

**Menslike Nedersettings, Beplanning en Ontwikkeling  
Human Settlements, Planning and Development**

**Collaborator No.:** 2723968  
**Reference / Verwysing:** Erf 28930, George  
**Date / Datum:** 07 June 2024  
**Enquiries / Navrae:** Primrose Nako

**Email: [info@formaplan.co.za](mailto:info@formaplan.co.za)**

FORMAPLAN  
PO BOX 9824  
GEORGE  
6530

**APPLICATION FOR AMENDMENT OF A SUBDIVISION PLAN, CANCELLATION OF A GENERAL PLAN  
AND PERMANENT DEPARTURE: ERF 28930, GEORGE**

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 30 June 2023 decided that the following applications applicable to Erf 28930, George (the consolidation of Erven 21028 & 21029, George and a closed portion of Loch Lomond Avenue):

- a) Amendment, in terms of Section 15(2)(k) of the Land Use Planning By-law for George Municipality (2023), of the approved Subdivision Plan for Erf 28930, George (the consolidation of Erven 21028 & 21029, George and a closed portion of Loch Lomond Avenue) in accordance with Plan No Village R 1.9 dated 25 April 2024 (attached as **Annexure A**), to create the following land uses:

**(1) PHASE 1:**

- |  |                    |
|--|--------------------|
| (i) Single Residential Zone I (dwelling house):      | 65 erven (±1.07ha) |
| (ii) General Residential Zone III (town housing):    | 3 erven (±0.02ha)  |
| (iii) Business Zone III (neighbourhood shop):        | 1 erf (±0.03ha)    |
| (iv) Open Space Zone I (public open space):          | 7 erven (±0.06ha)  |
| (v) Open Space Zone III (nature conservation area):  | 1 erf (±0.66ha)    |
| (vi) Transport Zone II (public streets and parking): | 3 erven (±0.76ha)  |

**(2) PHASE 2:**

- |  |                    |
|--|--------------------|
| (i) Single Residential Zone I (dwelling house):      | 24 erven (±0.43ha) |
| (ii) General Residential Zone III (town housing):    | 23 erven (±0.15ha) |
| (iii) Open Space Zone I (public open space):         | 3 erven (±0.44ha)  |
| (iv) Open Space Zone III (nature conservation area): | 1 erf (±0.10ha)    |
| (v) Transport Zone II (public streets):              | 1 erf (±0.25ha)    |

**(3) PHASE 3:**

- |   |                    |
|---|--------------------|
| (i) Single Residential Zone I (dwelling house):   | 6 erven (±0.12ha)  |
| (ii) General Residential Zone III (town housing): | 34 erven (±0.24ha) |
| (iii) Open Space Zone I (public open space):      | 1 erf (±0.13ha)    |

- (iv) Transport Zone II (public streets and parking): 2 erven (±0.18ha)
- b) Cancellation, in terms of Section 15(2)(k) of the Land Use Planning By-law for George Municipality (2023), of General Plan No. 728/2021 and General Plan No. 729/2021;
- c) Departure, in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality (2023), for the relaxation of the required parking bays for town housing from 2 parking bays per dwelling unit to 1.25 bays per dwelling unit i.e. from 120 bays to 75 bays;
- d) Departure, in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality (2023), for the relaxation of the following building lines in accordance with Plan No Village R 1.10(B) dated 24 May 2024 (attached as **Annexure B**):
  - (i) Portion 133 (General Residential Zone III) (side boundary): from 1,5m to 1,1m;
  - (ii) Portions 39-51 (Single Residential Zone I) (rear boundary): from 1,5m to 1m;
  - (iii) Portions 135-145, 148-151 & 154 (General Residential Zone III) (rear boundary): from 1,5m to 1m;
  - (iv) Portion 1 (Single Residential Zone I) (street boundary): from 3m to 1,75m;
  - (v) Portion 96 (General Residential Zone III) (street boundary): from 3m to 2,1m;
  - (vi) Portion 134 (General Residential Zone III) (street boundary): from 3m to 1,8m;
  - (vii) Portions 146 & 155 (General Residential Zone III) (street boundary): from 3m to 0m;
  - (viii) Portions 146 & 155 (General Residential Zone III) (side boundary): from 1,5m to 1m;
  - (ix) Portions 147, 152 & 153 (General Residential Zone III) (side boundary): from 1,5m to 0m;
  - (x) Portions 147, 152 & 153 (General Residential Zone III) (rear boundary): from 1,5m to 1m;

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

#### REASONS

- (i). No negative impacts on bulk engineering services are foreseen;
- (ii). The application is not in conflict with the relevant spatial policies of the municipal area; and
- (iii). A reduced impact is expected given the fact that the residential opportunities have decreased when the approved layout is assessed relative to the proposed amended layout.

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely (to replace previous conditions of approval, where applicable):

#### CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

##### General:

1. That in terms of the provisions of the Land Use Planning By-Law for the George Municipality (2023), the above-mentioned approvals shall lapse if not implemented before the lapsing date of the original approval, calculated from the date said approval came into operation, i.e. 14 September 2021.

##### Conditions applicable to the Subdivision & implementation of the proposed development:

2. The subdivision of Erf 28930, George (the consolidation of Erven 21028 & 21029, George and a closed portion of Loch Lomond Avenue), shall be as approved as indicated on the subdivision diagram drawn by Formaplan Plan No Village R 1.9 dated 25 April 2024 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. The Departure approval shall be taken to cover the application as applied for as indicated on Plan No Village R 1.10(B) dated 24 May 2024 drawn by Formaplan (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. The developer must submit the approved Surveyor General consolidation and subdivision diagrams to the GIS Department of the Directorate for information purposes, prior to the transfer of a portion.
5. The subdivision approval for the respective phases will be considered implemented on the submission of proof that one of the respective portions have been registered at the Deeds Office within said phase.
6. The rear building line applicable to Single Residential Zone I properties bounding the existing built-up area be restricted to 3m.

7. The Single Residential Zone I properties be limited to 1 dwelling unit per erf and that such restriction be included in the title deeds of the said properties.
8. Architectural guidelines for the development shall be submitted to the municipality for approval. These guidelines shall be incorporated as a condition in the title deed of all the subdivided portions forming part of the development.
9. All building plans for the development must be submitted to George Municipality's Aesthetics Committee to verify compliance with the approved architectural guidelines prior to approval.
11. A Site Development Plan (SDP) for the proposed development must be submitted to the satisfaction of the Directorate: Planning and Development in terms of Section 23 of the George Integrated Zoning Scheme Bylaw, 2023 for consideration prior to the submission of building plans. Stormwater attenuation and erosion management must be illustrated on the SDP.
12. An Environmental Control Officer (ECO) must be appointed for the development and must confirm in writing that the SDP for the development complies with all environmental requirements.

*(The notes below have been inserted for explanatory purposes or to alert the applicant to legal requirements that should not be included as a condition of approval and thus should be read as conditions of approval.)*

**Notes:**

1. *This approval lapses on 14 September 2025, which is just over 1 year. It is unlikely that the entire development can be implemented in this period. The developer is reminded to apply for an extension of validity period before said date to ensure that the development rights do not lapse.*
2. *The remainder of the conditions, as contained in the approval letter dated 04 October 2019, as read with the appeal decision of 14 September 2021 are still applicable to the proposed development.*
3. *Building plans for the development must comply with the National Building Regulations (NBR).*
4. *It is incumbent on the owners / developers to ensure compliance with the approvals, permissions and authorisations granted by the respective provincial and national authorities i.e., Heritage, Environmental, Road access etc.*
5. *The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.*
6. *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
7. *Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Community Services.*
8. *The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.*

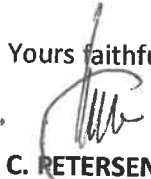
A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or before 28 JUNE 2024** and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. Please also note that the appeal must be e-mailed to the administrative officer mentioned above.

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

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

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

Yours faithfully



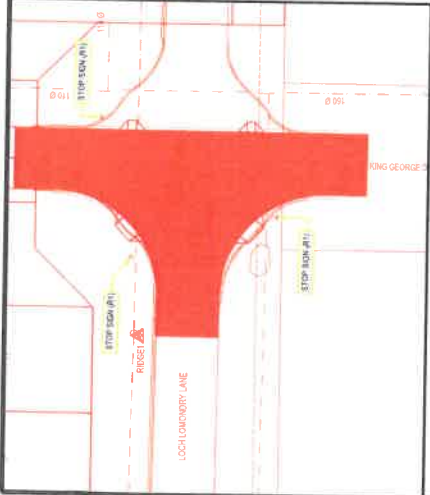
**C. PETERSEN**

**SENIOR MANAGER: TOWN PLANNING**

C:\Marisa\Decisions\_New By-Law Pro formas\_(applicant)\Erf 28930, George( amendment of the subdivision plan, cancellaton of a General and Permanent departure \_approval )formaplan.docx



**PROPOSED NEW T-INTERSECTION - LARGER SCALE**  
**1 in 500 on A3 Plot**



**PLAN ROTATED BY 42° TO FIT LARGER SCALE - 1:1250 ON A3 PLOT**

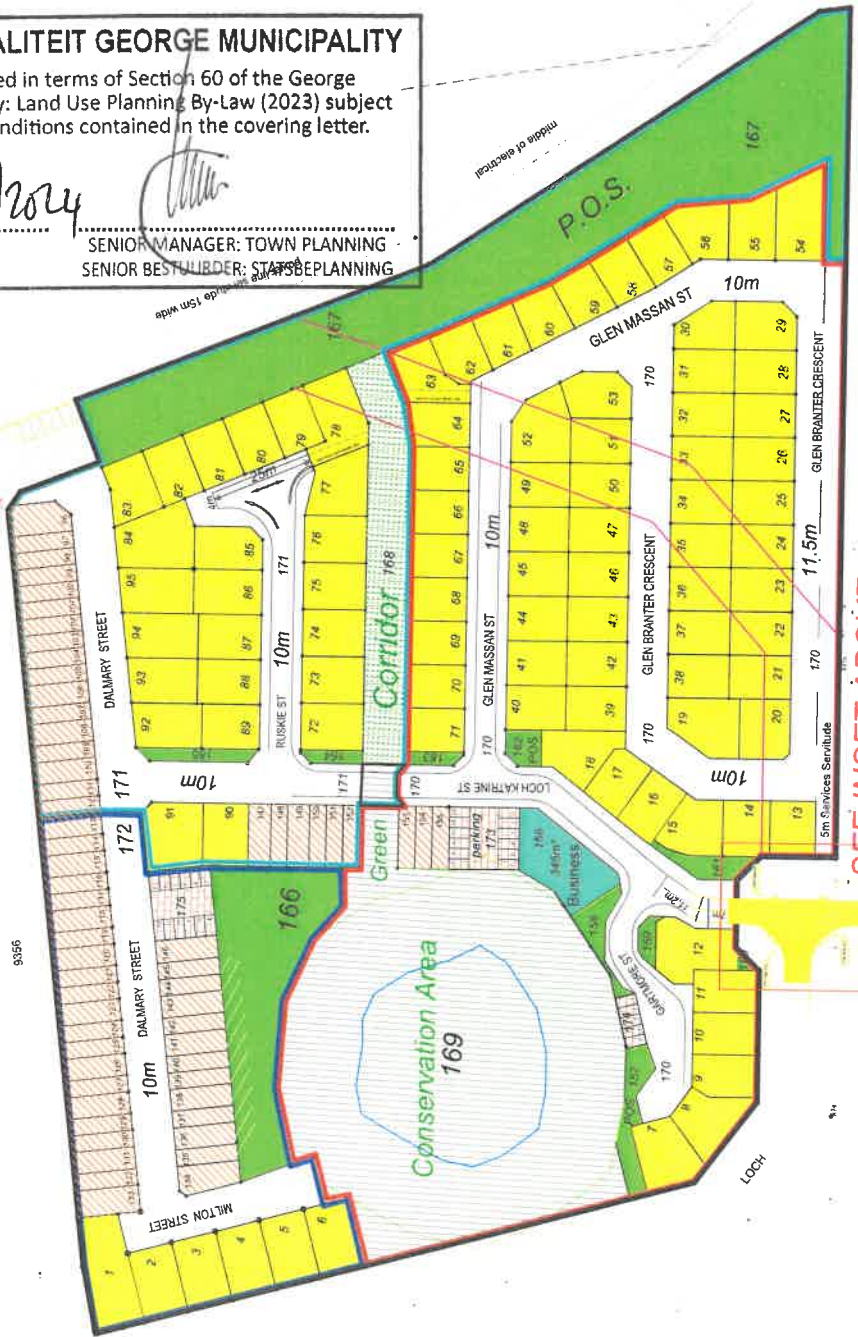


**MUNICIPALITEIT GEORGE MUNICIPALITY**

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

07/06/2024

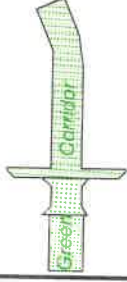
DATE: SENIOR MANAGER: TOWN PLANNING  
 DATUM: SENIOR SURVEYOR: STAFF SURVEYING



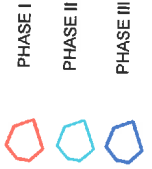
**SEE INSET ABOVE**

**LEGEND**

Zoning	ERF Nos	No. erven	Area m <sup>2</sup>	%
Single Residential Zone I	AS INDICATED ON PLAN			
General Residential Zone III	60	60	4 083	9.03
Business Zone III	1	1	344	0.76
Open Space Zone I (conservation area-frogs)	11	11	6 252	13.83
Transport Zone II (Parking)	2	2	7 592	16.79
Transport Zone II (street)	3	3	572	1.27
<b>TOTAL</b>		<b>3</b>	<b>10 175</b>	<b>22.50</b>
The portion of Loch Lomond Closed by Municipality				
SEE ATTACHED SCHEDULE FOR ERF SIZES.				



**PHASING OF DEVELOPMENT**



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 NOTE: All measurements on this plan are approximate and must be verified by a landsurveyor.

Client: **VILLAGE RIDGE ESTATE**



Project: Village Ridge Estate Residential Development  
 Title: Proposed Rezoning, Subdivision Plan - Amendment of Approval.

Property: Erven 21028 & 21029, Now Erf 28930, GEORGE.  
 Scale: 1:1250 on A3 Plot  
 Date: 26 April 2024  
 Drawing Number: Village R 1.9

