



Keith Meyer
Senior Land Use Regulator
Directorate: Planning and Development
Department: Planning
E-mail: kbmeyer@george.gov.za
Tel: +27 (0)44-801 9435
Fax: +27 (0)86 529 9985

Beplanning en Ontwikkeling Planning and Development

Reference / Verwysing: Erf 325 Pacaltsdorp
Date / Datum: 9 October 2020
Enquiries / Navrae: Keith Meyer

planning@delplan.co.za

Delplan Consulting
P O Box 9956
GEORGE
6530

AMENDMENT OF APPROVED SUBDIVISION PLAN AND IMPOSING ADDITIONAL CONDITIONS : ERF 325, BEACH DRIVE, PACALTSDORP

Your application in the above refers.

The Eden Joint Municipal Planning Tribunal – George Municipality, meeting held on 29 September 2020 resolved:

(a) That the following applications applicable to a portion of the Remainder of Erf 325, Pacaltsdorp, George Municipality:

(i) Amendment, in terms of Section 15(2)(k) of the Land Use Planning By-Law for George Municipality, 2015, of the approved subdivision plan applicable to a portion of the Remainder of Erf 325, Pacaltsdorp, to include the outstanding information as requested in the decision letter of 18 June 2018 (i.e. description of road treatments in the legend; lines indicating the pedestrian routes and non-motorised transport routes with descriptions in the legend and street names) as well as to accommodate the following land uses:

1. 1655 Residential Zone I erven (subsidy housing);
2. 244 Residential Zone I erven (FLISP housing);
3. 200 Residential Zone I erven (GAP housing);
4. 1 Residential Zone IV erf (flats);
5. 3 Transport Zone II erven (public road);
6. 24 Open Space Zone I erven (public open space);
7. 4 Institutional Zone I erven (place of instruction - crèche);
8. 1 Institutional Zone I erf (place of instruction – primary school);
9. 3 Institutional Zone I erf (house of worship);
10. 1 Institutional Zone 1 erf (with consent for a place of assembly);
11. 7 Business Zone II erven;
12. 1 Authority Zone I (utility purposes) erf and;
13. 2 Subdivisional Area erven (mixed land use)

(ii) Imposing of an additional condition, in terms of Section 15(2)(h) of the Land Use Planning By-Law George Municipality, 2015 in respect of the existing

approval granted on a portion of Erf 325, Pacaltsdorp dated 30th of January 2018 to allow for the phasing of the approved existing development;

BE APPROVED in terms of Section 66 of said By-law for the following reasons:

REASONS FOR DECISION:

- (i) The change in the layout does not have a negative effect on the surrounding property owners.
 - (ii) The phasing will allow that the roll-out of the development is more feasible.
 - (iii) The phasing approval will not have a negative impact on the natural environment and existing rights.
- (b) That the following additional condition is added to the conditions of approval as stated in the decision letter dated 30 January 2018:

33. The phasing of the development shall occur in accordance with the Phasing Plan, ref. 709/GEO/14/Tek/SKF/2020/SDP_Final_2 dated September 2020; drawn by DELplan Consulting 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;

Note: The condition is numbered (33.) as it follows the last condition number in the letter of 10th of January 2018.

Subject to the following conditions imposed in terms of Section 60 of said Bylaw:

1. The subdivision shall occur in accordance with the revised subdivision plan no 709/GEO/14/Tek/SKF/2020/SDP_Final_2 dated September 2020 drawn by DELplan Consulting and shall not be construed to depart from any legal provision
2. The applicant must note that the approval of the revised subdivision plan does not constitute an extension of the validity period and thus, the subdivision approval will lapse on 22 June 2023 should the requirements of Section 21(1) of the said Bylaw not be adhered to;

You have the right to appeal to the Appeal Authority against the decision/conditions of approval of the Eden Joint Municipal Planning Tribunal – George Municipality, 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 the Appeal Authority and received by the Municipal Manager, P O Box 19, George, 6530 or Directorate: Planning, 5th floor, Civic Centre, York Street, George **on or before 30 October 2020** and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard.

The notice must be served in accordance with section 115 of the Municipal Systems Act and in accordance with the additional requirements as may be determined by the Municipality. The notice must allow persons 21 days from date of notification of the appeal to comment on the appeal. Proof of the notification must be submitted to the Municipality, within 14 days of the date of notification.

An appeal that is not lodged within the timeframe or that does not comply with Section 80 of the George Municipality's By-law on Municipal Land Use Planning will be deemed invalid.

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

Please also 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(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully



D POWER

ACTING DIRECTOR: PLANNING AND DEVELOPMENT

P:\New By Law Approvals\Erf 325 Pacaltsdorp (amend, add approval) delplan.docx

COPYRIGHT: KOPIEREG:
This drawing is the copyright of DELPLAN Urban & Regional Planning. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a Professional Land Surveyor. Any discrepancies should please be reported to DELPLAN immediately.

Die kopiereg van hierdie tekening behoort aan DELPLAN Stads & Straatontwikkeling. Moenie daarvan afkalkel nie, maar verwys na afmetings soos aangedui. Alle afmetings moet deur 'n Professionele Landmeter gevestig en bevestig word. Enige verskille moet onmiddellik aan DELPLAN rapporteer word.

PROJECT: EDEN PARK DEVELOPMENT
Eden Park development
George Municipality

DESCRIPTION: BESKRYWING:
Remainder of Portion of Erf 325, Paarlatoorp, George

TITLE: TITTEL:
Subdivision plan

NOTES: NOTAS:

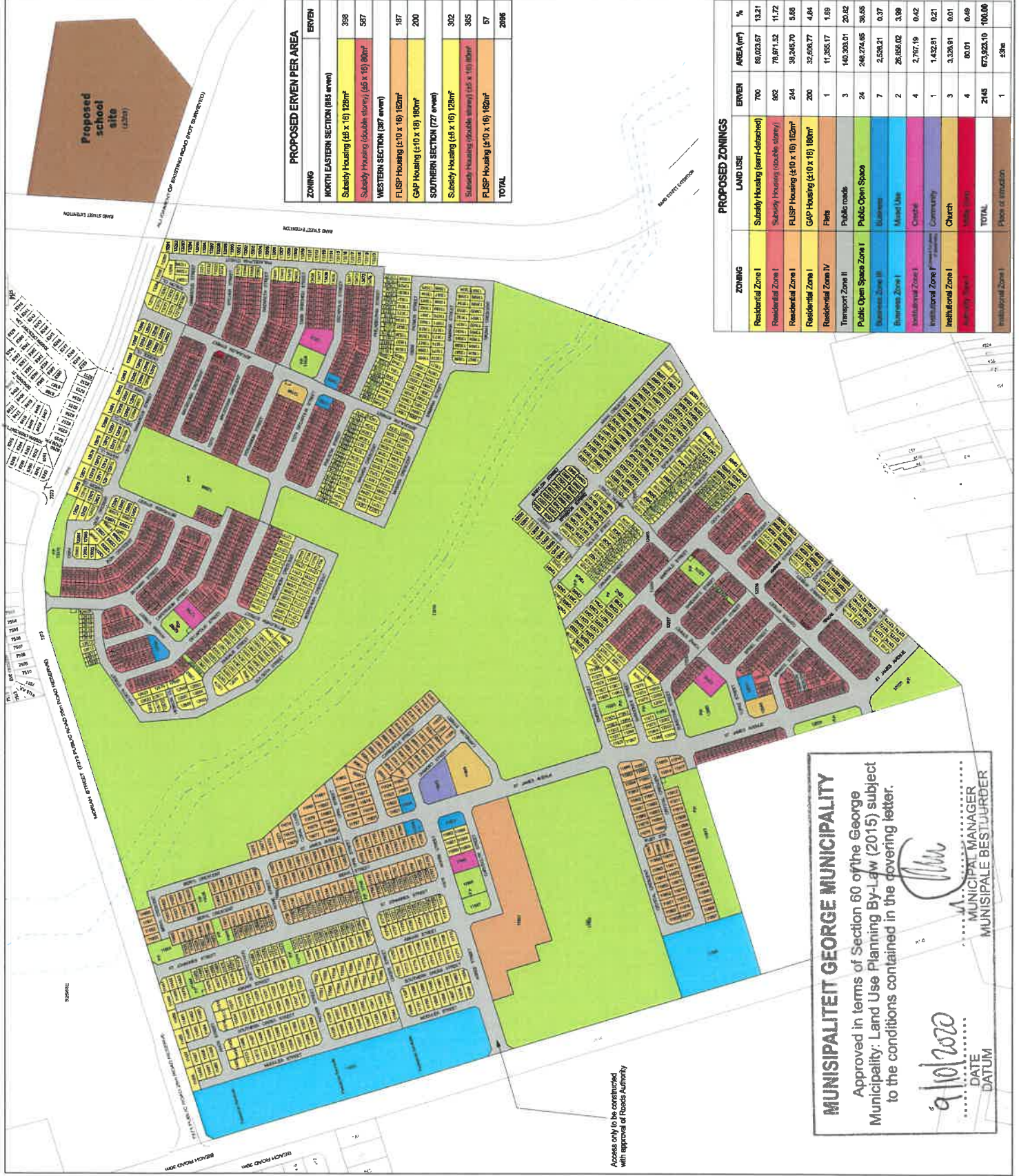


Tel: 044 873 4586 • Email: planning@delplan.co.za
www.delplan.co.za

DELPLAN CONSULTING

DESIGNED: HP & DV
DRAWN: MW
GETEKEN: MW

DATE: SEPTEMBER 2020
PLAN NO: ANNEXURE



ZONING	ERVEN
NORTH EASTERN SECTION (845 erven)	
Subsidy Housing (48 x 16) 120m ²	388
Subsidy Housing (double storey) (48 x 16) 180m ²	587
WESTERN SECTION (267 erven)	
FLSP Housing (4 x 10 x 16) 180m ²	187
GAP Housing (4 x 10 x 16) 180m ²	200
SOUTHERN SECTION (727 erven)	
Subsidy Housing (48 x 16) 120m ²	302
Subsidy Housing (double storey) (48 x 16) 180m ²	365
FLSP Housing (4 x 10 x 16) 180m ²	57
TOTAL	2886

ZONING	LAND USE	ERVEN	AREA (m ²)	%
Residential Zone I	Subsidy Housing (semi-detached)	700	86,023,67	13,21
Residential Zone I	Subsidy Housing (double storey)	862	78,971,52	11,72
Residential Zone I	FLSP Housing (4 x 10 x 16) 180m ²	244	38,245,70	5,88
Residential Zone IV	GAP Housing (4 x 10 x 16) 180m ²	200	32,606,77	4,84
Transport Zone II	Public Open Spaces	1	11,865,17	1,89
Public Open Space Zone I	Public Open Spaces	3	140,303,01	20,82
Business Zone II	Business	24	246,274,68	36,55
Business Zone I	Mixed Use	2	2,528,21	0,37
Institutional Zone I	Crèche	4	2,797,19	0,42
Institutional Zone I	Community	1	1,432,81	0,21
Institutional Zone I	Church	3	3,338,91	0,01
Institutional Zone I	Public Open Spaces	4	80,01	0,49
TOTAL		2145	873,925,19	100,00
Institutional Zone I	Phase of situation	1	58m	

MUNICIPALITEIT 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.

9/10/2020
DATE DATUM

[Signature]
MUNICIPAL MANAGER
MUNICIPALE BESTUURDER

Access only to be constructed with approval of Roads Authority

COPYRIGHT: KOPIEREG:
This drawing is the copyright of DELplan, Urban & Regional Planning. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a Professional Land Surveyor. Any discrepancies should please be reported to DELPlan immediately.

Die kopiereg van hierdie tekening behoort aan DELplan Stads & Streeklouplanning. Moenie daarvan afskaal nie, maar verwys na afmetings soos aangedui. Alle afmetings moet deur 'n professionele landmeter nagegaan en bevestig word. Enige verskille moet asseblief dadelik in aan DELplan rapporteer word.

PROJECT: Edén Park development
George Municipality

DESCRIPTION: BESKRYWING:
Remainder of Portion of Erf 325, Paarlalldorp, George

TITLE: TITTEL:
Surveyor General Phases plan

NOTES: NOTAS:



A1 Scale: 1:2000

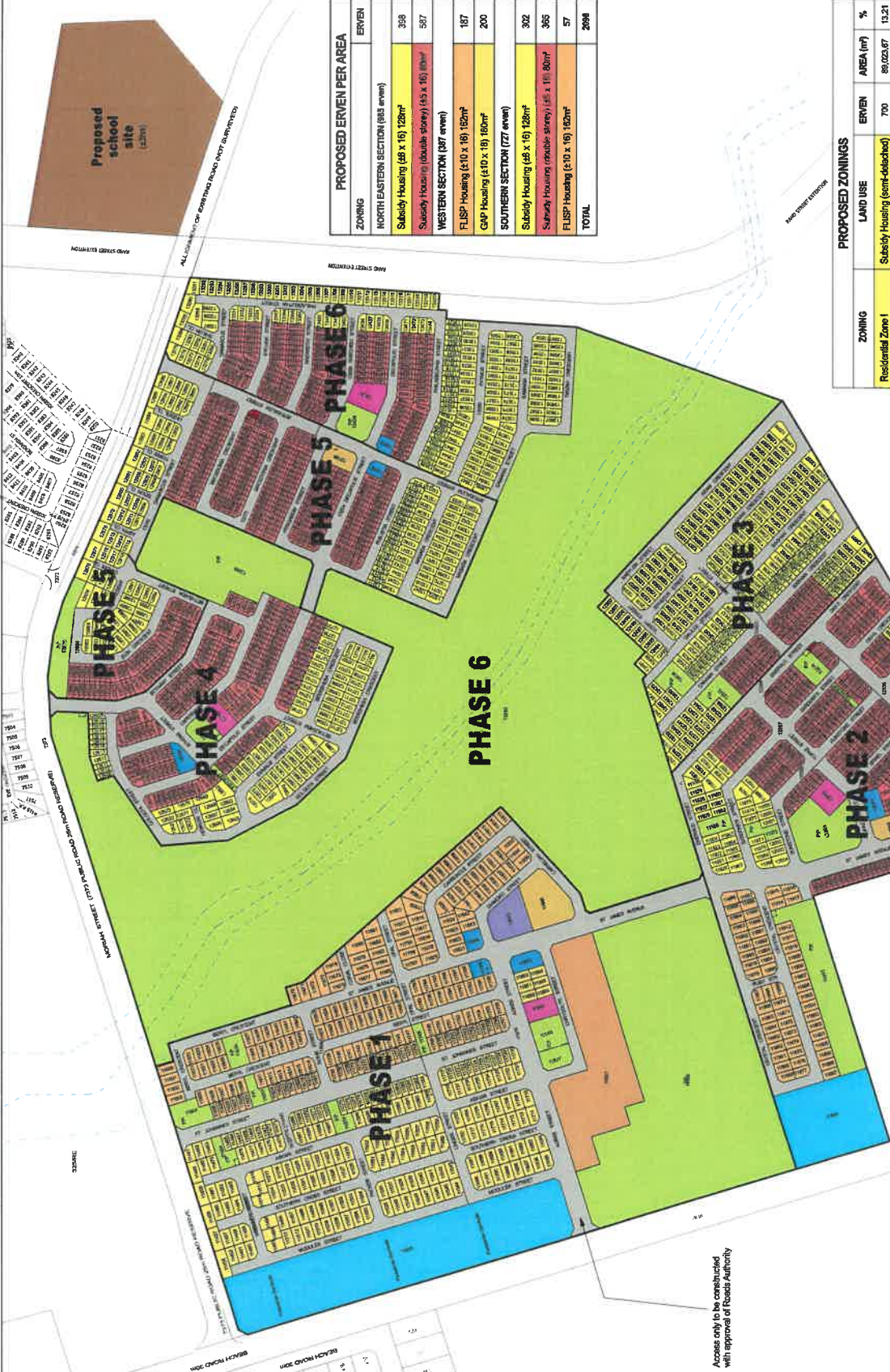
Tel: 044 873 4586 • Email: planning@delplan.co.za
www.delplan.co.za

URBAN & REGIONAL PLANNING

DESIGNED: HP & DV
DRAWN: GETJEN: MV

TERMINAL REF NO: 7091GE0141041045052020SDP01_Erf_2
DELPLAN REF NO: 7091GE0141041045052020SDP01_Phases_2020

DATE: SEPTEMBER 2020
DATE: PLAN NO: ANNEXURE



ZONING	ERVEN	PROPOSED ERVEN PER AREA
NORTH EASTERN SECTION (645 erven)		
Subsidy Housing (48 x 16) 120m ²	388	
Subsidy Housing (double storey) (16.5 x 16) 100m ²	587	
WESTERN SECTION (677 erven)		
FLSP Housing (6.10 x 16) 182m ²	187	
GAP Housing (6.10 x 16) 180m ²	200	
SOUTHERN SECTION (727 erven)		
Subsidy Housing (48 x 16) 120m ²	302	
Subsidy Housing (double storey) (16.5 x 16) 100m ²	385	
FLSP Housing (6.10 x 16) 182m ²	57	
TOTAL	2698	

ZONING	LAND USE	ERVEN	AREA (m ²)	%
Residential Zone I	Subsidy Housing (semi-detached)	700	89,023.67	13.21
Residential Zone I	Subsidy Housing (double storey)	822	76,971.52	11.72
Residential Zone I	FLSP Housing (6.10 x 16) 182m ²	244	38,245.70	5.68
Residential Zone I	GAP Housing (6.10 x 16) 180m ²	200	32,686.77	4.84
Residential Zone IV	Flats	1	11,555.17	1.69
Public Open Space Zone I	Public roads	3	140,306.01	20.92
Public Open Space Zone I	Public Open Space	24	246,274.66	36.55
Business Zone II	Business	7	2,598.21	0.37
Business Zone I	Mixed Use	2	28,498.02	4.19
Institutional Zone I	Orchards	4	2,797.19	0.42
Institutional Zone I	Community	1	1,432.81	0.21
Institutional Zone I	Church	3	3,326.91	0.51
Institutional Zone I	Light Zone	4	80.01	0.01
TOTAL		2145	673,923.10	100.00
Institutional Zone I	Phase of Instruction	1	42.9h	

MUNICIPALITEIT 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.

9/10/2020
DATE
MUNICIPAL MANAGER
MUNICIPALE BESTUURDER

COPYRIGHT: KOPIEREG:
 This drawing is the copyright of DELplan Urban & Regional Planning. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a Professional Land Surveyor. Any discrepancies should please be reported to DELplan immediately.

Die kopiereg van hierdie tekening behoort aan DELplan Stads & Streekeplaning. Moenie skaal daarvan aflees nie. Al metings moet seker gemaak word deur 'n Professionele Landmeter. Watter verskille moet asseblief dadelik aan DELplan rapporteer word.

PROJECT: Edlen Park development
 George Municipality

DESCRIPTION: BESKRYWING:
 Remainder of Portion of Erf 325, Pacaltsdorp, George

TITLE: TITEL:
 Construction phasing plan

NOTES: NOTAS:



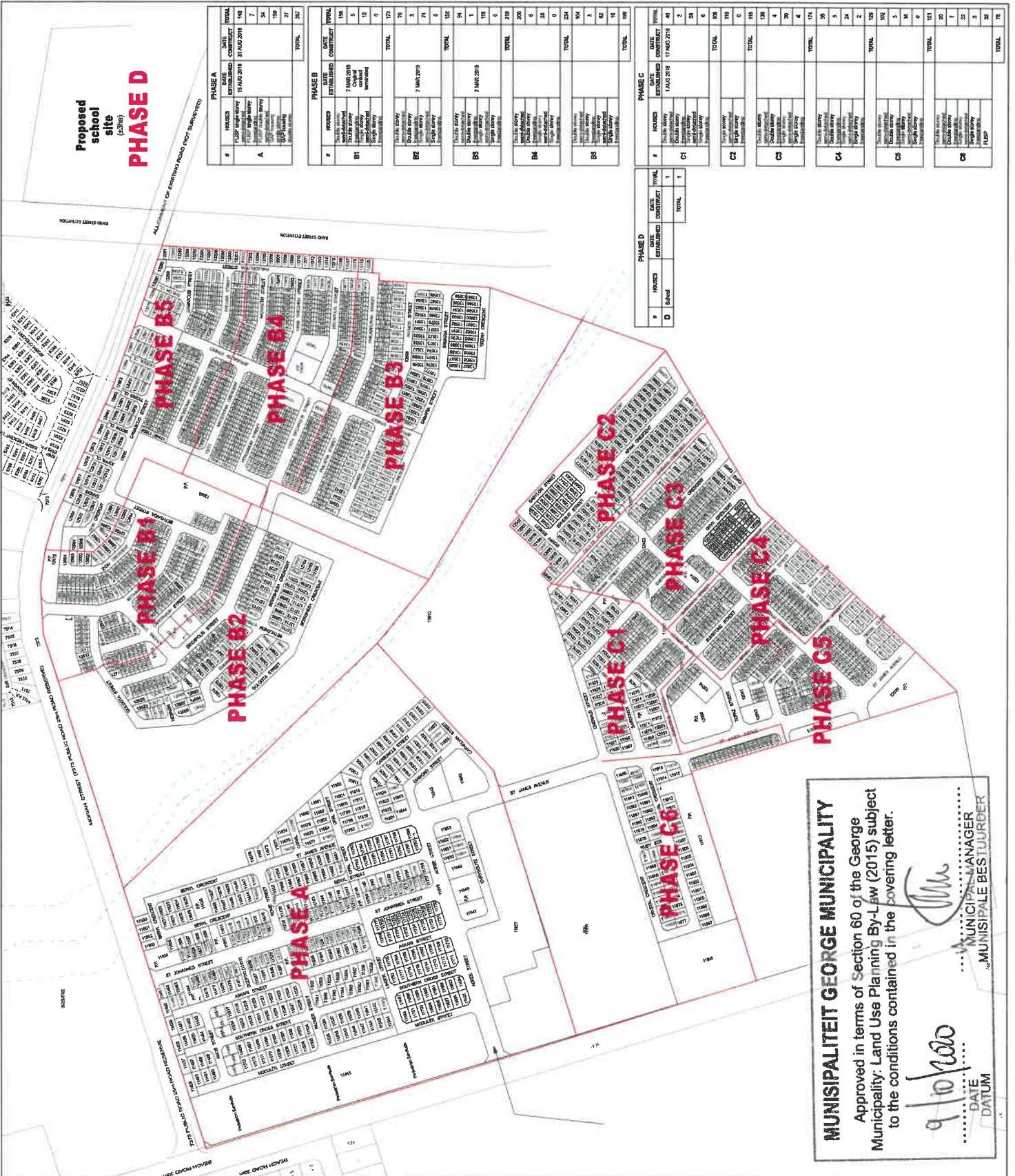
A1 Scale: 1:2000

Tel: 044 873 4566 • Email: planning@delplan.co.za
www.delplan.co.za

DESIGNED: HP & DV
DRAWN: MV
CHECKED: MV

TREASURY REF NO: 709/GECH/14/764/SK/2020SDP_Erf 325
 DELPLAN REF NO: 709/GECH/14/764/SK/2020C_Phase 1-2020

DATE: SEPTEMBER 2020
 PLAN NO: ANNEXURE



PHASE A		
#	HOUSES	DATE ESTABLISHED / DATE CONSTRUCTED
1	150	15 MAR 2018 / 31 AUG 2018
2	7	
3	54	
4	159	
5	27	
6	302	
TOTAL		579

PHASE B		
#	HOUSES	DATE ESTABLISHED / DATE CONSTRUCTED
1	104	7 MAR 2018
2	5	
3	12	
4	0	
5	0	
6	0	
TOTAL		121

PHASE C		
#	HOUSES	DATE ESTABLISHED / DATE CONSTRUCTED
1	175	
2	79	
3	74	
4	0	
5	0	
6	0	
TOTAL		328

PHASE D		
#	HOUSES	DATE ESTABLISHED / DATE CONSTRUCTED
1	104	
2	3	
3	62	
4	15	
5	0	
6	0	
TOTAL		184

PHASE E		
#	HOUSES	DATE ESTABLISHED / DATE CONSTRUCTED
1	104	
2	0	
3	0	
4	0	
5	0	
6	0	
TOTAL		104

PHASE F		
#	HOUSES	DATE ESTABLISHED / DATE CONSTRUCTED
1	104	
2	0	
3	0	
4	0	
5	0	
6	0	
TOTAL		104

PHASE G		
#	HOUSES	DATE ESTABLISHED / DATE CONSTRUCTED
1	104	
2	0	
3	0	
4	0	
5	0	
6	0	
TOTAL		104

PHASE H		
#	HOUSES	DATE ESTABLISHED / DATE CONSTRUCTED
1	104	
2	0	
3	0	
4	0	
5	0	
6	0	
TOTAL		104

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.

9/10/2020
 DATE DATUM

MUNICIPAL MANAGER
 MUNICIPAL BESTUURDER