil services have been satisfactorily installed and as-builts submitted electronically as well as the surveyors plan.
3. Any, and all, costs directly related to the development remain the developers' responsibility.
4. Each new portion created must have separate services (Electrical, water and sewer connections) (Condition 11 applies).
5. Any service from another relevant erf must be accommodated across the development or incorporated into the services of the development. All negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. Condition (11) applicable.
6. Any existing municipal (electrical, water or sewer) or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. Condition (11) applicable.
7. No development may take place within at least the 1:100-year flood line or on slopes

- steeper than 1:4, or according to any additional conditions of any other relevant authority.
8. Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.
  9. Should more than two developments/properties be party to or share any service, the Dept: Civil Engineering Services will in conjunction with the parties determine pro-rata contributions payable.
  10. Suitable servitudes must be registered for any pipeline not positioned within the normal building lines.
  11. The applicant is to comply with the National Forests Act No 84 of 1998, should it be required.
  12. Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
  13. The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval was required and obtained for this proposed development.
  14. A home owners' association/body corporate (as applicable) is/are to be established incorporating all erven within any security development / private and /or access-controlled developments. The private roads and the related stormwater and light poles infrastructure, and private open spaces within the development will be transferred by the developer to this / these home owners' association/s who will assume responsibility for the maintenance thereof.
  15. The developer, the association and owner of an erf shall see to it that the officials and contractors of the Municipality shall at all times have access to any portion of the development that may otherwise not be generally accessible to the general public due to security measures, including guarded entrances, electronic gates or booms. For the avoidance of doubt, it is agreed that this requirement relates to the Municipality's emergency services, entry for normal maintenance and replacement, meter reading and inspection and refuse removal. If access to the development is denied to the Municipality or a contractor appointed by the Municipality, the developer and the association will jointly and severally be liable for the full cost of the municipal infrastructure repairs and any damages the Municipality may suffer as a result thereof and will be billed for any water losses from the system and/or electrical sales.
  16. Should any person, including the developer, the Association, an owner of an erf in the development or a contractor appointed by any of the aforesaid persons, dispose of any items into the municipal sewer or stormwater network, the developer and the Association will jointly and severally be liable for any losses or damages the Municipality may suffer as a result thereof and the costs the Municipality may incur to remedy the effect of the action in question.
  17. The developer and the association hereby jointly and severally indemnify the Municipality against all costs and expenses the Municipality may incur as a result of any failure by the developer or the associations to comply with its obligations in terms of and arising from clause 25 above.

18. Should any person, including the developer, the Association, an owner of an erf in the development or a contractor appointed by any of the aforesaid persons, dispose of any items into the municipal sewer or stormwater network, the developer and the Association will jointly and severally be liable for any losses or damages the Municipality may suffer as a result thereof and the costs the Municipality may incur to remedy the effect of the action in question;
19. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the applicable department, or any condition of any authority has not been satisfactorily complied with.
20. The Developer is responsible to obtain the necessary approval / way leaves, and also from third parties which includes, but is not limited to the following: Telkom & Fibre optical cable.
21. Municipal water is provided for potable use only. No irrigation water will be provided.
22. A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to comply with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumption by this department at a rate as per applicable tariff list. In this regard, transfers, building plan approval and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full. The water meter is to be removed on completion of construction if so, required by the Dir: CES.
23. The developer / erf owner in conjunction with the applicable departments, is to apply to the George Municipality for the installation of an individual erf electrical or water meter prior to any building work commencing on an erf.
24. Developer is to take note of existing municipal services within the property of the proposed development. (Condition 11 applicable)
25. A minimum 3m wide servitude, depending on the service, will be required for service installed outside the building lines. (Condition 11 applies)
26. Water demand management plan/s are to be submitted for approval by the relevant departments/authority. All approved measures are to be implemented by the developer. The approved management plans must be incorporated into all home owner constitutions/body corporate/any such governing or controlling body.
27. The development, in its entirety or in phases, is subject to confirmation of the availability of treatment capacity of the Water & Sanitation treatment works at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the conformation of availability so that other development in George is not compromised.
28. Public and private roads are to be clearly indicated on all layout plans submitted. The cadastral layout can only be approved if the road reserve information has been included on plans and approved by the Dir. CES.

29. The private roads and the associated stormwater and private open spaces are to be registered as private and transferred to the HOA, or other relevant governing or controlling body. Public roads shall be transferred to the George Municipality.
30. A Stormwater management plan is to be submitted and approved by the relevant departments/authority. All approved measures are to be implemented by the developer. The approved management plans must be incorporated into all home owner constitutions/body corporate/any such governing or controlling body.
31. The discharge of surface stormwater into any existing water course may only proceed if the approval of the necessary authority has been obtained. All the requirements/conditions of such approval are to be implemented by the developer. All costs related is for the developer.
32. A layout plan indicating the proposed storm water drainage system must be submitted to the Dir: CES for approval. Condition (11) applies.
33. All proposed Public Open Spaces are to be landscaped and finished to the satisfaction of the Dir: Civil Engineering Services and Dept: Environmental Services.
34. Internal parking requirements (i.e. within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
35. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
36. No private parking will be allowed in any municipal road reserve.
37. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Conditions (11), (50) & (51) applies.
38. As only a general layout has been provided, with no dimensions indicated, the developer is to take note that all road reserve widths are to be in accordance with The Neighbourhood Planning and Design Guide standards. The width of road reserves is to be approved by the Dir: CES before the final layout can be approved. Roads reserve widths will conform to the minimum as stipulated in the Guide but will be also be informed by the internal roads Traffic Study and the positioning of internal services.
39. The approval of the layout of the development, the Site Development Plan (SDP) and accesses is subject to the George Roads Master Plan, (including specific reference to the Kraaibosch Roads Master Plan) and approved by the Dir: Civil Engineering Services, and the approval of any other relevant road's authority.
40. The developer will be required to construct certain roads in lieu of a financial contribution towards the Kraaibosch/Glenwood master planned roads. All roads required for access to the development will have to be fully completed prior to the approval of any transfer/rates clearances. The developer's financial contribution towards the roads in the Kraaibosch/Glenwood Master Plan will be determined in accordance with the financial model, revises from time to time, as development occurs.
41. No construction activity may take place until all approvals are in place, all drawings have

been approved by the Technical Directorates, and the Service Agreement has been concluded between the parties Condition (18) applies.

42. Should it be required, the developer is to cede any portion of property required for public road reserve, free of charge, to the relevant authority.
43. Permission for construction access onto, and use of, municipal, provincial or national roads must be obtained from the relevant authorities.
44. Construction vehicle access positions must be pre-approved by the Dir. CES and the DRE. Condition (11), (15), & (50) applies.
45. The developer will be responsible to submit an Electrical Services Report for the development for the approval by the Electrotechnical Services Department. The developer will have to adhere to the Electrical Services Report. However, the preliminary designs, followed by the detailed designs, will only be finalised once the site development plan is approved. (Condition 11 applies)
46. The developer will be responsible to arrange with a professional land surveyor to indicate those services traversing erven on the relevant erf's SG diagram. The Electrotechnical Services Department can insist that an electrical servitude be registered if services traverse other properties. All cost related to the above will be for the developer.
47. The Electrotechnical Services will not be responsible for the installation, maintenance, energy consumption or any other costs related to streetlights, or other lighting, within the development.
48. A dimensioned layout plan indicating the proposed accesses to the municipal substations and other electrical infrastructure must be submitted to and approved by the Dir. ETS and Dir. CES to allow the municipality access with their LUVs and/or Crane Truck to their infrastructure for the purposes of maintenance and/or upgrading. The access should allow for internal link roads in the development to enable the ETS unhindered access to their internal infrastructure.
49. Neither the Developer or the HOA are allowed to distribute electricity across property boundaries.
50. The developer, the association, and/or an owner of an erf shall see to it that no Small Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the Electrotechnical Services Department. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
51. All electrical infrastructure upstream of an electrical meter will be deemed part of the George Municipality distribution network and will be transferred to the municipality at no cost, who will assume responsibility for the maintenance thereof.
52. A new distribution substation, housing the municipal distribution transformers, MV switchgear and LV switchgear, etc. is required, at the cost of the developer, for provision the electrical services. The area around the distribution substation must be kept clear and be maintained by the HOA..

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee, in terms of Section 79(2) of the George Municipality's By-law on Municipal Land Use Planning.

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George on or before **22 DECEMBER 2020**.
- An appeal that is not lodged within the set date or that does not comply with Section 80 of the George Municipality's By-law on Municipal Land Use Planning will be deemed invalid.

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

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

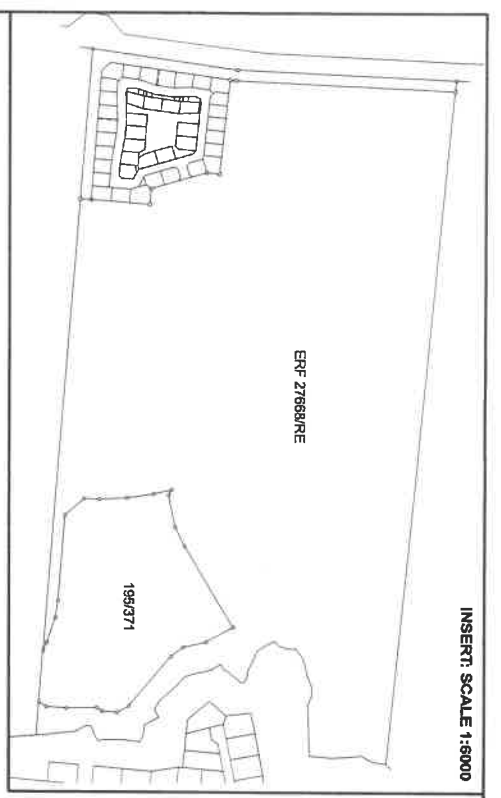
Yours faithfully



**D POWER**

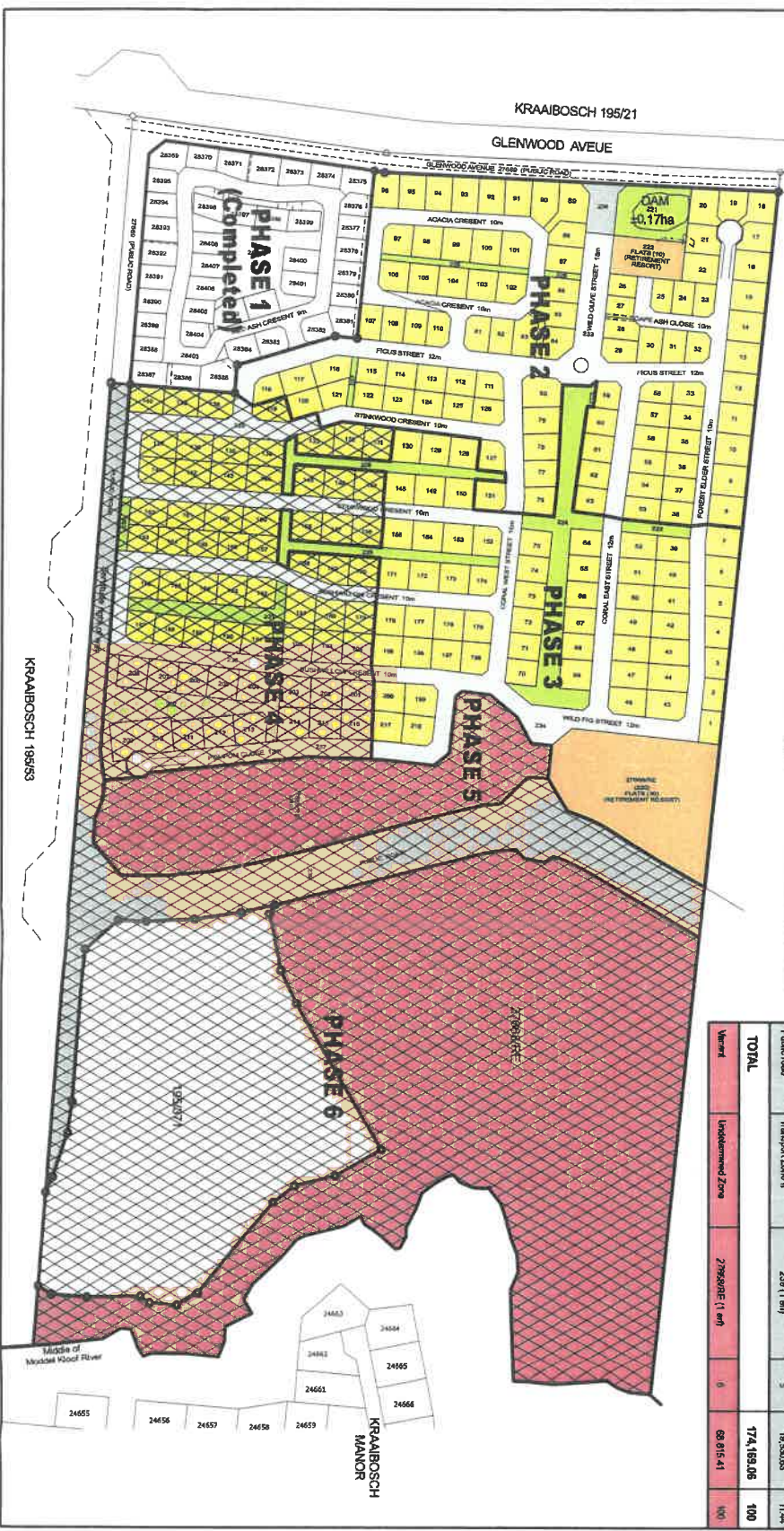
**DEPUTY DIRECTOR: PLANNING AND DEVELOPMENT**

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**MUNISIPALITEIT GEORGE MUNICIPALITY**  
 Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.  
 11/2/2020  
 DATE DATUM  
 MUNICIPAL MANAGER  
 MUNISIPALE BESTUURDER

LAND USE TABLE					
LAND USE	ZONING	ERVEN	PHASE	AREA (m <sup>2</sup> )	%
Group housing	Single Residential Zone II	8-30; 33-63; 75-115; 120-127 & 131 (54 erven)	2	34 652,75	18,80
Phase (Retention Reason)	Single Residential Zone I*	222 (1 erf)	2	1 483,87	0,87
Private open space	Open Space Zone II	221; 225-227 (4 erven)	2	2 138,81	1,25
Private road	Transport Zone III	233 (1 erf)	2	15 091,50	8,88
Public road	Transport Zone II	238 (1 erf)	2	652,08	0,38
Group housing	Single Residential Zone II	1-7; 38-58; 64-75; 78-135; 148-150; 153-155; 171-175; 193-200; 217 & 218 (59 erven)	3	22 190,82	12,74
Private open space	Open Space Zone II	223; 224; 228 & 229 (4 erven)	3	6 448,47	3,70
Private road	Transport Zone III	224 (1 erf)	3	9 581,48	5,48
Phase (Retention Reason)	Single Residential Zone II	220 (1 erf)	3	7 233,51	4,15
Group housing	Single Residential Zone II	118; 131-147; 156-170; 173-194; 201-216 (65 erven)	4	25 083,54	14,48
Private open space	Open Space Zone II	226-232 (7 erven)	4	3 006,67	1,69
Private road	Transport Zone III	235-237 (3 erven)	4	9 462,35	5,33
Phases 5 & 6 subject to the amendment of the Environmental Authorization.					
Variant	Underserved Zone	219 (1 erf)	5	16 572,88	9,48
Public road	Transport Zone II	238 (1 erf)	5	16 830,83	11,44
<b>TOTAL</b>				<b>174 158,06</b>	<b>100</b>
Variant	Underserved Zone	276891RE (1 erf)	0	68 815,41	100



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**PROJECT:** Proposed subdivision for Cape Estates Properties Ourenlipa (Pty) Ltd

**DESCRIPTION:** Erf 276891RE, George

**TITLE:** Zoning & phasing plan

**NOTES:** Phases 4, 5 & 6 subject to the amendment of the Environmental Authorization.

**DESIGNER:** DV

**DRAWN:** MV

**DATE:** SEPTEMBER 2020

**SCALE:** A3 Scale: 1:3000

**DELPLAN CONSULTING**

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Die kortings van hierdie tekening behoort aan DELplan Stads- & Streekebeplanning. Meenie daarvan afskaf nie maar wavye na afstande soos aangedui. Alle afmetings moet deur 'n Professionele Landmeter nagegaan en bevestig word. Enige teenstrydigheids moet essensieel dadelik aan DELplan rapporteer word.

**PROJECT:** PROJIEK:  
**Proposed development for Cape Estates Properties Outeriqua (Pty) Ltd**

**DESCRIPTION:** BESKRYWING:  
**Erf 27668/RE, George**

**TITLE:** TITEL:  
**Draft subdivision plan**

**NOTES:** NOTAS:  
 Phases 4, 5 & 6 subject to the amendment of the Environmental Authorization.



**A3 Scale:** 1:2000

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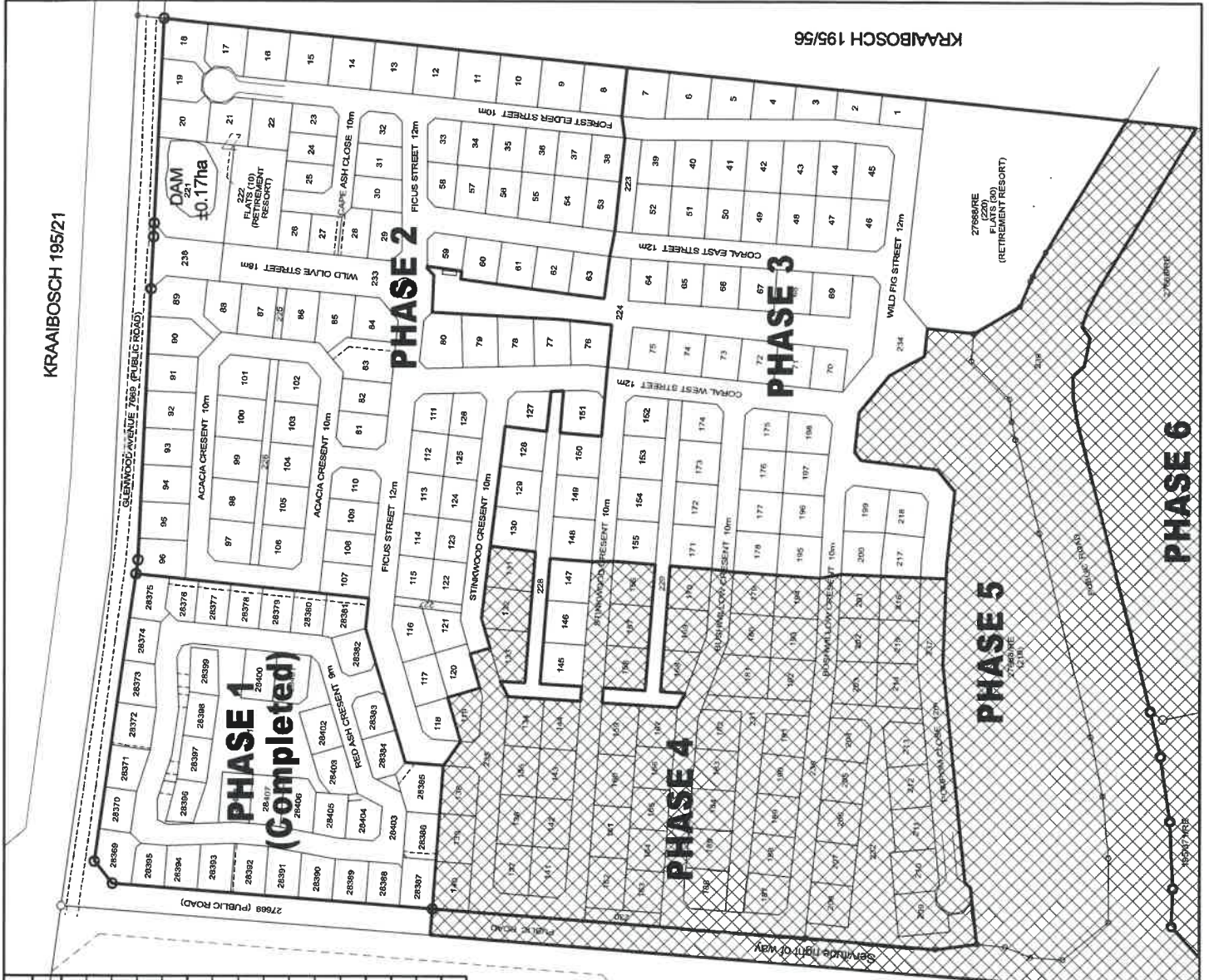
URBAN & REGIONAL PLANNERS

**DESIGNER:** DV  
**DESIGNED:** DV

**DRAWN:** MV  
**CHECKED:** MV

**DATE:** AUGUST 2020

**PLAN NO:** ANNEXURE



LAND USE TABLE			
LAND USE	ZONING	ERVEN	PHASE AREA (m²) %
Group housing	Single Residential Zone II: Estate housing	8-36 (5-6); 76-116; 126-177 & 181 (8-9 erven)	54,663.75 18.20
Flats (Retirement Resort)	Single Residential Zone II: Estate housing	222 (1 erf)	1,183.87 0.47
Private open space	Open Space Zone II	21; 22; 23 (4 erven)	2,168.81 1.28
Private road	Transport Zone III	233 (1 erf)	15,091.50 8.68
Public road	Transport Zone II	238 (1 erf)	832.08 0.35
Group housing	Single Residential Zone II: Estate housing	1-7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	
Private open space	Open Space Zone II	223; 224; 228 & 229 (4 erven)	8,446.47 3.70
Private road	Transport Zone III	234 (1 erf)	8,951.48 5.49
Flats (Retirement Resort)	Single Residential Zone II: Estate housing	220 (1 erf)	7,233.51 4.15
Group housing	Single Residential Zone II: Estate housing	118; 119; 120; 121; 122; 123; 124; 125; 126; 127; 128; 129; 130; 131; 132; 133; 134; 135; 136; 137; 138; 139; 140; 141; 142; 143; 144; 145; 146; 147; 148; 149; 150; 151; 152; 153; 154; 155; 156; 157; 158; 159; 160; 161; 162; 163; 164; 165; 166; 167; 168; 169; 170; 171; 172; 173; 174; 175; 176; 177; 178; 179; 180; 181; 182; 183; 184; 185; 186; 187; 188; 189; 190; 191; 192; 193; 194; 195; 196; 197; 198; 199; 200; 201; 202; 203; 204; 205; 206; 207; 208; 209; 210; 211; 212; 213; 214; 215; 216; 217; 218; 219; 220; 221; 222; 223; 224; 225; 226; 227; 228; 229; 230; 231; 232; 233; 234; 235; 236; 237; 238; 239; 240; 241; 242; 243; 244; 245; 246; 247; 248; 249; 250; 251; 252; 253; 254; 255; 256; 257; 258; 259; 260; 261; 262; 263; 264; 265; 266; 267; 268; 269; 270; 271; 272; 273; 274; 275; 276; 277; 278; 279; 280; 281; 282; 283; 284; 285; 286; 287; 288; 289; 290; 291; 292; 293; 294; 295; 296; 297; 298; 299; 300; 301; 302; 303; 304; 305; 306; 307; 308; 309; 310; 311; 312; 313; 314; 315; 316; 317; 318; 319; 320; 321; 322; 323; 324; 325; 326; 327; 328; 329; 330; 331; 332; 333; 334; 335; 336; 337; 338; 339; 340; 341; 342; 343; 344; 345; 346; 347; 348; 349; 350; 351; 352; 353; 354; 355; 356; 357; 358; 359; 360; 361; 362; 363; 364; 365; 366; 367; 368; 369; 370; 371; 372; 373; 374; 375; 376; 377; 378; 379; 380; 381; 382; 383; 384; 385; 386; 387; 388; 389; 390; 391; 392; 393; 394; 395; 396; 397; 398; 399; 400; 401; 402; 403; 404; 405; 406; 407; 408; 409; 410; 411; 412; 413; 414; 415; 416; 417; 418; 419; 420; 421; 422; 423; 424; 425; 426; 427; 428; 429; 430; 431; 432; 433; 434; 435; 436; 437; 438; 439; 440; 441; 442; 443; 444; 445; 446; 447; 448; 449; 450; 451; 452; 453; 454; 455; 456; 457; 458; 459; 460; 461; 462; 463; 464; 465; 466; 467; 468; 469; 470; 471; 472; 473; 474; 475; 476; 477; 478; 479; 480; 481; 482; 483; 484; 485; 486; 487; 488; 489; 490; 491; 492; 493; 494; 495; 496; 497; 498; 499; 500; 501; 502; 503; 504; 505; 506; 507; 508; 509; 510; 511; 512; 513; 514; 515; 516; 517; 518; 519; 520; 521; 522; 523; 524; 525; 526; 527; 528; 529; 530; 531; 532; 533; 534; 535; 536; 537; 538; 539; 540; 541; 542; 543; 544; 545; 546; 547; 548; 549; 550; 551; 552; 553; 554; 555; 556; 557; 558; 559; 560; 561; 562; 563; 564; 565; 566; 567; 568; 569; 570; 571; 572; 573; 574; 575; 576; 577; 578; 579; 580; 581; 582; 583; 584; 585; 586; 587; 588; 589; 590; 591; 592; 593; 594; 595; 596; 597; 598; 599; 600; 601; 602; 603; 604; 605; 606; 607; 608; 609; 610; 611; 612; 613; 614; 615; 616; 617; 618; 619; 620; 621; 622; 623; 624; 625; 626; 627; 628; 629; 630; 631; 632; 633; 634; 635; 636; 637; 638; 639; 640; 641; 642; 643; 644; 645; 646; 647; 648; 649; 650; 651; 652; 653; 654; 655; 656; 657; 658; 659; 660; 661; 662; 663; 664; 665; 666; 667; 668; 669; 670; 671; 672; 673; 674; 675; 676; 677; 678; 679; 680; 681; 682; 683; 684; 685; 686; 687; 688; 689; 690; 691; 692; 693; 694; 695; 696; 697; 698; 699; 700; 701; 702; 703; 704; 705; 706; 707; 708; 709; 710; 711; 712; 713; 714; 715; 716; 717; 718; 719; 720; 721; 722; 723; 724; 725; 726; 727; 728; 729; 730; 731; 732; 733; 734; 735; 736; 737; 738; 739; 740; 741; 742; 743; 744; 745; 746; 747; 748; 749; 750; 751; 752; 753; 754; 755; 756; 757; 758; 759; 760; 761; 762; 763; 764; 765; 766; 767; 768; 769; 770; 771; 772; 773; 774; 775; 776; 777; 778; 779; 780; 781; 782; 783; 784; 785; 786; 787; 788; 789; 790; 791; 792; 793; 794; 795; 796; 797; 798; 799; 800; 801; 802; 803; 804; 805; 806; 807; 808; 809; 810; 811; 812; 813; 814; 815; 816; 817; 818; 819; 820; 821; 822; 823; 824; 825; 826; 827; 828; 829; 830; 831; 832; 833; 834; 835; 836; 837; 838; 839; 840; 841; 842; 843; 844; 845; 846; 847; 848; 849; 850; 851; 852; 853; 854; 855; 856; 857; 858; 859; 860; 861; 862; 863; 864; 865; 866; 867; 868; 869; 870; 871; 872; 873; 874; 875; 876; 877; 878; 879; 880; 881; 882; 883; 884; 885; 886; 887; 888; 889; 890; 891; 892; 893; 894; 895; 896; 897; 898; 899; 900; 901; 902; 903; 904; 905; 906; 907; 908; 909; 910; 911; 912; 913; 914; 915; 916; 917; 918; 919; 920; 921; 922; 923; 924; 925; 926; 927; 928; 929; 930; 931; 932; 933; 934; 935; 936; 937; 938; 939; 940; 941; 942; 943; 944; 945; 946; 947; 948; 949; 950; 951; 952; 953; 954; 955; 956; 957; 958; 959; 960; 961; 962; 963; 964; 965; 966; 967; 968; 969; 970; 971; 972; 973; 974; 975; 976; 977; 978; 979; 980; 981; 982; 983; 984; 985; 986; 987; 988; 989; 990; 991; 992; 993; 994; 995; 996; 997; 998; 999; 1000	
Private open space	Open Space Zone II	228; 229 (3 erven)	3,398.87 2.24
Private road	Transport Zone III	235; 237 (3 erven)	9,462.35 5.43
Phase 5 & 6 subject to the amendment of the Environmental Authorization.			
Neat	Undetermined Zone	210 (1 erf)	16,512.56 9.46
Public road	Transport Zone II	230 (1 erf)	19,930.83 11.44
<b>TOTAL</b>			<b>174,168.06 100</b>

KRAAIBOSCH 195/53

**MUNISIPALITEIT GEORGE MUNICIPALITY**

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.

1/12/2020  
 DATE  
 DATUM

*[Signature]*  
 MUNICIPAL MANAGER  
 MUNISIPALE BESTUURDER