

Prepared By:
Urban Dynamics

Prepared For:
Kingswood Golf Estate

KINGSWOOD GOLF ESTATE (KINGS CROSS)
APPLICATION FOR SUBDIVISION AND LAND USE
PLAN AMENDMENT IN TERMS OF SECTIONS
15(2)(D) AND 15(2)(H) OF THE GEORGE
MUNICIPALITY LAND-USE PLANNING BY-LAW, 2023
REMAINDER OF ERF 20849, GEORGE



URBAN DYNAMICS CAPE PTY LTD
PO BOX 2445 | BELLVILLE | 7535
(021) 948 1545
DATE: NOVEMBER 2024



CONTENTS

1.	BACKGROUND	1
1.1.	Introduction and Brief.....	1
1.2.	Property Description and Ownership.....	1
1.3.	Previous Submission: LUPA, May 2017	2
1.4.	Environmental Authorisation.....	2
1.5.	Application Details.....	3
2.	EXISTING DEVELOPMENT INFORMANTS	3
2.1.	Locality.....	3
2.2.	Zoning.....	4
2.3.	Policy Context.....	4
3.	SITE ANALYSIS	4
3.1.	Site Description	4
3.2.	Existing Infrastructure	5
3.3.	River Setback and Flood Line.....	5
3.4.	Synthesis.....	6
4.	MOTIVATION	8
4.1.	Concept.....	8
4.2.	Erf Size and Density.....	8
4.3.	Access.....	9
4.4.	Engineering Service.....	9
4.5.	Homeowner's Association, Development Guidelines.....	10
4.6.	Homeowner's Association Consent	11
5.	DESIRABILITY OF THE DEVELOPMENT PROPOSAL	12
5.1.	Consistency of The Development With The Existing and The Desired Future Character of Kingswood Golf Estate	12
5.2.	Availability Of Link Services, Infrastructure and Capacity	12
5.3.	Effect On Existing Rights	12
6.	RECOMMENDATION	13

LIST OF ANNEXURES

ANNEXURE A:	Power Of Attorney
ANNEXURE B:	Title Deed
ANNEXURE C:	SG Diagrams
ANNEXURE D:	HOA Approval

ANNEXURE E:	Environmental Authorisation
ANNEXURE F:	Engineering Services Statement
ANNEXURE G:	Local Context
ANNEXURE H:	Zoning Context
ANNEXURE I:	Zoning Certificate
ANNEXURE J:	River Setback and Flood Lines
ANNEXURE K:	Proposed Layout Plan
ANNEXURE L:	Application Form

LIST OF FIGURES

Figure 2: Local Context Plan, Micro Level View	4
Figure 3: River Setback, 1:50 And 1:100 Year Flood Lines	5
Figure 4: Slope Analysis	7
Figure 5: Proposed Layout	8

LIST OF TABLES

Table 1: Property Description	1
Table 2: Zoning Status Quo	1

1. BACKGROUND

1.1. Introduction and Brief

Urban Dynamics Cape Pty Ltd, Consulting Town and Regional Planners, have been appointed by Kingswood Golf Estate (Pty) Ltd., to prepare, submit and facilitate the statutory application process for the proposed subdivision and simultaneous amendment of the land use plan of the Remainder of Erf 20849, George. The objective is to enable the development of 12, freestanding dwelling house units and a private road on the subject property. This application is subsequently submitted pursuant to sections 15(2)(d) and 15(2)(h) of the George Municipality Land-Use Planning By-Law, 2023, for approval.

The Power of Attorney is attached as **Annexure A**.

1.2. Property Description and Ownership

The application area, as described in the title deed (**Annexure B**), is as follows:

PROPERTY	EXTENT (HA)	DEED OF TRANSFER	REGISTERED OWNER
Remainder of Erf 20849, Kingswood Golf Estate, George	88.5681ha	T118561/2003	Kingswood Golf Estate (Pty) Ltd.

Table 1: Property Description

The Property Diagram is attached as **Annexure C**.

The applicable zoning scheme is the George Municipality Integrated Zoning Scheme By-Law of 2023. The details, outlining the existing zoning rights for Erf 20849, George are set out in **Table 2** below:

ZONING & LAND USE DETAILS	
APPLICABLE ZONING SCHEME	George Municipality Integrated Zoning Scheme By-Law, 2023
CURRENT ZONING	Single Residential Zone II: estate housing for private open space purposes
CURRENT LAND USE	vacant

Table 2: Zoning Status Quo

1.3. Previous Submission: LUPA, May 2017

This office previously submitted an application for the simultaneous rezoning and subdivision of the Remainder of Erf 20849, George, to the George Local Municipality in May 2017. This submission was effectively made to rectify the approved land use category for Erf 20849, George, involving the following:

- Subdivision of the Remainder of Erf 20849 into Portion A (1.07ha) and the Remainder of Erf 20849 in terms of Section 15(2)(d) of the George Municipality Land Use Planning By-law 2015; and
- The rezoning of Portion A in terms of Section (15)(2)(a) of the George Municipality Land Use Planning By-law 2015, from Private Open Space to General Residential Zone.
- Approval to permit as a condition of approval in terms of Section 15(2)(l) of the George Municipality Land Use Planning By-law 2015, for a maximum number of ± 24 units.
- Approval to permit as a condition of approval in terms of Section 15(2)(l) of the George Municipality Land Use Planning By-law 2015, for the requirement of an approved Site Development Plan (SDP).

This initial submission was, however, withdrawn in October of 2024 in accordance with Section 43 of the George Municipality Land Use Planning By-Law of 2023. This withdrawal was made pursuant to an amendment to the layout plan and significantly reduced, residential density. As such, this application is submitted to facilitate the proposed subdivision and simultaneous amendment of the land use plan of the Remainder of Erf 20849, George. The objective herein is to enable the development of 12 freestanding dwelling units and a private road.

1.4. Environmental Authorisation

An Environmental Authorisation was issued on the 14th of August 2024, which is attached hereto (**Annexure E**) for further consideration as part of this subdivision and land use amendment application.

The authorisation allows for the clearance of indigenous vegetation and the construction of ± 20 additional housing units over a 1.07 hectare area. Although the Environmental Authorisation allows for a higher-density, group housing development, the revised layout, including a significantly reduced single residential density is not anticipated to result in a material deviation that is beyond the scope of this authorisation. As such, the proposed changes can be accommodated within the parameters of the existing authorisation.

The authorisation is, furthermore, valid for 10 years, with a provision for post-construction rehabilitation and monitoring to ensure compliance with environmental standards.

1.5. Application Details

Application is hereby made for the following:

The subdivision and congruent amendment of the Remainder of Erf 20849 George's land use designation from Single Residential II: 'estate housing for private open space purposes' to Single Residential II: 'estate housing for dwelling house purposes', pursuant to Sections 15(2)(d) and 15(2)(h) of the George Municipality Land-Use Planning By-Law, 2023.

The objective of this application is to enable -

- i. The subdivision of the Remainder of Erf 20849, George into 13 land units and;
- ii. The corresponding amendment of the subject property's land use designation from "private open space" to:
 - Twelve (12) Freestanding, "dwelling house" units and
 - One (1) "private roads"

2. EXISTING DEVELOPMENT INFORMANTS

2.1. Locality

2.1.1. Local Context

The application area is situated to the north of the Rooi River and within the Kingswood Golf Estate. Residential erven are located to the north and north-east of the subject property, with the golf course enfolding the subject property from east to west. Refer to **Figure 2** below for the property within its local context.



Figure 1: Local Context Plan, Micro Level View

2.2. Zoning

The existing zoning of the subject property (Erf 20849, George) is: Single Residential Zone II - estate housing, with a land use designated of "private open space".

2.3. Policy Context

The proposed development is situated within the established Kingswood Golf Estate. There are no policy documents with material implications or relevance to the application area, other than the parameters outlined in the Architectural Guidelines, currently harnessed by the Kingswood Golf Estate Homeowners Association.

3. SITE ANALYSIS

3.1. Site Description

The subject property is approximately 1.07ha in extent and is located within the Kingswood Golf Estate, north of the Rooi River. Residential properties are located to the north and north-east of the application area and straddled by the golf

course to the east and west. Undeveloped portions of the golf estate are located to the south of the subject property.

3.2. Existing Infrastructure

Kantey and Templer Consulting Engineers have, in consultation with the George Local Municipality, confirmed that sufficient bulk service capacities are available to accommodate the proposed development. No upgrading of existing services will therefore be required. See **Annexure F** confirming the availability of services for the Kingswood Development in this regard.

3.3. River Setback and Flood Line

The Rooi River is located towards the south of the subject property. The proposed development is situated outside the 1:50 and 1:100-year flood lines. In addition to the afore, a 40m edge of river setback has been demarcated to the south of the Remainder of Erf 20849, George. The subject property is located outside these restrictions. See **Figure 3** below depicting the subject property relative to the 40m edge of river setback and relevant 1:50/ 1:100-year flood lines.



Figure 2: River setback, 1:50 and 1:100 year flood lines

3.4. Synthesis

A Site analysis of the application area was compiled. The following critical informants relating to the proposed development were identified:

3.4.1. Opportunities

Golf Courses

There is direct access to the Kingswood golf course and its associated amenities, via the internal road network.

Rooi River

The Rooi River is located directly south of the subject property. The close proximity of the Rooi River adds to the amenity value of the proposed development.

Location

The location of the subject property provides excellent views across the golf course as well as onto the natural environment.

Topography & Slope

Based on current topographical data, the site features were analysed.

The different slope categories used to analyse the site are as follows (refer to **Figure 4**):

- Flatter than 1:10 - Most preferred.
- Between 1:8 and 1:10 - Preferred.
- Between 1:6 and 1:8 - Developable.
- Between 1:4 and 1:6 - Not preferred.
- Steeper than 1:4 - Not recommended for development.

The slope analysis indicates that the subject property is developable. No construction or storm water limitations were identified.

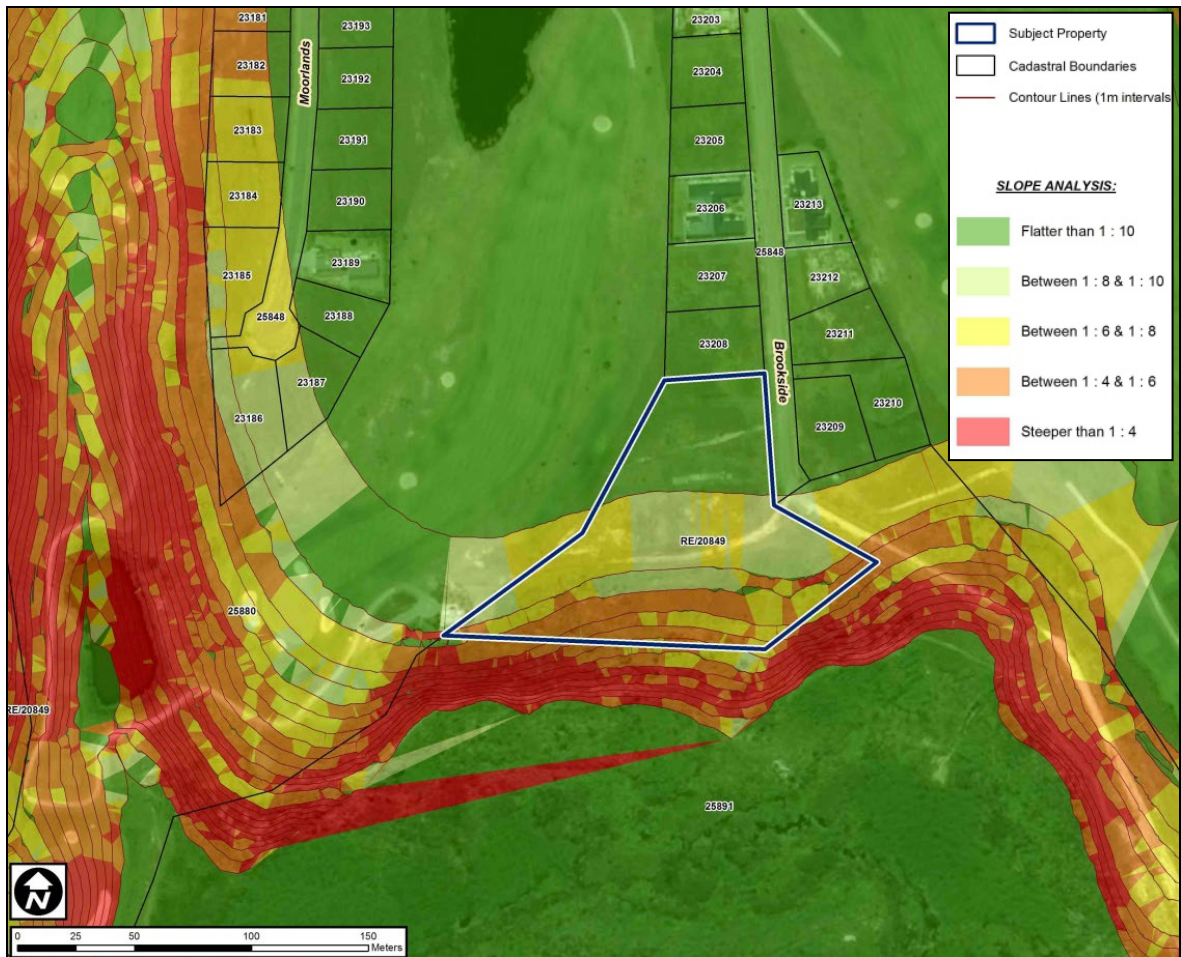


Figure 3: Slope Analysis

Vacant Land

The proposed application area is located on advantageously positioned, vacant and underutilised land. The specific land is located within the established golf estate of Kingswood, rendering an opportunity for infill development.

3.4.2. Constraints

Golf Course and Rooi River

The proposed development is situated outside areas bound by development restrictions. The application area is located within an infill area. As such, no constraints have been identified relative to the subject property that would negatively impact on the proposed development or vice versa.

4. MOTIVATION

4.1. Concept

The proposed development will be part of the existing golf estate development and become a further extension of the vision for the Estate. The proposed infill development will furthermore consist of a density of 12 units per ha, with a median erf size of 846m². The smallest erf size for this development is 710m² whereas the largest erf size is measured at 982m². **Figure 5** below provides a visual representation of the proposed layout.

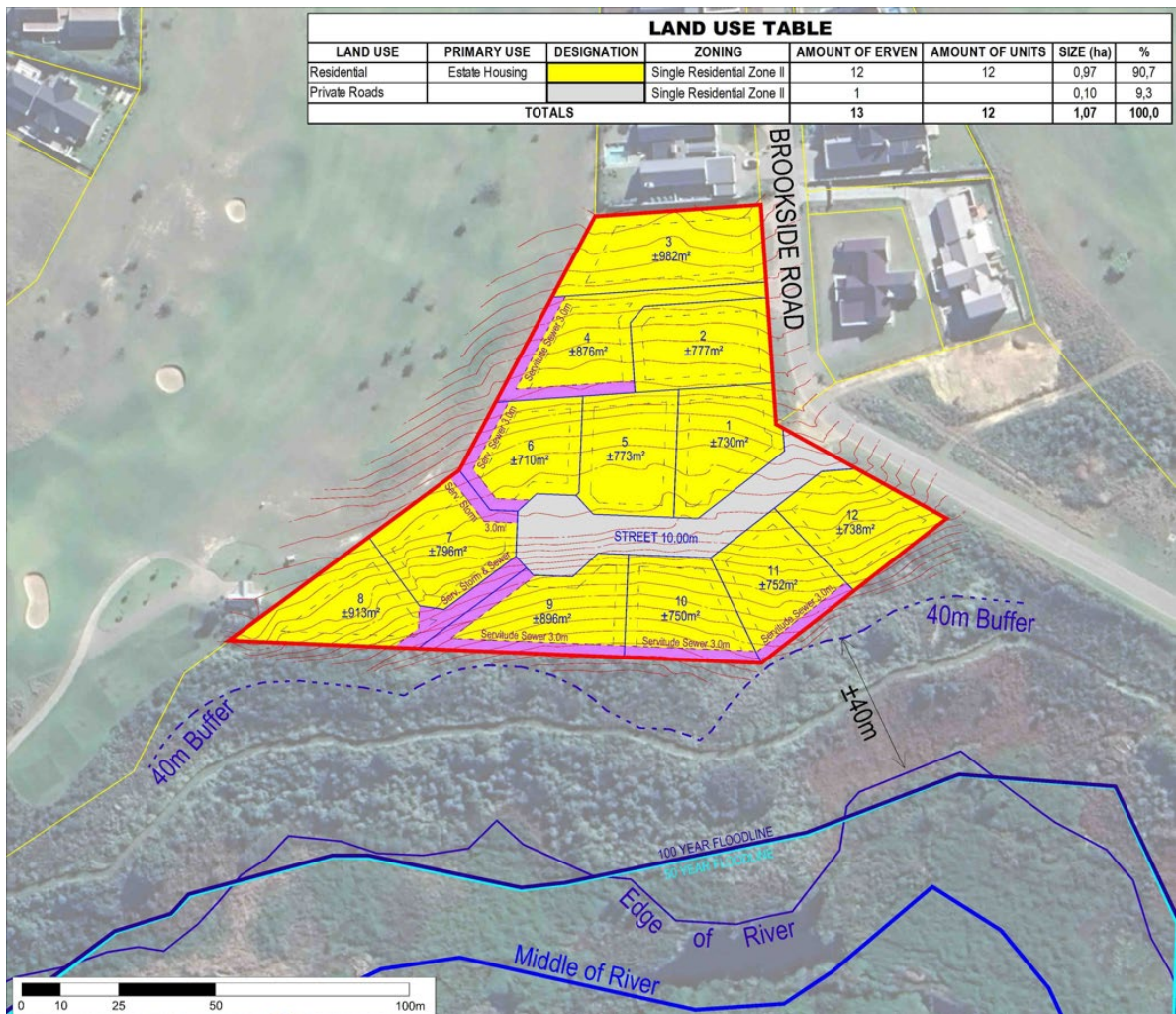


Figure 4: Proposed Layout

4.2. Erf Size and Density

The proposed density for this development is 12 units per ha. This density effectively ensures that the erf sizes align with the overall density and character of the Estate. The two panhandles included to the design, consist of a minimum driveway width of 4m, allowing for sufficient access and egress.

4.3. Access

Access to the application area will be provided via a 10m road reserve cul-de-sac, from Brookside Road. The position of the access was carefully selected, to optimise views to approaching traffic.

4.4. Engineering Service

4.4.1. Water

The George Municipality has confirmed available capacity to supply the proposed development with treated, potable water, with an average, annual daily consumption of 15kl/day. See **Annexure F** (Engineering Services Statement) for full detail in this regard.

4.4.2. Sewerage

The sewerage master plan of the George Municipality makes suitable provision for the proposed development, with an estimated sewerage flow of 12kl/day, equating to a peak of 0,56 l/s.

However, it is the responsibility of the developer to link the development to an existing outfall sewer, situated in close proximity to the proposed development. See **Annexure F** (Engineering Services Statement) for full detail in this regard.

4.4.3. Stormwater

Stormwater flowing from the on-site will be discharged into existing streams using both existing and newly installed infrastructure. The developer will be responsible for the costs associated with the installation of new infrastructure. See **Annexure F** (Engineering Services Statement) for full detail in this regard.

4.4.4. Roads

Access to the development proposal will be facilitated through a 10m road reserve cul-de-sac, from Brookside Road. No adverse, negative impact is anticipated on the flow of traffic. No upgrades to Brookside Road will be required. See **Annexure F** (Engineering Services Statement) for full detail in this regard.

4.4.5. Refuse Removal

The subject property is located within the existing service routes of the George Local Municipality. As a result, no additional service routes will be required.

A mutual agreement will, however, be entered into between the developer and local authority in accordance with current principles in place for the Kingswood

Golf Estate. See **Annexure F** (Engineering Services Statement) for full detail in this regard.

4.4.6. Telecom

Separate cable ducts and junction boxes will be installed by the developer for each property. Erf connections will, furthermore, be installed by a reputable service provider, who will be appointed at a later stage. See **Annexure F** (Engineering Services Statement) for full detail in this regard.

4.5. **Homeowner's Association, Development Guidelines**

A master homeowner's association has been established for the benefit of all property owners in the Kingswood Golf Estate (KGEHOA). The rules and guidelines that form part of this particular housing HOA will therefore also apply to the proposed development.

The normal development parameters prescribed in terms of the Architectural Guidelines and Design Manual of the Homeowner's Association for Residential erven shall apply, as indicated below.

4.5.1. Building Envelope: General Guidelines

General Building Line Guidelines applicable to Single Residential Sites, pursuant to the Kingswood Golf Estate Homeowners Association Architectural Guidelines and Design Manual for Single Residential Erven & Group Housing Schemes, Building Plan Submission Requirements and Building Controls During Construction, Revision 24 (10 February 2021):

- i. Street Boundaries:
 - 3m for the main building;
 - 5m minimum for a garage facing the street;
 - 1.5m on splayed or angled boundaries where cul-de-sacs occur;
 - 1m for garages facing away from the street and
 - 2m for a swimming pool.

- ii. Side Boundary / Common Boundary:
 - 3m for Single Storey and Loft Buildings;
 - 4m for Double Storey Buildings;
 - 1.5m on splayed or angled boundaries where cul-de-sacs occur;
 - Down to 0m for garages up to 1/3 of the length of one side boundary and 1m on the opposite side;
 - 0m for a braai/ barbeque, which forms part of a side boundary fence;
 - 2m for a swimming pool
 - 0m for a pergola on the side boundary

iii. Building lines enforceable relative to the Golf Course

- 6m for the main building footprint, including covered verandas and patios;
- 2m for swimming pools;
- 2m for braai/ barbeque;
- 2m for pergolas;
- 0m setback for a retaining wall relative to the golf course/ open space boundary, subject to Architectural Review Committee discretion.

4.5.2. Built Form

In addition to the foregoing controls, the following building development parameters apply:

- A maximum height of 8,5m above the Natural Ground Level.
- The 8,5m envelope is parallel to the Natural Ground Level.
- No portion of garage walls located on the erf boundary will be higher than 3,5m above natural ground level.

4.5.3. Other

The Kingswood Golf Estate Architectural Guidelines and Design Manual provide more information on e.g. roofs, gables, wall materials and finishes, windows, doors, outbuildings etc. These Architectural Guidelines must be read with the Kingswood Golf Estate Homeowner's Association's Constitution and Rules.

4.5.4. Aesthetics And Architecture

Kingswood Golf Estate is being developed with a unique cohesive architectural character as an appropriate response to its sensitive environment and location. Cape Vernacular architecture, depicting simplified Edwardian / Victorian architectural elements, forms the basis of the style determined by the developer.

The Architectural Guidelines should be seen as an instrument to maintain an overall design sensitivity. These guidelines allow flexibility for individual expression, whilst creating a uniform style, resulting in well integrated, yet diverse designs.

4.6. HOMEOWNER'S ASSOCIATION CONSENT

The abovementioned application details have been discussed with the Kingswood Homeowner's Association (HOA). Subsequently, the HOA have provided their support, indicating that they have no objection against the proposed subdivision and simultaneous change of the land use designation. Refer to **Annexure D**.

In addition to the above, the individual landowners will be required to submit building plans, in accordance with the specified development parameters, to both the Homeowners Association and Municipality for approval.

5. DESIRABILITY OF THE DEVELOPMENT PROPOSAL

5.1. Consistency of The Development With The Existing and The Desired Future Character of Kingswood Golf Estate

The proposed development is complementary and compatible with the existing character of the area and the desired future character of the Kingswood Golf Estate.

5.2. Availability Of Link Services, Infrastructure and Capacity

Sufficient capacities are available to link the proposed development with existing service networks, based on both average and peak water and effluent consumption volumes. See **Annexure F** of this submission for the relevant detail in this regard.

5.3. Effect On Existing Rights

The proposed subdivision and simultaneous amendment in land use designation entails the establishment of development rights and densities that are consistent with the overall character of the estate. The development will, conversely, not negatively impact on existing rights. An aesthetically controlled development will be established, adding value to surrounding properties.

In line with the foregoing assessment of this application, it is our opinion that full compliance has been demonstrated with regard to the following section of the By-Law:

- " 65. When the Municipality considers an application, it must have regard to the following:
- (c) the desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding the desirability of the proposed land uses;
 - (h) the impact of the proposed land development on municipal engineering services;
 - (s) the applicable provisions of the zoning scheme..."

6. RECOMMENDATION

As a result of the fact that the existing zoning will not be affected by this application, the proposed subdivision and simultaneous amendment of the land use designation of the subject property, is not expected to have an adverse negative impact on the rights of neighbouring properties or the environment. It is therefore recommended that Council **approve** the following application:

- The subdivision and concurrent amendment of the land use plan relative to the Remainder of Erf 20849, George, Kingswood Golf Estate.

ANNEXURE A:
POWER OF ATTORNEY

SPECIAL POWER OF ATTORNEY

We Kingswood Golf Estate (Pty) Ltd Reg No 1998/004915/07 do hereby nominate, constitute and appoint,

GERHARD SWART

of

URBAN DYNAMICS SOUTH CAPE (PTY) LTD TOWN AND REGIONAL PLANNERS

with power of Substitution to be our lawful representative in our application for:

KINGSWOOD GOLF ESTATE – RECTIFICATION OF LAND USE DESIGNATION FOR KINGSCROSS, ON THE REMAINDER OF ERF 20849, GEORGE

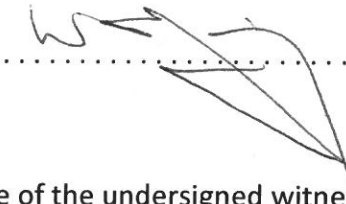
To make application in terms of the Land Use Planning By-law for George Municipality (2023) for the following:

- a) A land use application in terms of Section 15(2)(h) for the amendment of the land use designation for Kingswood.

In addition to apply for such amendments of any zoning schemes as may be deemed necessary and to make other necessary application and further to represent us at any inquiry in relation to the abovementioned matters and generally do whatever may be necessary or desirable to procure the approval of the application, by virtue of those present and whatever our said representative have to date done herein.

Signed at Strand on this 18th day of January 2024

Signed
W Jerling
Director



In the presence of the undersigned witnesses:

As Witnesses:



.....



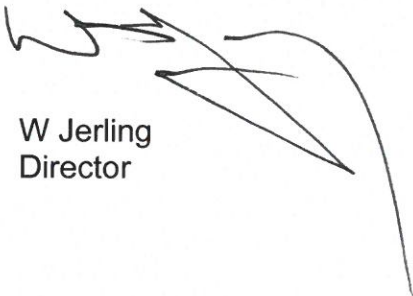
15 October 2024

Meeting of directors held on 1 October 2024.

Resolved that:

Mr Werner Jerling be authorized to sign all documents pertaining to the rezoning application of the Kingswood Cross site Erf 28595 George. See copy attached.

Certified a true extract.

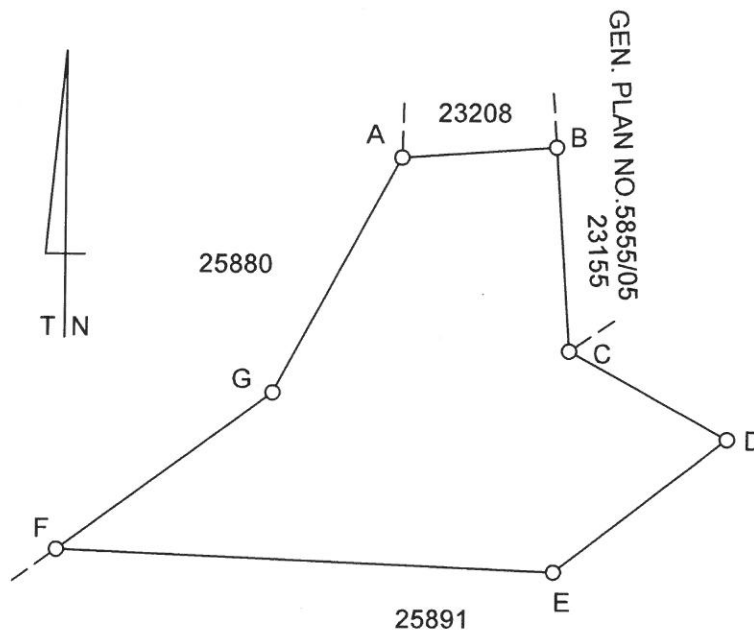
A handwritten signature in black ink, appearing to be 'W. Jerling', written over a large, faint, stylized graphic element that resembles a leaf or a wing.

W Jerling
Director

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System WG23 X		S.G. No.
AB	42,85	265 59 30	A	0,00	
BC	56,68	355 59 50	B	+52 522,37	+61 073,06
CD	50,28	298 52 20	C	+52 479,63	+61 070,07
DE	60,62	52 05 50	D	+52 475,66	+61 126,61
EF	137,52	92 25 20	E	+52 431,63	+61 150,89
FG	73,87	233 34 10	F	+52 479,46	+61 188,13
GA	74,18	208 11 40	G	+52 616,86	+61 182,31
		20CD24	⊕	+52 557,42	+61 138,44
		96P4	⊕	+52 420,64	+59 141,53
				+51 147,60	+60 680,77

Approved
for Surveyor-General

Beacon Descriptions:
All are 12mm round iron pegs



Scale 1: 2000

The figure A B C D E F G
represents 1,0759 Hectares of land, being
Erf 28595, portion of Erf 20849 George

Situate in the Municipality of George

Administrative District of George

Province of the Western Cape

Surveyed in January 2004 to December 2014

by me

R.A. Pesch (PLS0859) Professional Land Surveyor

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

Registrar of Deeds

The original diagram is
SG. No. 2576/2002
annexed to Transfer

D/T 2003- -118560

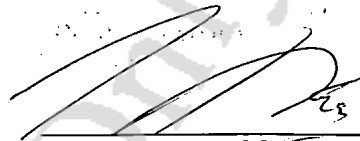
File No.
S.R. No.
Comp. BL-7DD/W3(1741)
BL-7DDA(4132)

ERF 28595 GEORGE

ANNEXURE B:
TITLE DEED

Roux Kruger Attorneys
7 Cathedral Square
Cathedral Street
P O Box 879
George
6530


Prepared by me



CONVEYANCER
KRUGER HW

SEELREG DUTY R.....
FOOI FEE R. <u>500,00</u>

FOR RELEASE
SEE B.G.O.

VERBIND		MORTGAGED	
VIR FOR R <u>46 000 000,00</u>			
B	000077790 / 2003		
	17/12/03	REGISTRATEUR/REGISTRAR	

T	000118561 / 2003
---	------------------

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT


ANTON LUTHER POSTHUMUS

appeared before me, REGISTRAR OF DEEDS, at CAPE TOWN, the said
appearer being duly authorised thereto by a Power of Attorney which said Power
of Attorney was signed at GEORGE on 2 OCTOBER 2003 granted to him by

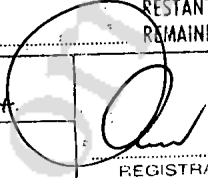
THE ACACIA GROUP (PROPRIETARY) LIMITED
No. 2001/009363/07



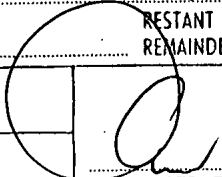
Para 1

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF...	Erf 22361 = 6,5956 HA RESTANT REMAINDER... 2,5199 HA
T 000059447/2004	 REGISTRATEUR/REGISTRAR
23 JUN 2004	

Para 1

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF...	Erf 22499 = 5,3656 ha RESTANT REMAINDER...
T 110008/2004	 REGISTRATEUR/REGISTRAR
9/11/04	

Para 1

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF...	Erf 22424 = 1,7681 ha RESTANT REMAINDER...
T 110038/04	 REGISTRATEUR/REGISTRAR
9/11/04	

Vir verdere andessemente sien
 For further endorsements see... **pg 7**

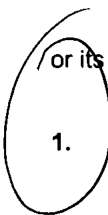
And the appearer declared that his said principal had, on 12 September 2003, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of:

**KINGSWOOD GOLF ESTATE (EIENDOMS) BEPERK
1998/004915/07**

1988

- see (v)(i)(b) end

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



**1. ERF 20848 GEORGE, IN THE MUNICIPALITY AND DIVISION OF
GEORGE;
PROVINCE OF THE WESTERN CAPE;**

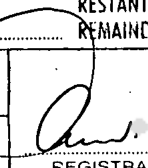
**IN EXTENT 79,1155 (SEVENTY NINE COMMA ONE ONE FIVE FIVE)
HECTARES**

**FIRST TRANSFERRED and still held by Deed of Transfer No. T 000118560 / 2003
/2003 with Diagram SG No. 2575/2002 relating thereto**

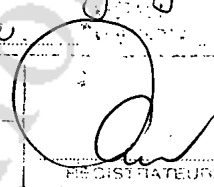
- A. SUBJECT to the conditions referred to in Crown Grant dated 15th June 1922 (George Quitrents vol. 15 No. 15).
- B. SUBJECT FURTHER to the following conditions contained in Crown Grant dated 15th June 1922 (George Quitrents Vol. 15 No. 15), namely:
 - (2) That all existing roads and thoroughfares shall remain free and uninterrupted and that the Government or other competent authority shall have the right when necessary at any time to make further roads over the land in question.
 - (3) That all rights to minerals, mineral products, mineral oils and precious stones, precious or base metals on or under the land hereby granted are expressly reserved to the State, together with the right of access to any mines or works undertaken for mining or prospecting purposes by any person duly authorised in that behalf. The land is subject to such further rights as the public or the Government now may or may hereafter have or be entitled to obtain under or by virtue of any law relating to the prospecting, digging, mining or exploitation of minerals, mineral products, mineral oils, precious stones, precious or base metals on or under the land hereby granted, which rights shall not be impaired or in any way affected by the title deed.
- C. ENTITLED to the benefits of the servitude referred to in the following endorsement dated 29 December 1938 on Crown Grant dated 15 June 1922 (George Quitrents Vol. 15 No. 15) namely:

By Deed of Transfer No. 13615 dated 29th December 1938, the owner and his successors in title of the property thereby conveyed is prohibited from carrying on trade or business other than that of saw mill, grist mill and certain manufactures connected with a timber factory as will more fully appear on reference to the said Deed of Transfer.

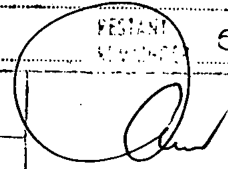
Para 1

CERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	Eif 22533 = 4,9948 ha. RESTANT REMAINDER
T 110042/04	
9/11/04	
REGISTRATEUR/REGISTRAR	

Para 1

CERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	Eif 22578 George meco = 4,9753 ha
T 15374/05	
25/2/05	
REGISTRATEUR/REGISTRAR	

Para 1

CERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	Eif 22633 = 2,6469 ha. RESTANT REMAINDER 57,7445 ha
T 16887/05	
2/3/05	
REGISTRATEUR/REGISTRAR	

Vir verdere ondassamente sien
 For further endorsements see pg 8

- D. SUBJECT FURTHER to the terms of the servitude referred to in the following endorsement dated 7 June 1977 on Crown Grant dated 15th June 1922 (George Quitrents Vol. 15 No. 15), namely:

Registration of Servitude

Within described land is subject to a servitude with regard to apportionment of water in terms of an order of the Water Court (Water Court District No. W10/76) dated 5-6-1977 as will more fully appear on reference to the copy of said order filed as K493/77S.


- E. SUBJECT FURTHER as contained in Deed of Transfer No. T 118560/03. /2003 to an electric power line servitude 15 (fifteen) metres wide except where the servitude is limited by the property boundary, the centre line of which servitude is represented by the line T1 U1 V1 on Diagram S.G. No. 2575/2002, imposed by and in favour of the GEORGE MUNICIPALITY in terms of Section 42(1) of Ordinance 15 of 1985. ①

- F. By virtue of a Notarial Tie Agreement No. K 1294/03/2003 the abovementioned property together with Erf 20849 George and Erf 20850 George shall be tied together and shall be regarded as one property for all intents and purposes and that neither Erf 20848 GEORGE, nor Erf 20849 GEORGE, nor Erf 20850 GEORGE may be alienated, sold or transferred separately otherwise than to the same transferee without the prior written consent of the Municipality first being obtained. The Municipality shall have an absolute discretion to grant or withhold such consent.


2. ERF 20849 GEORGE, IN THE MUNICIPALITY AND DIVISION OF GEORGE PROVINCE OF THE WESTERN CAPE;

IN EXTENT 132,3063 (ONE HUNDRED AND THIRTY TWO COMMA THREE ZERO SIX THREE) HECTARES

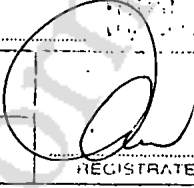
FIRST TRANSFERRED and still held by Deed of Transfer T 118560/03. /2003 with Diagram SG No. 2576/2002 relating thereto. ①

- A. SUBJECT to the conditions referred to in Crown Grant dated 15th June 1922 (George Quitrents Vol. 15 No. 15).
- B. SUBJECT FURTHER to the following conditions contained in Crown Grant dated 15th June 1922 (George Quitrents Vol. 15 No. 15), which conditions are more fully set out in Para. 1.B above.
- C. ENTITLED to the benefits of the servitude referred to in the following endorsement dated 29 December 1938 on Crown Grant dated 15th June 1922 (George Quitrents Vol. 15 No. 15), which benefits are more fully set out in Para. 1 C above.
- D. SUBJECT FURTHER to the terms of the servitude referred to in the following endorsement dated 7 June 1977 on Crown Grant dated 15th June 1922 (George Quitrents Vol. 15 No. 15), which servitude is more fully set out in Para. 1 D. above.
- 

Para 1

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	Erf 22644 = 2,3191 ha. RESANI
T 17352/05	
3/3/05	

Para 1

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	Erf 22623 George = 1,3445 ha.
T 18788/05	
8/3/05	

FOR FURTHER ENDORSEMENTS SEE
VIA VERBODEN ENDOESMENTE GIEW

9

- E. By virtue of a Notarial Tie Agreement No. K 1294/03/2003⁽²⁾ the abovementioned property together with Erf 20848 George and Erf 20850 George shall be tied together and shall be regarded as one property for all intents and purposes and that neither Erf 20848 GEORGE, nor Erf 20849 GEORGE, nor Erf 20850 GEORGE may be alienated, sold or transferred separately otherwise than to the same transferee without the prior written consent of the Municipality first being obtained. The Municipality shall have an absolute discretion to grant or withhold such consent, as will more fully appear from the said Notarial Tie Agreement.

3. ERF 20850 GEORGE, IN THE MUNICIPALITY AND DIVISION OF GEORGE PROVINCE OF THE WESTERN CAPE;

IN EXTENT 5931 (FIVE THOUSAND NINE HUNDRED AND THIRTY ONE) SQUARE METRES

FIRST TRANSFERRED and still held by Deed of Transfer No. T 118560/03⁽¹⁾ /2003 with Diagram SG No. 2577/2002 relating thereto.

- A. SUBJECT to the conditions referred to in Crown Grant dated 15th June 1922 (George Quitrents Vol. 15 No. 15).
- B. SUBJECT FURTHER to the following conditions contained in Crown Grant dated 15th June 1922 (George Quitrents Vol. 15 No. 15), which conditions are more fully set out in Para. 1.B above.
- C. ENTITLED to the benefits of the servitude referred to in the following endorsement dated 29 December 1938 on Crown Grant dated 15th June 1922 (George Quitrents Vol. 15 No. 15), which benefits are more fully set out in Para. 1 C above.
- D. SUBJECT FURTHER to the terms of the servitude referred to in the following endorsement dated 7 June 1977 on Crown Grant dated 15th June 1922 (George Quitrents Vol. 15 No. 15), which servitude is more fully set out in Para. 1 D. above.
- E. By virtue of a Notarial Tie Agreement No. K 1294/03/2003⁽³⁾ the abovementioned property together with Erf 20848 George and Erf 20849 George shall be tied together and shall be regarded as one property for all intents and purposes and that neither Erf 20848 GEORGE, nor Erf 20849 GEORGE, nor Erf 20850 GEORGE may be alienated, sold or transferred separately otherwise than to the same transferee without the prior written consent of the Municipality first being obtained. The Municipality shall have an absolute discretion to grant or withhold such consent, as will more fully appear from the said Notarial Tie Agreement.

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

THE ACACIA GROUP (PROPRIETARY) LIMITED
No. 2001/009363/07

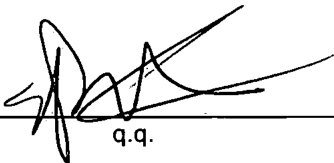
heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by these presents, the said

KINGSWOOD GOLF ESTATE (EIENDOMS) BEPERK
No. 1988/004915/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R11 606 985,47 (ELEVEN MILLION SIX HUNDRED AND SIX THOUSAND NINE HUNDRED AND EIGHTY FIVE RAND AND FORTY SEVEN CENTS).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the Registrar of Deeds at Cape Town on 17 December 2003



q.q.

In my presence



REGISTRAR OF DEEDS



Registration no. of within T/area U

GEMENSIG KRAGTENS ART. 4 (1) (b) VAN WET 47 VAN 1937 OM TE LEES: AMENDED IN TERMS OF SECTION 4 (1) (b) OF ACT 47 OF 1937 TO READ:

1988 | 004915 | 07

BC 23138 / 2005

18 APR 2005

[Signature]
REGISTRATEUR/REGISTRAR

Para 2

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN III RESPECT OF: ERF 22732

meas 6,0521 ha RESTANT 126,2542 HA

T 27103/05

8.4.05

[Signature]
REGISTRATEUR/REGISTRAR

Para 1.

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN IN RESPECT OF: Erf 22770 = 5,5421 ha.

RESTANT 43,5635 ha.

T 51750/05


29/6/05

[Signature]
REGISTRATEUR/REGISTRAR


Vir verdere endossemente sien
Por further endorsements see: fg 10

For Information Only

para 1.

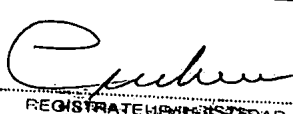
SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN <u>EIF 22677 = 6,1832 ha.</u> IN RESPECT OF	
RESTANT REMAINDER <u>37,3403 ha.</u>	
T <u>68034/05.</u>	 REGISTRATEUR/REGISTRAR
<u>25-8-05.</u>	

para 2

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN <u>EIF 23154 = 13,5052 ha.</u> IN RESPECT OF	
RESTANT REMAINDER <u>112,7490 ha.</u>	
T <u>54899/06.</u>	 REGISTRATEUR/REGISTRAR
<u>21-7-06.</u>	

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 11

170 para 2

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN <u>EIF 25784 George</u> IN RESPECT OF	
mens: <u>6,4489 ha</u>	
RESTANT REMAINDER <u>106,3001 ha.</u>	
T <u>20292/2008</u>	 REGISTRATEUR/REGISTRAR
<u>18-3-2008</u>	

Para 2

CERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF... erf 23849 = 1,2679 HA	
RESTANT REMAINDER 105,0322 HA	
T	78187 2008
	10-12-2008
REGISTRATEUR/REGISTRAR	

Vir verdere endossermente sien
 For further endorsements see... f29/2

For Information Only

-88- (12)

Para 1

BERTIFIKAAT VAN GEREГИSTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF <u>ERF 25873 = 10,6238 Ha</u>	
*ERF 25874 = 4,62 Ha RESTANT REMAINDER	
T 20/9/12	
REGISTRATEUR/REGISTRAR	

*ERF 25876 = 15,0018 Ha.
 ERF 25877 = 2,8177
 Para 2 W = 258 m²
 ERF 25880 = 16,1558 Ha.

Para 1

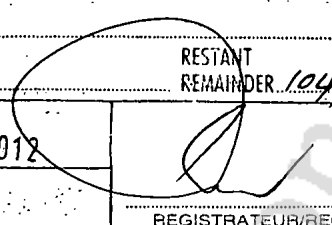
BERTIFIKAAT VAN GEREГИSTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF <u>ERF 25872 = 2,3043 Ha</u>	
ERF 25875 = 1,8538 Ha RESTANT REMAINDER	
T 20/9.7/2012	
2012-05-31	REGISTRATEUR/REGISTRAR

Para 2

BERTIFIKAAT VAN GEREГИSTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF <u>ERF 25850 = 1108 m²</u>	
RESTANT REMAINDER <u>109,7790</u>	
T 0000024969/2012	
2012-05-31	REGISTRATEUR/REGISTRAR

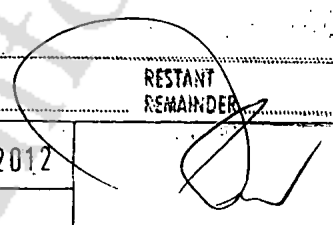
Vir verdere endosamentte sien
 For further endorsements see... 1913

Pom 2

CERTIFIKAAT VAN GEREГИSTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF *	
RESTANT REMAINDER. 104, 8978	
T 00024967 / 2012	
2012-05-31	
REGISTRATEUR/REGISTRAR	

* $\frac{E_{25851}}{25851} = 764 \text{ m}^{-1}$
 $25852 = 13 \text{ m}^{-1}$
 $25853 = 447 \text{ m}^{-1}$


Pom 1 + 2

CERTIFIKAAT VAN GEREГИSTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	
RESTANT REMAINDER	
T 00024972 / 2012	
2012-05-31	
REGISTRATEUR/REGISTRAR	

Pom 1: $\frac{E_{25873}}{25873} = 10,6238 \text{ Ha}$
 $\frac{E_{25874}}{25874} = 4,6936 \text{ Ha}$
 $\frac{E_{25876}}{25876} = 15,0018 \text{ Ha}$
 $\frac{E_{25877}}{25877} = 2,9777 \text{ Ha}$

Pom 2: $\frac{E_{25880}}{25880} = 16,1558 \text{ Ha}$
 $\frac{E_{25884}}{25884} = 258 \text{ m}^{-1}$

ANNEXURE C:
SG DIAGRAMS

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System W623 ° X			S.G. No. 2576/2002
		Constants	+	0, 00	+3 700 000, 00	
AB	52, 44	250 50 00	A +	53 011, 51	+ 60 544, 43	Approved  Surveyor-General 2002.06.24
BC	53, 95	243 02 20	B +	52 961, 98	+ 60 527, 22	
CD	41, 91	236 31 30	C +	52 913, 89	+ 60 502, 76	
DE	42, 36	230 10 30	D +	52 878, 93	+ 60 479, 64	
EF	42, 34	214 00 20	E +	52 846, 40	+ 60 452, 51	
FG	21, 07	207 19 00	F +	52 822, 72	+ 60 417, 41	
GH	62, 47	205 35 20	G +	52 813, 05	+ 60 398, 69	
HJ	199, 97	197 00 00	H +	52 786, 07	+ 60 342, 34	
JK	37, 80	209 10 30	J +	52 727, 61	+ 60 151, 11	
KL	56, 50	217 24 00	K +	52 709, 18	+ 60 118, 10	
LM	56, 59	235 07 00	L +	52 674, 86	+ 60 073, 22	
MN	56, 57	248 20 10	M +	52 628, 43	+ 60 040, 85	
NP	56, 59	264 47 30	N +	52 575, 86	+ 60 019, 97	
PQ	56, 50	278 56 00	P +	52 519, 51	+ 60 014, 83	
QR	98, 30	293 15 30	Q +	52 463, 70	+ 60 023, 60	
RS	82, 46	304 19 00	R +	52 373, 38	+ 60 062, 42	
ST	102, 13	281 51 30	S +	52 305, 27	+ 60 108, 91	
TU	138, 17	287 54 10	T +	52 205, 33	+ 60 129, 89	
UV	580, 27	357 32 10	U +	52 073, 85	+ 60 172, 37	
VW	132, 98	89 58 20	V +	52 048, 92	+ 60 752, 10	
WX	68, 97	45 26 00	W +	52 181, 90	+ 60 752, 16	
XY	106, 74	5 48 40	X +	52 231, 04	+ 60 800, 56	
YZ	89, 90	337 07 10	Y +	52 241, 84	+ 60 906, 75	
ZA1	72, 36	296 48 40	Z +	52 206, 89	+ 60 989, 58	
A1B1	120, 77	341 25 00	A1 +	52 142, 30	+ 61 022, 22	
B1C1	63, 40	41 48 10	B1 +	52 103, 82	+ 61 136, 69	
C1D1	323, 78	324 12 30	C1 +	52 146, 08	+ 61 183, 95	
D1E1	147, 87	31 21 20	D1 +	51 956, 72	+ 61 446, 59	
E1F1	115, 31	36 38 40	E1 +	52 033, 67	+ 61 572, 86	
F1G1	254, 29	105 23 00	F1 +	52 102, 49	+ 61 665, 37	
G1H1	166, 12	45 56 50	G1 +	52 347, 67	+ 61 597, 92	
H1J1	258, 30	92 55 50	H1 +	52 467, 06	+ 61 713, 43	
J1K1	160, 51	65 21 50	J1 +	52 725, 02	+ 61 700, 22	



SHEET 1 of 3 SHEETS

The figure A B C D E F G H J K L M N P Q R S T U V W X Y Z A1 B1 C1 D1
E1 F1 G1 H1 J1 K1 L1 M1 N1 P1

represents 132,3063 hectares of land being
ERF 20849 PORTION OF ERF 464, GEORGE

situate in the Municipality and
Administrative District of George Province Western Cape
Surveyed in October 1981 - May 2002

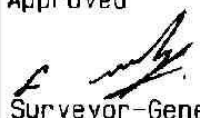
by us D.J.A. GOOSEN (PLS0220) A. LOUW (PLS0356) Professional Land Surveyors

This diagram is annexed to No. T118560/2003 Dated i.f.o.	The original diagram is No. B1293/1920 Grant No. Geo. Q. 15-15 Registrar of Deeds	File No. S/8775 Vol.2 S.R. No. E1151/2002 Comp. BL-7DDA (4132) ✓ BL-7DDC (4134) BL-700/Y32 (6617) Deduction Plan G.37 (2281) Portfolio Vol.98
---	---	---

EXEMPT FROM PROVISIONS OF ACT
70 OF 1970
SECTION 1(a)

APPROVED IN TERMS OF SECT. 23
OF ORD. 15/1985
REF. ERF 464
DATE 2002-05-21

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System WG23 ° X			S.G. No.
		Constants	+	0,00	+3 700 000,00	2576/2002
K1L1	683,73	163 43 20	K1 +	52 870,93	+ 61 767,13	Approved  Surveyor-General 2002.06.24
L1N1	18,85	149 50 20	L1 +	53 062,58	+ 61 110,81	
M1N1	225,48	242 31 00	M1 +	53 072,05	+ 61 094,51	
N1P1	389,69	162 58 50	N1 +	52 872,02	+ 60 990,45	
P1A	77,67	160 53 00	P1 +	52 986,07	+ 60 617,82	
		⊕20CD24	+	52 420,64	+ 59 141,53	SHEET 2 of 3 SHEETS
		⊕96P4	+	51 147,60	+ 60 680,77	

ERF 20849 PORTION OF ERF 464, GEORGE

situate in the Municipality and
Administrative District of George

Surveyed in October 1981 - May 2002

by us O.J.A.GOOSEN (PLS0220) A.LOUW (PLS0356) Professional Land Surveyors

ERF 20849 PORTION OF ERF 464, GEORGE
situate in the Municipality and
Administrative District of George

S.C. No.

2576/2002

Approved

Surveyor-General

2002.06.24

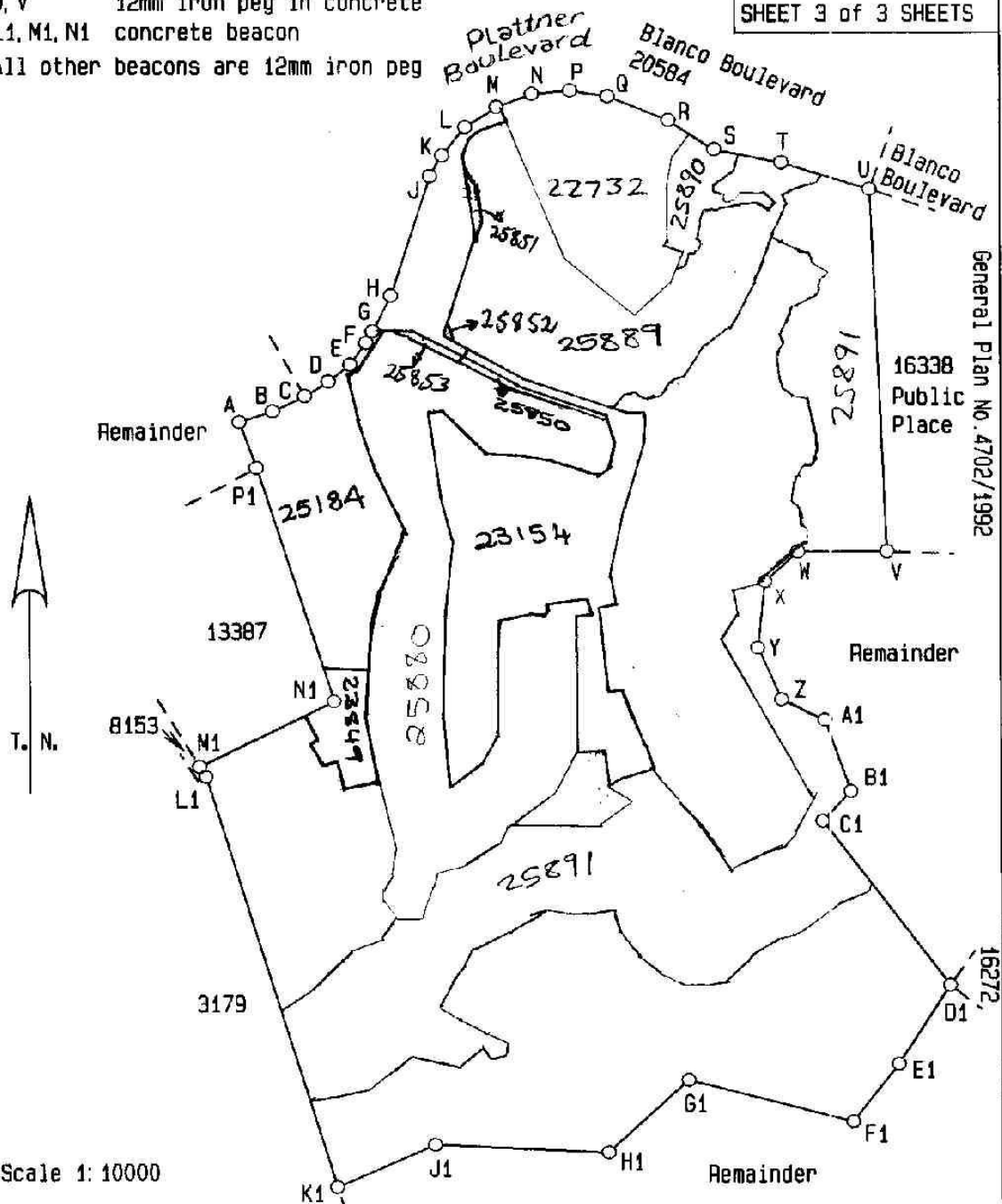
SHEET 3 of 3 SHEETS

BEACON DESCRIPTION:

U, V 12mm iron peg in concrete

L1, M1, N1 concrete beacon

All other beacons are 12mm iron peg



Scale 1:10000

Surveyed in October 1981 - May 2002

by us O.J.A. GOOSEN (PLS0220) A. LOUW (PLS0356) Professional Land Surveyors

**FOR ENDORSEMENTS
SEE BACK OF DGM.**



THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM

SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA./SQ. M.	TRANSFER NO.	INITIALED	REMR.
E2023/04	4546/2004	Erf 22732	6.0521 Ha			126,2512 Ha
E24651/2005	5854/2005	Erf 23154	73.5052 ha	54899/06	WJ	112,7490 Ha
E3245/07	7573/07	Erf 25115	8.2467	Redundant		
E3245/07	7574/07	Erf 25184	6.4489 ha	20292/2008	CN	106,3001 Ha
E1507/08	8282/2008	Erf 23849	1.2679 ha	78187/08	TA	105,0322 Ha
E1286/10	3024/2010	Erf 25850	1108 m ²	T24969/2012		104,9216 Ha
"	3025/2010	Erf 25851	764 m ²	T24969/2012	TA	104,8450 Ha
"	3026/2010	Erf 25852	13 m ²	T24967/2012	TA	104,8437 Ha
"	3027/2010	Erf 25853	447 m ²	T24967/2012	TA	104,7990 Ha
E1962/10	4453/10	Erf 25880	16,1558 HA			88,6432 Ha
E1546/2014	3161/2014	Erf 25889	10.7666 Ha			77,8766 Ha
"	3162/2014	Erf 25890	1.3355 Ha			76,5411 Ha
"	3163/2014	Erf 25891	25,9727 Ha			50,5684 Ha

ANNEXURE D:
HOA APPROVAL

From: [Gerhard Swart](#)
To: [Henro De Beer](#)
Cc: [projects](#)
Subject: FW: Finale uitleg Kingswood Cross
Date: Thursday, 14 November 2024 17:29:07
Attachments: [image007.png](#)
[image008.png](#)
[FW finale uitleg.msg](#)

[REDACTED]

[REDACTED]

[REDACTED]

From: Willem Jacobs <willemj@kingswood.co.za>
Sent: Thursday, 14 November 2024 15:41
To: Erf 1144Angelique <angelique@asalaw.co.za>
Cc: Daniel de Wet <daniel@kingswood.co.za>; Gerhard Swart <Gerhard@udwc.co.za>
Subject: RE: Finale uitleg Kingswood Cross



Beste Angelique,

Jammer vir die laat respons, maar ons moes eers 'n riool lyn wat op ons "ass-built" planne verskyn en deur 'n gedeelte van die beplande ontwikkeling loop uitsorteer. Kantey & Templer het intussen bevestig dat die riool lyn verskuif was na die pad toe en nie meer deur die perseel loop nie.

Die Huieeienaar Trustees het die voorgestelde uitleg en verdeling bespreek en is heeltemal ten gunste van die uitleg soos op 8 November 2024 deur Urban Dynamics aan ons gestuur, sien aangeheg.

Vriendelike groete

WILLEM JACOBS
CEO
KINGSWOOD GOLF ESTATE HOA
KINGSWOOD HOA PROPERTIES (PTY) LTD

Tel. 0861 72 71 70
Cell 082 909 2957
willemj@kingswood.co.za
www.kingswood.co.za



Confidentiality Note: The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

[Redacted text block]

[Redacted text block]

[Redacted text block]

[Redacted text block]

[Redacted text block]

[Redacted text block]

[Redacted text block]

ANNEXURE E:
ENVIRONMENTAL AUTHORISATION

REFERENCE: 16/3/3/1/D2/19/0034/23
NEAS REFERENCE: WCP/EIA/0001379/2023
DATE OF ISSUE: 14 AUGUST 2024

ENVIRONMENTAL AUTHORISATION

APPLICATION FOR ENVIRONMENTAL AUTHORISATION (EA) IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 (AS AMENDED): THE PROPOSED HOUSING DEVELOPMENT ON REMAINDER OF ERF 20849, "KINGSWOOD CROSS" KINGSWOOD GOLF ESTATE, GEORGE

With reference to your application for the abovementioned, find below the outcome with respect to this application.

DECISION

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment ("EIA") Regulations, 2014, the Competent Authority herewith—

- **grants Environmental Authorisation** to the applicant to undertake the listed activities specified in section B below with respect to **the Preferred Alternative (Site Alternative 1)**, described in the Final Basic Assessment Report ("FBAR"), 13 May 2024 as prepared and submitted by the appointed environmental assessment practitioner ("EAP"), Mr. Pieter Badenhorst (EAPASA No: 2019/1108), and assisted by Candidate Environmental Assessment Practitioner ("Candidate EAP"), Ms. Therina Oberholzer (EAPASA No: 2019/1144) of GroenbergEnviro (Pty) Ltd.
- **replaces** part of the Environmental Authorisation issued on 11 September 2003 (DEA&DP Ref. EG12/2/1-37-3292). Part of the Site development plan ("SDP") approved in the Environmental Authorisation ("Record of Decision") issued on 11 September 2003 is replaced with the SDP (Drawing number 102 version D, dated 14 November 2023) attached as Annexure 2 to this Environmental Authorisation.

The applicant for this Environmental Authorisation is required to comply with the conditions set out in section E below.

A. DETAILS OF THE APPLICANT FOR THIS ENVIRONMENTAL AUTHORISATION

Kingswood Golf Estate (Pty) Ltd
 % Mr. Marc Marcel Christian Stuyck
 PO Box 118
GORDON'S BAY
 7151

Email: marcs@asla.co.za

The abovementioned applicant is the holder of this Environmental Authorisation (hereinafter referred to as "**the Holder**").

B. LIST OF ACTIVITIES AUTHORISED

Listed Activities	Activity/Project Description
Environmental Impact Assessment Regulations Listing Notice 1 (Government Notice No. 326 of 7 April 2017)	
<p>Activity Number: 27 Activity Description:</p> <p>The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for-</p> <ul style="list-style-type: none"> (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan. 	<p>The proposal will require the clearance of approximately 1.1ha of indigenous vegetation which is more than 1ha.</p>
Environmental Impact Assessment Regulations Listing Notice 3 (Government Notice No. 324 of 7 April 2017)	
<p>Activity Number: 12 Activity Description:</p> <p>The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.</p> <p>i. Western Cape</p> <p>(i). Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;</p> <ul style="list-style-type: none"> (ii). Within critical biodiversity areas identified in bioregional plans; (iii). Within the littoral active zone or 100 metres inland from high water mark of the sea or an estuarine functional zone, whichever 	<p>The proposal will require the clearance of more than 300m² of Endangered Garden Route Granite Fynbos.</p>

<p>distance is the greater, excluding where such removal will occur behind the development setback line on even in urban areas; (iv). On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning; or (v). On land designated for protection or conservation purposes in an Environmental Management Framework adopted in the prescribed manner, or a Spatial Development Framework adopted by the MEC or Minister.</p>	
<p>Activity Number: 15 Activity Description:</p> <p>The transformation of land bigger than 1000 square metres in size, to residential, retail, commercial, industrial or institutional use, where, such land was zoned open space, conservation or had an equivalent zoning, on or after 02 August 2010.</p> <p>f. Western Cape</p> <p>i. Outside urban areas, or ii. Inside urban areas:</p> <p>(aa) Areas zoned for conservation use or equivalent zoning, on or after 02 August 2010; (bb) A protected area identified in terms of NEMPAA, excluding conservancies; or (cc) Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act as adopted by the competent authority.</p>	<p>The site is zoned as Private Open Space, and the transformation will be more than 1000 square metres inside an urban area.</p>

The abovementioned list is hereinafter referred to as “**the listed activity**”.

The Holder is herein authorised to undertake the following alternative (Site Alternative 1 – Preferred Alternative) that trigger includes the listed activities as it relates to the development and development footprint area:

The development entails the expansion of the existing Kingswood Cross Golf Estate with an additional 20 housing units. The area that will be developed will be approximately 1.1ha. The expansion will be accessed via the existing access roads.

This EA will be implemented in accordance with the Site Development Plan attached to this EA as Annexure 2.

C. SITE DESCRIPTION AND LOCATION

The site, Remainder of Erf 20849, is located approximately 1.5km west of George, within George Local Municipality. The area to be developed is 1.1ha and the vegetation type on the site is classified as the Endangered Garden Route Granite fynbos. The site will be rezoned from “Open Space” to “Group Housing”.

Site Coordinates:

Position:	Latitude (South)	Longitude (East)
Centre Point	33° 58' 33.64"	22° 25' 54.10"

SG digit code: C02700020002084900000

Refer to Annexure 1: Locality Plan of this Environmental Authorisation.

The above is hereinafter referred to as "**the site**".

D. DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP)

Mr. Pieter Badenhorst (EAPASA No: 2019/1108)

Assisted by Candidate EAP: Ms. Therina Oberholzer (EAPASA No: 2019/1144)

GroenbergEnviro (Pty) Ltd.

P.O. Box 1058

Wellington

7654

Cell: 072 089 5750

E-mail: pieter@groenbergenviro.co.za | therina@groenbergenviro.co.za

Web: <https://www.groenbergenviro.co.za/>

E. CONDITIONS OF AUTHORISATION

Scope and Validity Period of authorisation

1. This Environmental Authorisation is granted for the period of ten (10) years from the date of issue until **31 July 2034**, the date on which all the listed activities, including post construction rehabilitation and monitoring requirements, will be deemed to be concluded at the site.

Failing which, this Environmental Authorisation shall lapse, unless the environmental authorisation is amended in accordance with the relevant process contemplated in the Environmental Impact Assessment Regulations promulgated under the National Environmental Management Act, 1998 (Act no. 107 of 1998).

2. The Holder is authorised to undertake the listed activities specified in Section B above in accordance with the Preferred Alternative (Site Alternative 1) described in the FBAR dated May 2024 which will be located on the site described in Section C above.
3. The Holder shall be responsible for ensuring compliance with the conditions of this environmental authorisation by any person acting on his/her behalf, including an agent, sub-contractor, employee, or any person rendering a service to the Holder.
4. Any changes to, or deviations from the scope of the preferred alternative described in section B above must be accepted or approved, in writing, by the Competent Authority before such changes or deviations may be implemented. In assessing whether to grant such acceptance/approval or not, the Competent Authority may request information in order to evaluate the significance and impacts of such changes or deviations, and it may be necessary for the Holder to apply for further authorisation in terms of the applicable legislation.

Notification and administration of appeal

5. The Holder must in writing, within 14 (fourteen) calendar days of the date of this decision–
 - 5.1. notify all registered Interested and Affected Parties (“I&APs”) of –
 - 5.1.1. the decision reached on the application;
 - 5.1.2. the reasons for the decision as included in Annexure 3;
 - 5.1.3. the date of the decision; and
 - 5.1.4. the date when the decision was issued.
 - 5.2. draw the attention of all registered I&APs to the fact that an appeal may be lodged against the decision in terms of the National Appeal Regulations, 2014 (as amended) detailed in Section G below;
 - 5.3. draw the attention of all registered I&APs to the manner in which they may access the decision;
 - 5.4. provide the registered I&APs with the:
 - 5.4.1. name of the Holder (entity) of this Environmental Authorisation,
 - 5.4.2. name of the responsible person for this Environmental Authorisation,
 - 5.4.3. postal address of the Holder,
 - 5.4.4. telephonic and fax details of the Holder,
 - 5.4.5. e-mail address, if any, of the Holder,
 - 5.4.6. contact details (postal and/or physical address, contact number, facsimile and e-mail address) of the decision-maker and all registered I&APs in the event that an appeal is lodged in terms of the 2014 National Appeals Regulations (as amended).
 - 5.5. The listed activities, including site preparation, must not commence within 20 (twenty) calendar days from the date the applicant notified the registered I&APs of this decision.
 - 5.6. In the event that an appeal is lodged with the Appeal Authority, the effect of this Environmental Authorisation is suspended until the appeal is decided (i.e. the listed activities, including site preparation, must not commence until the appeal is decided).

Written notice to the Competent Authority

6. Seven calendar days' notice, in writing, must be given to the Competent Authority before commencement of any activities.
 - 6.1. The notice must make clear reference to the site details and EIA Reference number given above.
 - 6.2. The notice must also include proof of compliance with the following conditions described herein:
Conditions: 5 and 11.
7. Seven calendar days' written notice must be given to the Competent Authority on completion of the construction activities of the following:
 - 7.1. Completion of the residential development (i.e., top-structures, roads and engineering services).

Management of activity

8. The Environmental Management Programme (“EMPr”) submitted as part of the application for Environmental Authorisation is herewith approved in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, 2014 (as amended).
9. The EMPr must be updated to incorporate all the conditions contained in this Environmental Authorisation and all those measures for the avoidance, management, mitigation, monitoring, rehabilitation and reporting as identified in this Environmental Authorisation additional to those contained in the approved EMPr.

The updated EMPr must be re-submitted to the Competent Authority prior to commencement of the construction activities.

10. The EMPr must be included in all contract documentation for all phases of the development.

Monitoring

11. The Holder must appoint a suitably experienced ECO, prior to commencement of any works (i.e., removal and movement of soil) and for the duration of the clearance and rehabilitation phases of the implementation contained herein.

12. The ECO must–

12.1. be appointed prior to commencement of any works (i.e. removal and movement of soil);

12.2. ensure compliance with the EMPr and the provision contained herein;

12.3. keep record of all activities on the site; problems identified; transgressions noted and a task schedule of tasks undertaken by the ECO;

12.4. remain employed until all development activities are concluded, and the post development implementation, rehabilitation and monitoring requirements are finalised.

13. A copy of the Environmental Authorisation, EMPr, any independent assessments of financial provision for rehabilitation and environmental liability, closure plans, audit reports and compliance monitoring reports must be kept at the site of the authorised activities and be made available to anyone on request, and where the Holder has a website, such documents must be made available on such publicly accessible website.

14. Access to the site referred to in Section C must be granted, and the environmental reports mentioned above must be produced, to any authorised official representing the Competent Authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein.

Auditing

15. The Holder must, for the period during which the environmental authorisation; and EMPr remains valid ensure compliance with the conditions of the environmental authorisation and the EMPr, is audited.

16. The frequency of auditing of compliance with the conditions of the environmental authorisation and of compliance with the EMPr, must adhere to the following programme:

16.1. During the period when the development of the residential phases (i.e. construction of the structures) is undertaken, the Holder must ensure that environmental audits (s) are performed regularly and submit these Environmental Audit Report (s) to the Competent Authority.

During this phase of the development, the frequency of the auditing of compliance with the conditions of the environmental authorisation and compliance with the EMPr **may not exceed intervals of three (3) years.**

A final Environmental Audit Report must be submitted to the Competent Authority within three (3) months of completion of the final phase of the residential development and the post construction rehabilitation and monitoring requirements thereof.

Note: The final auditing requirement should be completed at least three months prior to the expiry of the validity period of the environmental authorisation (i.e., but no later than 30

April 2034) to ensure the Holder is able to comply with all the environmental auditing and reporting requirements and for the competent authority to be able to process it timeously.

17. The Environmental Audit Report(s), must –

- 17.1. be prepared and submitted to the Competent Authority, by an independent person with the relevant environmental auditing expertise. Such person may not be the ECO or EAP who conducted the EIA process;
- 17.2. provide verifiable findings, in a structured and systematic manner, on–
 - 17.2.1. the level of compliance with the conditions of the environmental authorisation and the EMPr and whether this is sufficient or not; and
 - 17.2.2. the ability of the measures contained in the EMPr to sufficiently provide for the avoidance, management and mitigation of environmental impacts associated with the undertaking of the activity.
- 17.3. identify and assess any new impacts and risks as a result of undertaking the activity;
- 17.4. evaluate the effectiveness of the EMPr;
- 17.5. identify shortcomings in the EMPr;
- 17.6. identify the need for any changes to the avoidance, management and mitigation measures provided for in the EMPr;
- 17.7. indicate the date on which the construction work was commenced with and completed or in the case where the development is incomplete, the progress of the development and rehabilitation;
- 17.8. include a photographic record of the site applicable to the audit; and
- 17.9. be informed by the ECO reports.

18. The Holder must, within 7 calendar days of the submission of the audit report to the Competent Authority, notify all potential and registered I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).

Specific Conditions

19. No development may take place on a slope with a gradient greater/steeper than the 1:4 gradient.
20. The riparian buffer zone of 40-meter from the edge of the watercourse must be adhered to and no development/construction activities are permitted within the buffer area.
21. Archaeological monitoring of earthmoving activities for the development must be done. In addition, an archaeological monitoring report must be submitted to HWC on conclusion of the work.
22. The Holder must ensure that a legally binding provision or obligation is set or registered against each of the respective portions of land, into which the Remainder of Erf 20849 will be subdivided, so that the Kingswood Cross residential development will remain a functional part of the greater Kingswood Golf Estate and adhere to the environmental management provisions and restrictions for the greater estate.

Such restrictive provisions or obligations must as a minimum, require that each new landowner; successor in title, or person in control of the individual properties/erven –

- 22.1. be formerly incorporated into the Homeowner's Association ("HOA") or abide by the HOA's constitution and rules as it pertains to the management of the environment and environmental mitigation measures; and
 - 22.2. comply with the applicable provisions of the Operational Environmental Management Programme (OEMP) as approved for the greater estate, and which may, subject to the regulatory processes, be amended by the Competent Authority from time to time.
23. Should any heritage remains be exposed during excavations or any other actions on the site, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape. Heritage remains uncovered or disturbed during earthworks must not be further disturbed until the necessary approval has been obtained from Heritage Western Cape. Heritage remains may only be disturbed by a suitably qualified heritage specialist working under a directive from the relevant Heritage Resources Authority.

Heritage remains include: meteorites, archaeological and/or paleontological remains (including fossil shells and trace fossils); 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 with heritage significance; rock art and rock engravings; shipwrecks; and/or graves or unmarked human burials including grave goods and/or associated burial material.

F. GENERAL MATTERS

24. Notwithstanding this Environmental Authorisation, the Holder must comply with any other statutory requirements that may be applicable when undertaking the listed activities.

Amendment of Environmental Authorisation and EMPr

25. If the Holder does not start with all listed activities and exceed the threshold of each listed activity within the period referred to in Section G, this Environmental Authorisation shall lapse for that activity, and a new application for Environmental Authorisation must be submitted to the relevant Competent Authority.
26. If the Holder wishes to extend a validity period specified in the Environmental Authorisation, an application for amendment in this regard must be made to the relevant Competent Authority prior to the expiry date of such a period.

Note:

- (a) Failure to lodge an application for amendment prior to the expiry of the validity period of the Environmental Authorisation will result in the lapsing of the Environmental Authorisation.
 - (b) It is an offence in terms of Section 49A(1)(a) of NEMA for a person to commence with a listed activity if the competent authority has not granted an Environmental Authorisation for the undertaking of the activity.
 - (c) An environmental authorisation may be amended where it relates to a change of ownership or transfer of rights and obligations.
27. The Holder is required to notify the Competent Authority where any detail with respect to the Environmental Authorisation must be amended, added, substituted, corrected, removed or updated. In assessing whether to amend or correct the EA, the Competent Authority may request information to evaluate the significance and impacts of such changes or deviations, and it may be necessary for the Holder to apply for further authorisation in terms of the applicable legislation.

The onus is on the Holder to verify whether such changes to the environmental authorisation must be approved in writing by the relevant competent authority prior to the implementation thereof.

Note: An environmental authorisation may be amended or replaced without following a procedural requirement contained in the Regulations if the purpose is to correct an error and the correction does not change the rights and duties of any person materially.

28. The manner and frequency for updating the EMPr is as follows:

- (a) Any further amendments to the EMPr, other than those mentioned above, must be approved in writing by the relevant competent authority.
- (b) An application for amendment to the EMPr must be submitted to the Competent Authority if any amendments are to be made to the impact management outcomes of the EMPr. Such amendment(s) may only be implemented once the amended EMPr has been approved by the competent authority.

The onus is however on the Holder to confirm the legislative process requirements for the above scenarios at that time.

29. Where an amendment to the impact management outcomes of an EMPr is required before an environmental audit is required in terms of the environmental authorisation, an EMPr may be amended on application by the Holder of the environmental authorisation.

Compliance with Environmental Authorisation and EMPr

30. Non-compliance with a condition of this environmental authorisation or EMPr is an offence in terms of Section 49A(1)(c) of the National Environmental Management Act, 1998 (Act no. 107 of 1998, as amended).

31. This Environmental Authorisation is granted for a set period from date of issue, during which period all the listed activities must be commenced with and concluded, including the post-development rehabilitation; monitoring requirements and environmental auditing requirements which must be concluded.

32. This Environmental Authorisation is subject to compliance with all the peremptory conditions (i.e., 5, 6 and 11). Failure to comply with all the peremptory conditions, prior to the physical implementation of the activities (including site preparation) will render the entire EA null and void. Such physical activities shall be regarded to fall outside the scope of the Environmental Authorisation and shall be viewed as an offence in terms of Section 49A(1)(a) of NEMA.

33. In the event that the Environmental Authorisation should lapse, it is an offence in terms of Section 49A(1)(a) of NEMA for a person to commence with a listed activity, unless the competent authority has granted an Environmental Authorisation for the undertaking of the activity.

34. Offences in terms of the NEMA and the Environmental Impact Assessment Regulations, 2014, will render the offender liable for criminal prosecution.

G. APPEALS

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 including any Organ of State with interest in the matter; and
 - 1.3. Submit a copy of the appeal to the decision-maker (i.e. the Competent Authority that issued the decision) at:
Zaahir.Toefy@westerncape.gov.za and copied to
DEADPEIAadmin.George@westerncape.gov.za
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 and any registered I&AP including any Organ of State with an interest in the matter; and
 - 2.3. Submit a copy of the appeal to the decision-maker (i.e. the Competent Authority that issued the decision) at:
Zaahir.Toefy@westerncape.gov.za and copied to
DEADPEIAadmin.George@westerncape.gov.za
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 Appeal Administrator at 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: Appeal Administrator
Attention: Mr Marius Venter (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 DEADP.Appeals@westerncape.gov.za

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

H. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this 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

DIRECTOR: DEVELOPMENT MANAGEMENT
WCG: DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

DATE OF DECISION: 14 AUGUST 2024

FOR OFFICIAL USE ONLY:

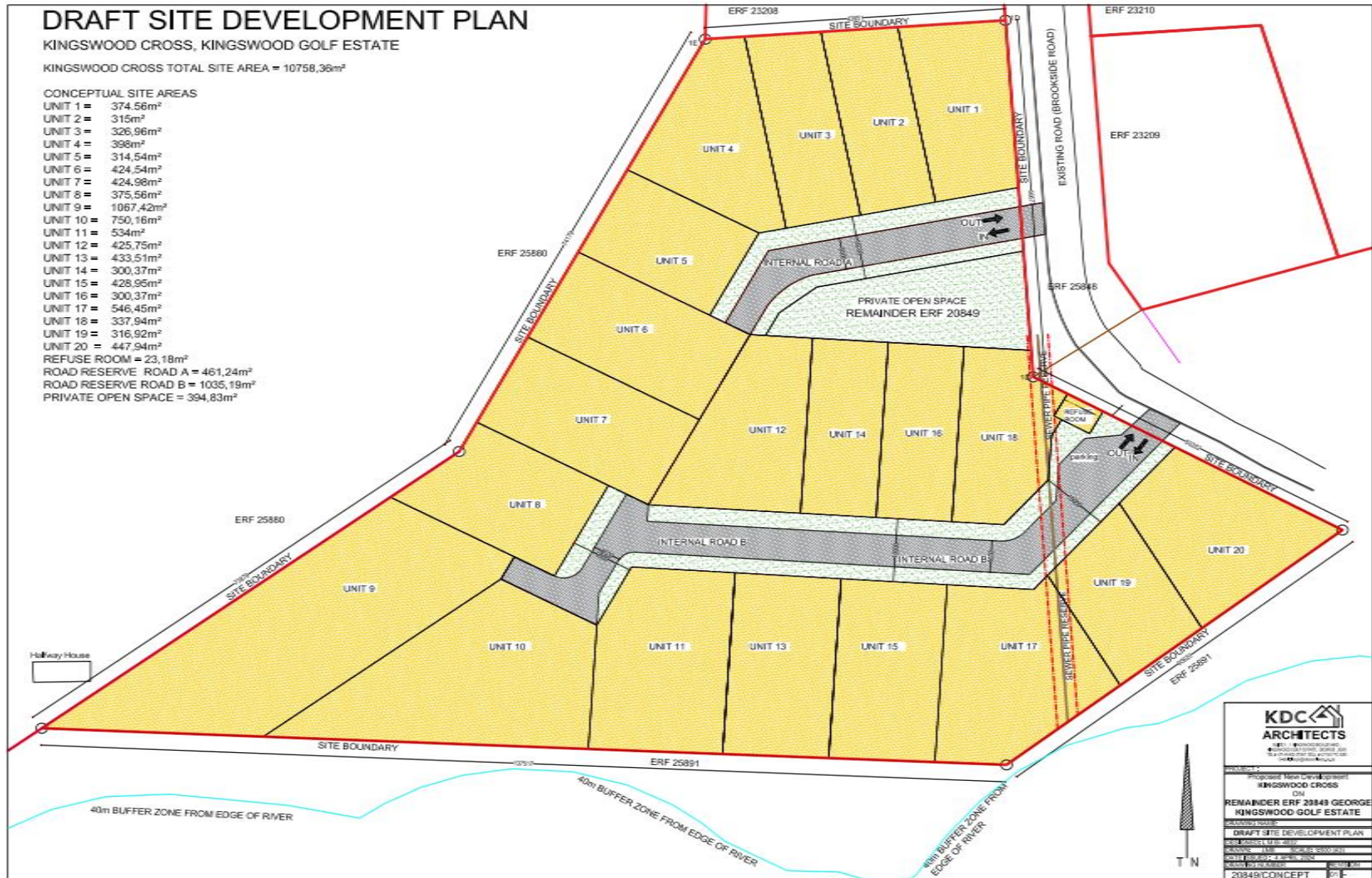
EIA REFERENCE NUMBER: 16/3/3/1/D2/19/0034/23
NEAS REFERENCE: WCP/EIA/0001379/2023
DATE OF ISSUE: (This decision)

CROSS REFERENCE KINGSWOOD GOLF ESTATE:
ORIGINAL EA (ROD): EG12/2/1-37-3292
DATE OF ISSUE: 11 September 2003

ANNEXURE 1: LOCALITY MAP



ANNEXURE 2: SITE DEVELOPMENT PLAN (SITE ALTERNATIVE 1 – PREFERRED ALTERNATIVE)



ANNEXURE 3: REASONS FOR THE DECISION

In reaching its decision, the Competent Authority considered, *inter alia*, the following:

- a) The information contained in the Application Form received on 12 September 2023, the Final Basic Assessment Report (FBAR) and EMPr dated 13 May 2024;
- b) Relevant information contained in the Departmental information base, including the Guidelines on Public Participation, Alternatives (dated March 2013);
- 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);
- d) The comments received from I&APs and responses to these, included in the FBAR dated 13 May 2024;
- e) The balancing of negative and positive impacts and proposed mitigation measures.

The Department had sufficient information at its disposal to understand the environmental and spatial context and the case officer is also familiar with the site and surrounding area. All information presented to the Competent Authority was taken into account in the consideration of the application for Environmental Authorisation. A summary of the issues that were considered to be the most significant for the decision is set out below.

1. Public Participation

A sufficient public participation process was undertaken, and the applicant has satisfied the minimum requirements as prescribed in the EIA Regulation 2014 for public involvement. The public participation process included:

- a) identification of and engagement with interested and affected parties (I&APs) including organs of state which have jurisdiction in respect of the activity to which the application relates;
- b) fixing a notice board at the site on 12 January 2024 and 04 April 2024;
- c) giving written notice to the owners and occupiers of land adjacent to the site and any alternative site where the listed activities are to be undertaken, the municipality and ward councillor, and the various organs of state having jurisdiction in respect of any aspect of the listed activities on 12 January 2024 and 04 April 2024;
- d) the draft BAR was made available for comment from 04 April 2024 until 05 May 2024;
- e) the placing of a newspaper advertisement in the 'George Herald' on 04 April 2024.

The following Organs of State provided comment on the proposal:

- a) Garden Route District Municipality
- b) South African Civil Aviation Authority ("SACAA")
- c) Department of Environmental Affairs and Development Planning: Waste Management ("DEADP: WM")
- d) Breede Olifants Catchment Management Agency ("BOCMA")
- e) CapeNature ("CN")
- f) Heritage Western Cape ("HWC")

Garden Route District Municipality

The Department stated that they have no objections towards the development as long as the development is not in contravention with the Garden Route District Municipality, Municipal Health Service By-Laws, PG. No. 8018 of 10 December 2018, Section 29.1 (a).

SACAA

The SACAA did require the proponent to follow the application procedure and process as published by the SACAA. An application was submitted to the SACAA.

Department of Environmental Affairs and Development Planning: Waste Management (WM)

The DEADP: WM recommended additional measures to be included in the EMPr. The Final EMPr did include the recommended additional mitigation measures.

Breede Olifants Catchment Management Agency (BOCMA)

BOCMA stated that the housing development will occur adjacent to the channelled valley bottom wetland associated with the Rooi River, which is within the regulated area of a watercourse. This will trigger water uses in terms of Section 21(c) & (i) of the National Water Act, 1998 (Act No. 36 of 1998). A Water Use License application was submitted and is in process.

Cape Nature

Cape Nature stated that the comments that the proposed development area is outside the extent of the CBA and is within a disturbed footprint. Furthermore, the site is within the Kingswood Golf Estate which is a residential estate. In addition, Cape Nature recommended certain mitigation measures which were included in the EMPr.

Heritage Western Cape (“HWC”)

HWC stated that there are no significant archaeological resources that occur on the development area. However, HWC required that Archaeological monitoring of earth moving activities be done for the expansion of the existing Kingswood Cross Golf Course.

All the comments and issues raised by the respective Organs of State that were captured in the Basic Assessment Report were responded to by the EAP. The Competent Authority is satisfied with the responses of the EAP to the comments and concerns raised by I&APs.

2. Alternatives

Site Alternatives

Site Alternative 1 (Preferred Alternative) – herein authorised.

The preferred site is on the Remainder of Erf 20849 which is located approximately 1.5km west of George within the George Local Municipality. The proposed area is zoned Single Residential Zone II: Estate Housing for private open space. The site is easily accessible via existing roads and well located within the town borders. The development of 20 additional housing units is an expansion of the existing Kingswood Golf Course Estate which owned by the applicant.

No other site alternatives were considered, due to the fact that the site where the expansion is proposed is owned by the applicant.

Activity Alternatives

According to the Final Basic Assessment Report no activity alternatives were considered as the proponent intends to develop the property in accordance with the surrounding Kingswood Gold Estate and existing Architectural Guidelines and building lines.

Design Alternatives (Preferred design)

The draft Site Development Plan (SDP) has been developed after the first public participation process and the latest preferred design alternative included a 40-meter buffer line to the south of the property.

The “No-Go” Alternative

According to the BAR the No-Go alternative implies that the proposed expansion will not go ahead, and the *status quo* of the site will remain as is. There will be no additional housing established. Furthermore, there will be no temporary job creation during the construction phase. The site will not be used to its full potential if it were to remain undeveloped.

3. Impact Assessment and Mitigation Measures

3.1. Activity Need and Desirability

According to the FBAR the need for the proposed development is in line with all the provincial, district and local development policies. This Directorate agrees that the timing is correct for the development as it will create employment opportunities. There will also be a contribution towards economic growth in the area.

The proposed development will take place within the greater Kingswood Golf Estate. This environmental authorisation will replace a portion of the approved site. Nonetheless, the Kingswood Cross development will be spatially and functionally linked to the existing approved development. The Kingswood Cross development will need to be developed and eventually operate, within the environmental framework and parameters applicable to the greater estate.

3.2. Provincial Spatial Development Framework (PSDF)

The PSDF, 2014 sets out principles to guide future developments in the Western Cape. The proposed development can be regarded as being in line with the principles of the PSDF. Therefore, the expansion will create a number of short-term employment opportunities during the construction phase. In addition, the expansion will also be sustainable and accessible and is therefore consistent with the PSDF.

3.3. Integrated Development Plan (IDP)

The expansion will be in line with the 2022 – 2027 5th Generation Integrated Development Plan (“IDP”) as the area is situated within an established golf course namely Kingwood Golf Course Estate. In addition, the expansion of additional housing units is adjacent to other similar developments and does fit in with the surrounding developments.

3.4. Surface Water

It is noted from the FBAR that the freshwater ecosystem associated with the study area is confirmed to be a channelled valley wetland associated with the Rooi River. This river has undergone various modifications relating to historical agriculture practices, as well as rapid and extensive urban and industrial development within its catchment. The activities relating to this expansion and the associated risks they pose are all highly site-specific. The BAR further submits that the impacts are not significant and have a limited spatial extent. The potential risks are water contamination from the operations of the proposed development including stormwater releases. However, with the implementation of the mitigation measures provided in the EMP the risks can be considered low. This Directorate agrees with mitigation the potential risks would be of low significance.

3.5. Vegetation

According to the FBAR the current vegetation on the site is separated into two types, (i) a secondary grassland and (ii) a shrub thicket. The secondary grassland is on the upper part of the site and has developed where the Garden Route Granite Fynbos, a Critically Endangered vegetation type occur. The grasses are typical species found in disturbed areas and pastures, with some of the notable species being *Eragrostis curvula*, *Paspalum dilatatum* and *Cynodon dactylon*. There are also patches of invasive Kikuya grass (*Pennisetum clandestinum*). There are no representative species of Garden Route Granite Fynbos. Furthermore, the shrub thicket has developed where there has been disturbance, but where instead of the area being grasses for pasture, it was allowed to develop into a dense, impenetrable shrubby thicket. This thicket appears to have a few co-dominant plant species and no other plant species of any consequence. This Directorate is in agreement that the vegetation on the site is secondary and has low conservation value, therefore the potential impacts remain "low".

3.6. Animal

Based on the findings of the FBAR there were a possibility of the occurrence of two sensitive species, which are the frog, *Afrivalus knysnae* and the invertebrate, *Aneuryphymus montanus*, the Yellow-winged Agile Grasshopper. These species were not recorded on the site, and it is unlikely that they occur within the development footprint. Furthermore, no other animals were noted on the proposed site and is unlikely to occur within the development footprint. Therefore, this Directorate is in agreement that the impact on animals is "low".

3.7. Terrestrial Biodiversity Impacts

The area to be developed was given initially a sensitivity rating of "Very High" for terrestrial biodiversity according to the screening tool report. This was based on the fact that the development area is located in a Critical Biodiversity Area (CBA), watercourse catchment area and within a Critically Endangered Ecosystem, namely Garden Route Granite Fynbos. However, after the site sensitivity verification and field observations it was confirmed that the Critically Endangered Ecosystem is not present on the site. In addition, there is a 40-meter buffer from the watercourse that will be adhered to and there are no animal species of conservation concern present on the development area. Therefore, this Directorate is in agreement that the area has a "Low" sensitivity rating for terrestrial biodiversity and the potential impacts will also be "low" on the development area.

3.8. Other Impacts

No other impacts of significance are anticipated for the area that has been authorised in this Environmental Authorisation. Considering the findings of the impact assessment and proposed mitigation measures to address the aforementioned impacts, this Directorate is satisfied that the activity will not negatively impact on the receiving environment, subject to the strict implementation of the conditions of this EA and the mitigation measures contained in the EMP.

4. **Scope and Validity Period of authorisation**

The applicant has indicated that the construction activities (non-operational aspects) should be completed within ten (10) years, by 31 July 2034. The validity period of the environmental authorisation has been granted for a period of ten (10) years from the date of issue, during which period the construction activities must commence and be concluded, including the post-construction rehabilitation and monitoring and submission of the final environmental audit. Where the activity has been commenced with, the EIA Regulations, 2014 allow that (upon application) the period for which the environmental authorisation is granted may be extended for a further period of 5-years.

5. National Environmental Management Act Principles

The National Environmental Management Principles (set out in section 2 of the NEMA, which apply to the actions of all organs of state, serve as guidelines by reference to which any organ of state must exercise any function when taking any decision, and which must guide the interpretation, administration and implementation of any other law concerned with the protection or management of the environment), *inter alia*, provides for:

- a) the effects of decisions on all aspects of the environment to be taken into account;
- b) the consideration, assessment and evaluation of the social, economic and environmental impacts of activities (disadvantages and benefits), and for decisions to be appropriate in the light of such consideration and assessment;
- c) the co-ordination and harmonisation of policies, legislation and actions relating to the environment;
- d) the resolving of actual or potential conflicts of interest between organs of state through conflict resolution procedures; and
- e) the selection of the best practicable environmental option.

6. Conclusion

After consideration of the information and factors listed above, the Department made the following findings:

- (a) The identification and assessment of impacts that are detailed in the FBAR dated May 2024 can be regarded as a sufficient assessment of the key identified issues and impacts.
- (b) The procedure followed for the impact assessment is considered adequate for the decision-making process.
- (c) The proposed mitigation of impacts identified and assessed, curtails the identified negative impacts.
- (d) The EMPr proposed mitigation measures for the pre-construction, construction and rehabilitation phases of the development and these were included in the FBAR. The mitigation measures will be implemented to manage the identified environmental impacts during the construction phase.

In view of the above, the NEMA principles, compliance with the conditions stipulated in this Environmental Authorisation, and compliance with an approved EMPr, the Competent Authority is satisfied that the proposed listed activities will not conflict with the general objectives of integrated environmental management stipulated 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 listed activities can be mitigated to acceptable levels.

----- **END** -----

ANNEXURE F:
ENGINEERING SERVICES STATEMENT



KANTEY & TEMPLER
CONSULTING ENGINEERS

ESTABLISHED 1953

66 Victoria Street
P O Box 458
George
6530

18 November 2024

Our Ref: G5154BA
Your Ref:

Tel: +27 44 874 2177
Fax: +27 44 874 1364

ASALAW
338 Lois Avenue
Newlands
Pretoria
0081

Attention: Angelique Scheepers

PER e-mail: angelique@asalaw.co.za

Dear Madam

KINGS CROSS REM. ERF 20849 KINGSWOOD GEORGE – CIVIL WORKS: AVAILABILITY OF CIVIL SERVICES FOR PROPOSED RESIDENTIAL DEVELOPMENT

The provision of civil services for the proposed development is as follows.

On behalf of the developer, we have prepared a services report highlighting the available civil services for this development. The project involves the following;

- 12 number - Single Residential Erven

Water

Water demand for the proposed development units with an average annual daily consumption of 1250 l/unit/day is 15 kl/day. George Municipality have confirmed that they do have sufficient supply of treated potable water to provide this proposed development with an on-site connection. Letter is attached. The developer will be responsible to connect to the existing municipal network which is in close proximity to the proposed development.

Sewage disposal

The sewage master plan of the Local Authority does allow for this development in terms of bulk disposal and treatment of the sewage outfall. The developer will be responsible to deliver sewage by gravity or by pumping to an existing outfall sewer which is in close proximity to the proposed development.

Based on the water demand, the estimated sewage flow will be 12 kl/day. This equates to a peak flow of 0,56 l/s.

Road Access

Road access will be provided via the existing internal access roads in the Kingswood Golf Estate. Road reserves will be 10 meters.

Cape Town - Head Office: (021) 405 9600 | Johannesburg: (011) 501 4760 | Durban: (031) 266 6535 | Pietermaritzburg: (033) 347 5453 | East London: (043) 726 6443
Port Elizabeth: (041) 373 0738 | George: (044) 874 2177 | Port Shepstone: (039) 315 1519

Board of Directors: GDV Theron, CB Van Brakel, GR Tyndall (Managing Director), E Maciejewski (Financial Director), B Ntuli, N Dube, N Naidoo, IL Justus, K Pillay

KANTEY & TEMPLER (PTY) LTD, REG NO. 1966/009839/07

www.kanteys.co.za



Telecom

The developer will install cable ducts and junction boxes to all properties. Erf connections will be installed by a service provider who will be appointed at a later stage.

Stormwater disposal

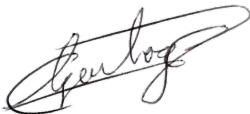
Stormwater infrastructure will be provided by the developer and run-off will be discharged into existing streams in the area via the already installed and new infrastructure. All necessary precautions will be taken to prevent erosion. Stormwater management will be according to recommendations contained in the Red Book i.e. Guidelines for Human Settlement Planning and Design as compiled by the CSIR.

Solid Waste disposal

The Local Authority will dispose of the solid waste. Collection of the waste will be by mutual agreement between the Developer and the Local Authority in line with the current principals in place for Kingswood Golf Estate.

Do not hesitate to contact us should you want to discuss anything further or if you require further information.

Yours faithfully
KANTEY & TEMPLER



C G AGENBAG Pr Eng

CC: Gerhard Swart: gerhard@udwc.co.za

From: [Ricus Fivaz](#)
To: [Nelius Agenbag](#)
Subject: FW: G5154BA: Kingswood Erf 20849 Kingscross: Dienste verslag.
Date: Wednesday, 20 November 2024 12:13:17
Attachments: [image004.png](#)
[image009.png](#)
[image010.png](#)
[image012.png](#)
[Briefhoof Erf 20849, George \(Kingscross\).pdf](#)

Nelius,

Soos bespreek, bevestig ons dat die kapasiteit vir die 20 eenhede reeds goedgekeur is. Die verlaagde verbruik met betrekking tot die 12 eenhede word steeds volledig deur die aangehegte brief gedek.

Laat weet asseblief indien enige verdere dokumentasie of inligting benodig word.

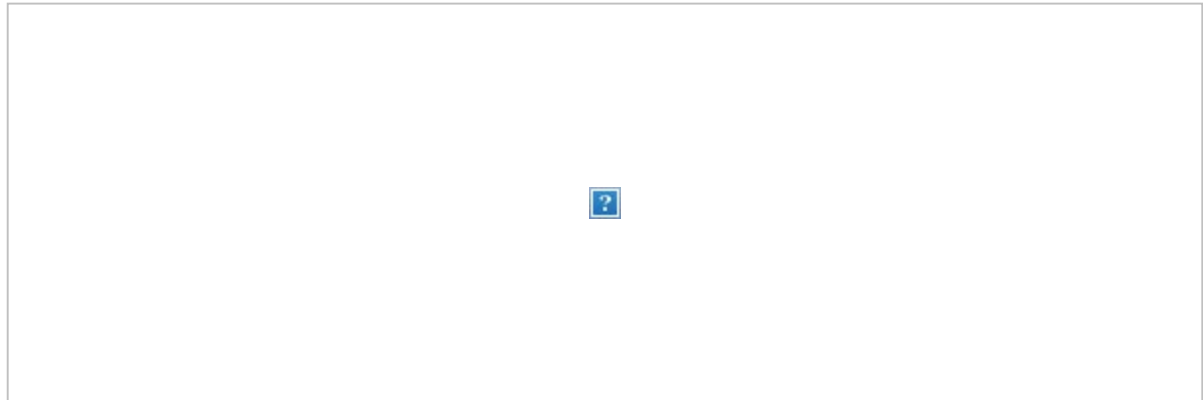
Groete

Ricus Fivaz

Manager: Land development
Civil Engineering Services
George Municipality

Office: 044 801 9350 (Internal #1573)

Email: jmfivaz@george.gov.za



From: Ricus Fivaz
Sent: Thursday, 06 June 2024 07:33
To: Nelius Agenbag <neliusa@gr.kanteys.co.za>
Subject: RE: G5154BA: Kingswood Erf 20849 Kingscross: Dienste verslag.

Nelius,

Met verwysing na die grond gebruik goedkeuring en die aangehegte brief, bevestig ek dat die voorgestelde ontwikkeling steeds in lyn is met die inhoud van die aangehegte brief.

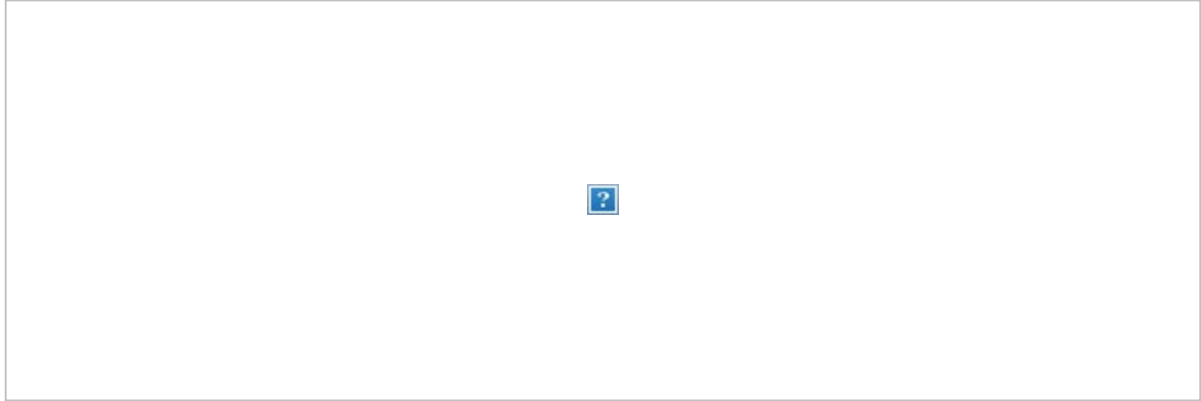
Groete

Ricus Fivaz

Manager: Land development
Civil Engineering Services
George Municipality

Office: 044 801 1573

Email: jmfivaz@george.gov.za



From: Nelius Agenbag <neliusa@gr.kanteys.co.za>
Sent: Wednesday, June 5, 2024 3:28 PM
To: Ricus Fivaz <jmfivaz@george.gov.za>
Subject: G5154BA: Kingswood Erf 20849 Kingscross: Dienste verslag.

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hallo Ricus

Dankie vir die gesprek van vroeër vandag en die huidige water vereiste en riool produksie syfers wat die Munisipaliteit gebruik/aanvaar.

Ek het ons berekening aangepas in lyn met julle beramings en as "Medium to High" kategorie gebruik word volgens die Rooi Boek riglyn is die water aanvraag en riool produksie inderwaarheid minder as voorheen voor voorsiening gemaak as volg:

- beraamde water verbruik was 21 kl/day. Met die nuwe uitleg en soos hier bo gemeld is dit nou **15 kl/dag**.
- beraamde riool produksie was 16,8 kl/day. Met die nuwe uitleg en soos hier bo gemeld is dit nou **12 kl/dag**.

Ons berekeninge is steeds meer as die Munisipale beramings maar minder as oorspronklik toegelaat (2017). Kan ons dus aanvaar dat die vorige verskafte bevestigings brief (2017 - aangeheg) van die Munisipaliteit steeds geldig is en dat die kapasiteite vanaf die Munisipaliteit beskikbaar is?

Jou spoedige terugvoer sal baie wardeer word.

Groete

Nelius Agenbag



ASSOSIAAT DIREKTEUR
PrEng MSAICE PrCPM

Epos: neliusa@gr.kanteys.co.za
Tel: +27 44 874 2177, Sel: +27 82 879 5771
www.kanteys.co.za

B-BBEE LEVEL 1 STATUS

[Disclaimer](#)



From: Ricus Fivaz <Jmfivaz@george.gov.za>
Sent: Wednesday, June 5, 2024 2:32 PM
To: Nelius Agenbag <neliusa@gr.kanteys.co.za>
Subject: RE: G5154BA: Kingswood Erf 20849 Kingscross: Dienste verslag.

Nelius,

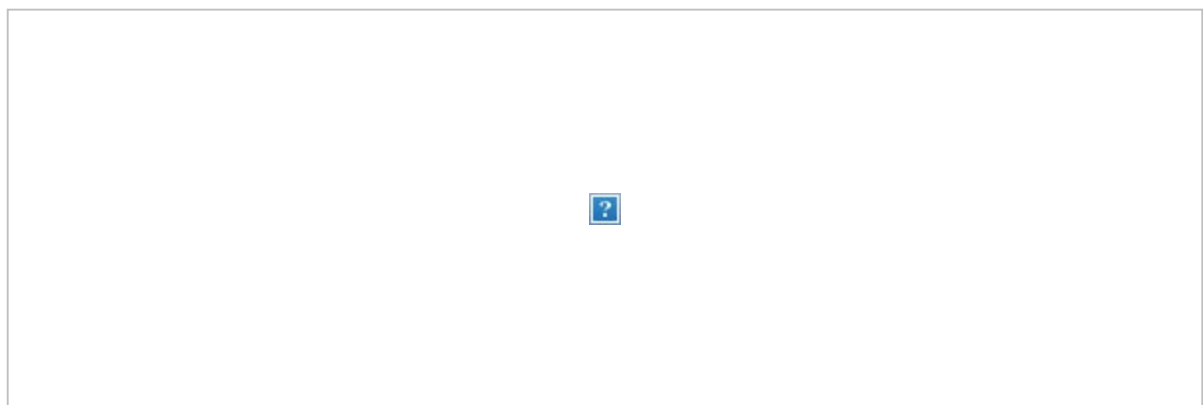
Soos bespeek sien Munisiaple bekening t.o.v. die 20 erwe.

Groete

Ricus Fivaz

Manager: Land development
Civil Engineering Services
George Municipality

Office: 044 801 1573
Email: jmfivaz@george.gov.za



From: Nelius Agenbag <neliusa@gr.kanteys.co.za>
Sent: Tuesday, June 4, 2024 4:57 PM
To: Ricus Fivaz <Jmfivaz@george.gov.za>
Subject: G5154BA: Kingswood Erf 20849 Kingscross: Dienste verslag.

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hallo Ricus

Ek verwys na onderstaande – kan ons asb. dringend terugvoer ontvang. Die ontwikkelaar se prosesse wag net vir hierdie terugvoer.

Groete



Nelius Agenbag
ASSOSIAAT DIREKTEUR
PrEng MSAICE PrCPM

Epos: neliusa@gr.kanteys.co.za
Tel: +27 44 874 2177, Sel: +27 82 879 5771
www.kanteys.co.za

B-BBEE LEVEL 1 STATUS

[Disclaimer](#)



From: Nelius Agenbag
Sent: Tuesday, May 21, 2024 12:26 PM
To: Ricus Fivaz <Jmfivaz@george.gov.za>
Subject: G5154BA: Kingswood Erf 20849 Kingscross: Dienste verslag.

Hallo Ricus

Hoop dit gaan goed. Ek verwys na die onderstaande en die vorige aansoek wat gedoen is in 2017. Die ontwikkelaar het nou n uitleg gedoen en wil voortgaan met die projek – sien aangeheg.

Voorheen het die projek bestaan uit 24, tweeslaapkamer eenhede en die water aanvraag en riool produksie was soos in 2017 gemeld – sien jul bevestigings brief aangeheg. Die huidige uitleg is vir 20 eenhede waarvan 16, drieslaapkamer en 4, tweeslaapkamer sal wees. Die water aanvraag en riool produksie verander as volg:

- beraamde water verbruik was 21 kl/day. Met die nuwe uitleg is dit 23,5 kl/dag. Kan jy asb. bevestig dat die dienste deur die Munisipaliteit verskaf kan word.
- beraamde riool produksie was 16,8 kl/day. Met die nuwe uitleg is dit 18,8 kl/dag. Kan jy asb. bevestig dat die vloei deur die Munisipaliteit hanteer kan word.

Ons aanvaar ook dat paaie, stormwater en vullis verwydering soos vir die huidige Kingswood ontwikkeling hanteer sal word en dus geen verdere vereiste/inset benodig nie. Laat weet asb. as jy nie hiermee saamstem nie.

Ons aanvaar verder dat aangesien hierdie ontwikkeling deel vorm van die groter Kingswood, en aangesien daar geen grootmaat dienste opgradeer sal word a.g.v. hierdie ontwikkeling nie, dat daar nie n aparte SLA benodig sal word nie – bevestig asb.

Hoor graag van jou.

Groete

Nelius Agenbag



ASSOSIAAT DIREKTEUR
PrEng MSAICE PrCPM

Epos: neliusa@gr.kanteys.co.za
Tel: +27 44 874 2177, Sel: +27 82 879 5771
www.kanteys.co.za

B-BBEE LEVEL 1 STATUS

[Disclaimer](#)



From: Nelius Agenbag <neliusa@gr.kanteys.co.za>
Sent: Wednesday, April 5, 2017 9:17 AM
To: 'Ricus Fivaz' <Ricus@george.org.za>
Subject: Kingswood Erf 20849 Kingscross: Dienste verslag.

Hallo Ricus

Kingswood se beplanners is besig met n hersonering aansoek vir Kingscross op erf 20849 - Kingswood. Die area is huidiglik as "Private Open Space" gesoneer en die aansoek sal wees vir "General Residential Zone". Die aansoek area is 1.07ha en vir 24, twee slaapkamer deeltitel eenhede. n Dienste verslag word benodig van ons. Daar is tans nog nie n uitleg plan beskikbaar nie – sien aangeheg vir posisie.

Die beraamde water verbruik is 21 kl/day. Kan jy asb. bevestig dat die dienste deur die Munisipaliteit verskaf kan word.

Die beraamde riool produksie is 16,8 kl/day. Kan jy asb. bevestig dat die vloei deur die Munisipaliteit hanteer kan word.

Bevestig ook asb. dat paaie, stormwater en vullis verwydering in orde sal wees.

Hoop jy vind alles in orde so en hoop om gou van jou te hoor.

Groete

NELIUS AGENBAG

UITVOERENDE ASSOSIAAT - PrEng MSAICE PrCPM



Cell: 082 879 5771 | Tel: +27 44 874 2177 | Fax: +27 44 874 1364 | Email: neliusa@gr.kanteys.co.za
Web: www.kanteys.co.za | Post: P O Box 458, George, 6530



[DISCLAIMER](#)



CONFIDENTIALITY & DISCLAIMER NOTICE The information contained in this message is confidential and is intended for the addressee(s) only. If you have received this message in error or there are any problems please notify the originator immediately. The unauthorized use, disclosure, copying or alteration of this message is strictly forbidden. George

Municipality will not be liable for direct, special, indirect or consequential damages arising from alteration of this message by a third party or as a result of any malicious code or virus being passed on. If you have received this message in error, please notify the sender immediately by email, facsimile or telephone and return and/or destroy the original message. ***** Privacy policy George Municipality implements a privacy policy aimed at protecting visitors to our social media sites. POPIA We respect the privacy rights of everyone who uses or enquires about our services. Protecting your personal information, as defined in the Protection of Personal Information Act, Act 4 of 2013, will be respected. Personal information will only be shared for purposes of resolving customer enquiries, providing customer services or for any other legitimate purpose relating to George Municipal functions. For your reference, the POPI and PAIA Acts are available at www.gov.za/documents/acts with amendments listed on www.acts.co.za

CONFIDENTIALITY & DISCLAIMER NOTICE The information contained in this message is confidential and is intended for the addressee(s) only. If you have received this message in error or there are any problems please notify the originator immediately. The unauthorized use, disclosure, copying or alteration of this message is strictly forbidden. George Municipality will not be liable for direct, special, indirect or consequential damages arising from alteration of this message by a third party or as a result of any malicious code or virus being passed on. If you have received this message in error, please notify the sender immediately by email, facsimile or telephone and return and/or destroy the original message. ***** Privacy policy George Municipality implements a privacy policy aimed at protecting visitors to our social media sites. POPIA We respect the privacy rights of everyone who uses or enquires about our services. Protecting your personal information, as defined in the Protection of Personal Information Act, Act 4 of 2013, will be respected. Personal information will only be shared for purposes of resolving customer enquiries, providing customer services or for any other legitimate purpose relating to George Municipal functions. For your reference, the POPI and PAIA Acts are available at www.gov.za/documents/acts with amendments listed on www.acts.co.za

ANNEXURE G:
LOCAL CONTEXT

ANNEXURE H:
ZONING CONTEXT

KINGSWOOD

KINGS CROSS
REMAINDER ERF 20849

ZONING CONTEXT

- Subject Property
- Cadastral Boundaries
- Single Residential Zone I
- Single Residential Zone II
- Open Space Zone I
- Open Space Zone II
- Transport Zone III

PLEASE NOTE:
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

REF:

COMPILED BY: F. Britz

INDEMNITY

URBAN DYNAMICS MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, WITH REGARD TO THE DATA AND SHALL NOT BE HELD LIABLE IN ANY EVENT FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH OR ARISING OUT OF THE USE OF THIS DATA. THE DATA REMAINS THE SOLE PROPERTY OF THE CLIENT AND MAY ONLY BE USED FOR THE PURPOSES OF A PROJECT WITH THE PRIOR WRITTEN APPROVAL OF THE CLIENT.

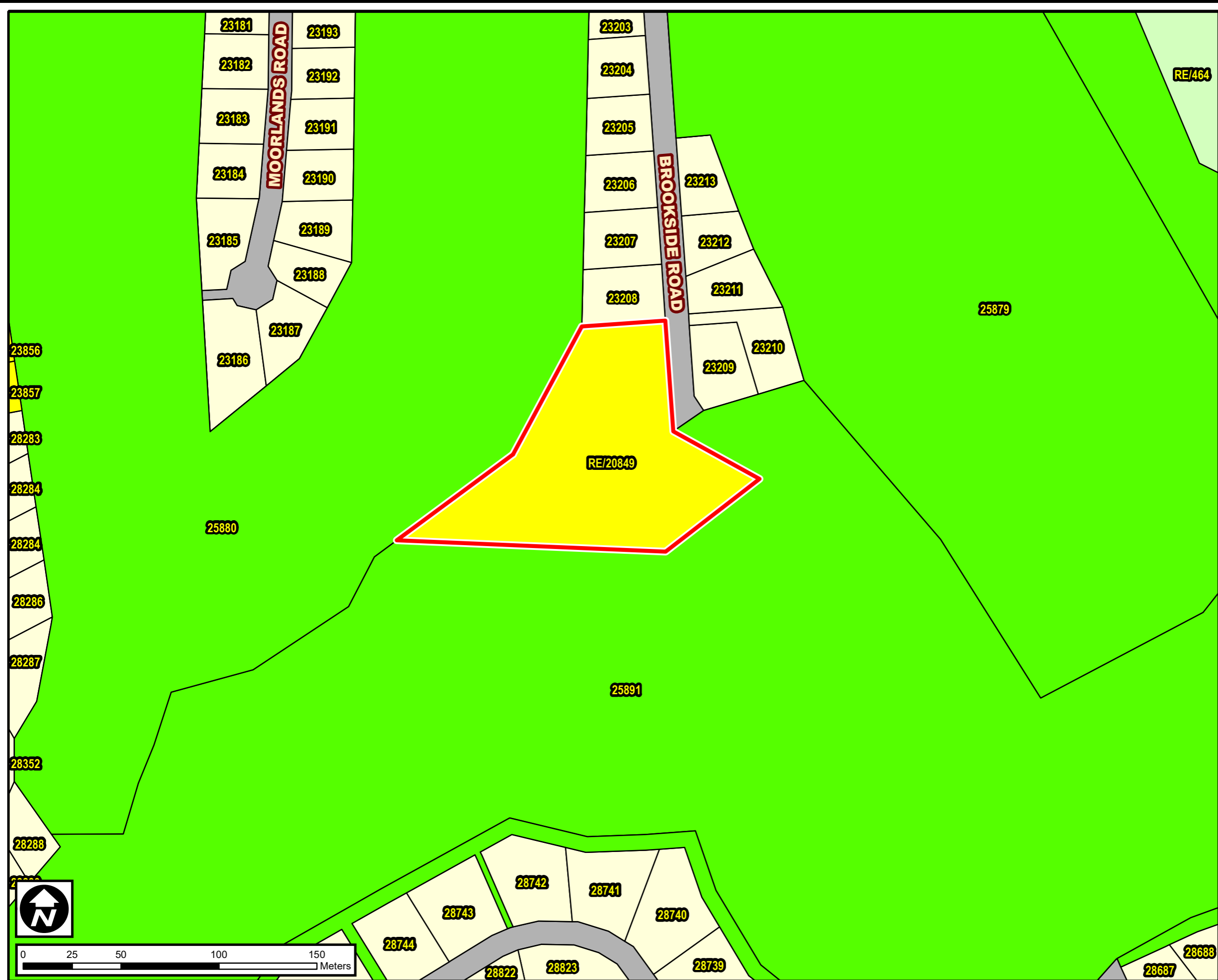
DATE:	October 2023	CLIENT
SCALE:	See Linescale	
PLAN NO:	1	
FILE NAME:		



SOUTH GATE OFFICE PARK, GROUND FLOOR, UNIT 2,
CARL CRONJE DRIVE, BELLVILLE, 7530

TEL: (021) 948 1545

Website: www.udwc.co.za
Urban Dynamics South Cape (PTY) LTD Reg. No: 1997/006197/07



ANNEXURE I:
ZONING CERTIFICATE

17 February 2023

To whom it may concern

ZONING CERTIFICATE: ERF 20849, GEORGE

The Zoning of Erf 20849, George is:

- **“Single Residential Zone II” (Estate Housing) for private open space** in terms of the George Integrated Zoning Scheme By-law, 2017.

Erf 20849, George may only be used as such and for no other purposes.

Please note:

- The above zoning category and land use rights are subject to various development parameters and restrictions contained in the applicable zoning scheme regulations a copy of which is available on request at the Town Planning Office, George Municipality.
- The extract information above primarily states land use rights as reflected in the relevant scheme regulations and doesn't necessarily include reference to all previous land use approvals, restrictions, exclusions or departures. As such, you are therefore required to check the subject property's title deed for any restrictions that might be more onerous and/or records of any other previous approvals, consents, exclusions or departures granted from the zoning scheme regulations.
- Use of the property in accordance with the above specified zoning category does not exempt the owner/occupier from compliance with any other legal statutory requirement which may affect the property.
- This document has no status unless signed by the Senior Manager: Planning and Development or other person exercising sub-delegated powers.

Yours truly,



J MULLER

SENIOR TOWN PLANNER: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

C:\Users\wmeyer\Desktop\wmeyer\Zoning Certificates\Residential\Erf 20849 George\Erf 20849 George - Zoning Certificate.docx

ANNEXURE J:
RIVER SETBACK AND FLOOD LINES

KINGSWOOD

KINGS CROSS

REMAINDER ERF 20849

LOCAL CONTEXT

- Subject Property
- Cadastral Boundaries
- Edge of River
- 40m Buffer from Edge of River
- 1 : 50 Year Floodline
- 1 : 100 Year Floodline

PLEASE NOTE:
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

REF:

COMPILED BY: F. Britz

INDEMNITY
URBAN DYNAMICS MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, WITH REGARD TO THE DATA AND SHALL NOT BE HELD LIABLE IN ANY EVENT FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH OR ARISING OUT OF THE USE OF THIS DATA. THE DATA REMAINS THE SOLE PROPERTY OF THE CLIENT AND MAY ONLY BE USED FOR THE PURPOSES OF A PROJECT WITH THE PRIOR WRITTEN APPROVAL OF THE CLIENT.

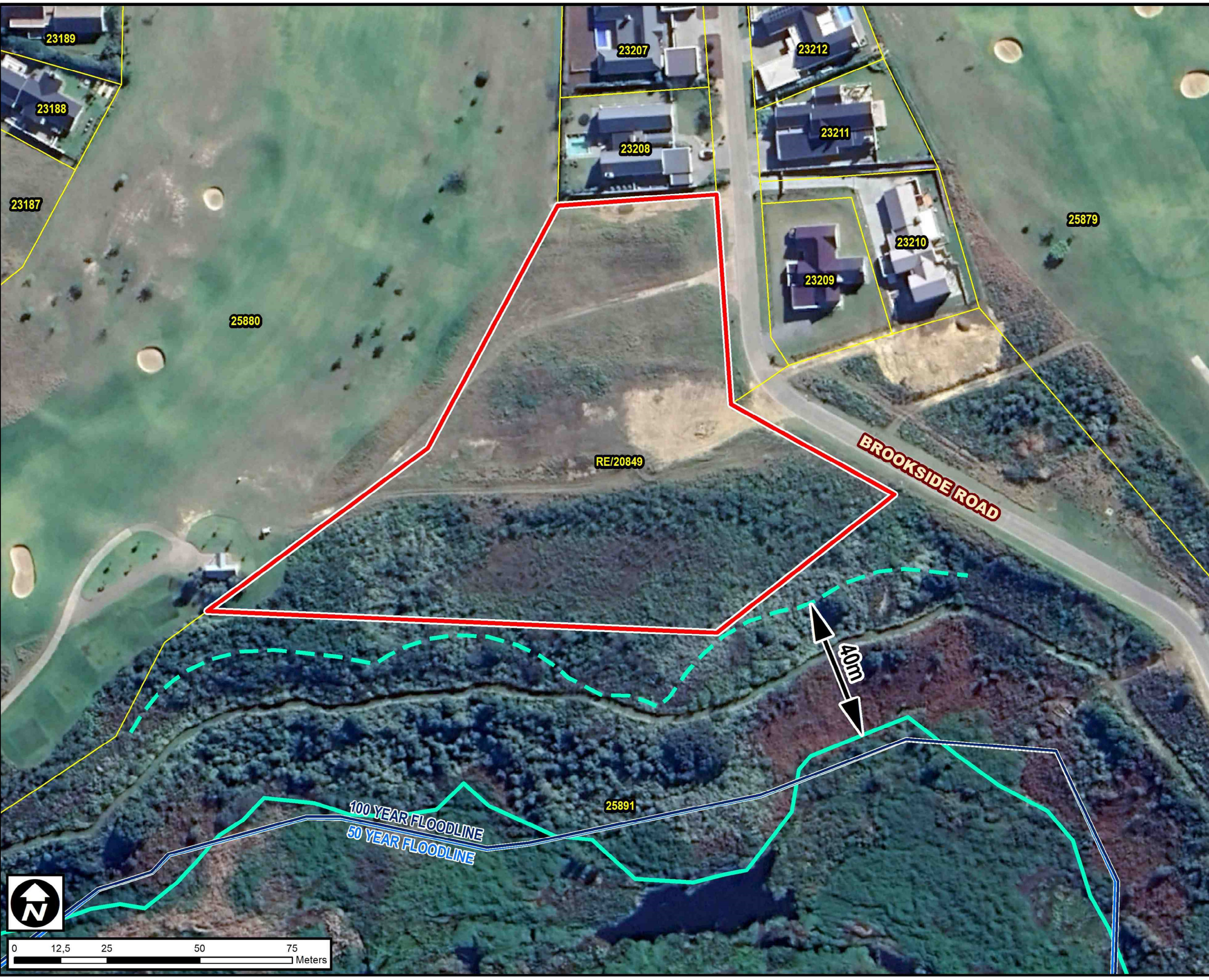
DATE:	November 2024	CLIENT
SCALE:	See Linescale	
PLAN NO:	1	
FILE NAME:		

URBAN DYNAMICS south CAPE
TOWN & REGIONAL PLANNERS

SOUTH GATE OFFICE PARK, GROUND FLOOR, UNIT 2,
CARL CRONJE DRIVE, BELLVILLE, 7530

TEL: (021) 948 1545

Website: www.udwc.co.za
Urban Dynamics South Cape (PTY) LTD Reg. No: 1997/006197/07



ANNEXURE K:
PROPOSED LAYOUT PLAN

LAND USE TABLE							
LAND USE	PRIMARY USE	DESIGNATION	ZONING	AMOUNT OF ERVEN	AMOUNT OF UNITS	SIZE (ha)	%
Residential	Estate Housing		Single Residential Zone II	12	12	0,97	90,7
Private Roads			Single Residential Zone II	1		0,10	9,3
TOTALS				13	12	1,07	100,0

KINGSWOOD

KINGS CROSS

REMAINDER ERF 20849

PROPOSED LAYOUT PLAN

- APPLICATION AREA (±1.07Ha)
- CADASTRAL BOUNDARIES
- BUILDING LINES (GOLF COURSE = 6m
STREET = 3m ; SIDE & REAR = 3m)
- 40m SETBACK
- EDGE OF RIVER
- CENTER OF RIVER
- 1 : 50 YEAR FLOODLINE
- 1 : 100 YEAR FLOODLINE
- CONTOUR LINES (0.5m intervals)
- PROPOSED LAYOUT
12 UNITS @ MIN. 710m²
- PROPOSED SERVITUDE AREAS

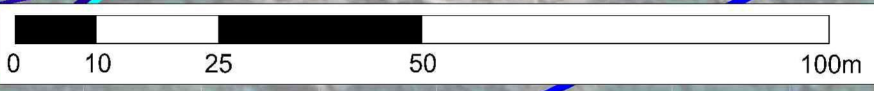
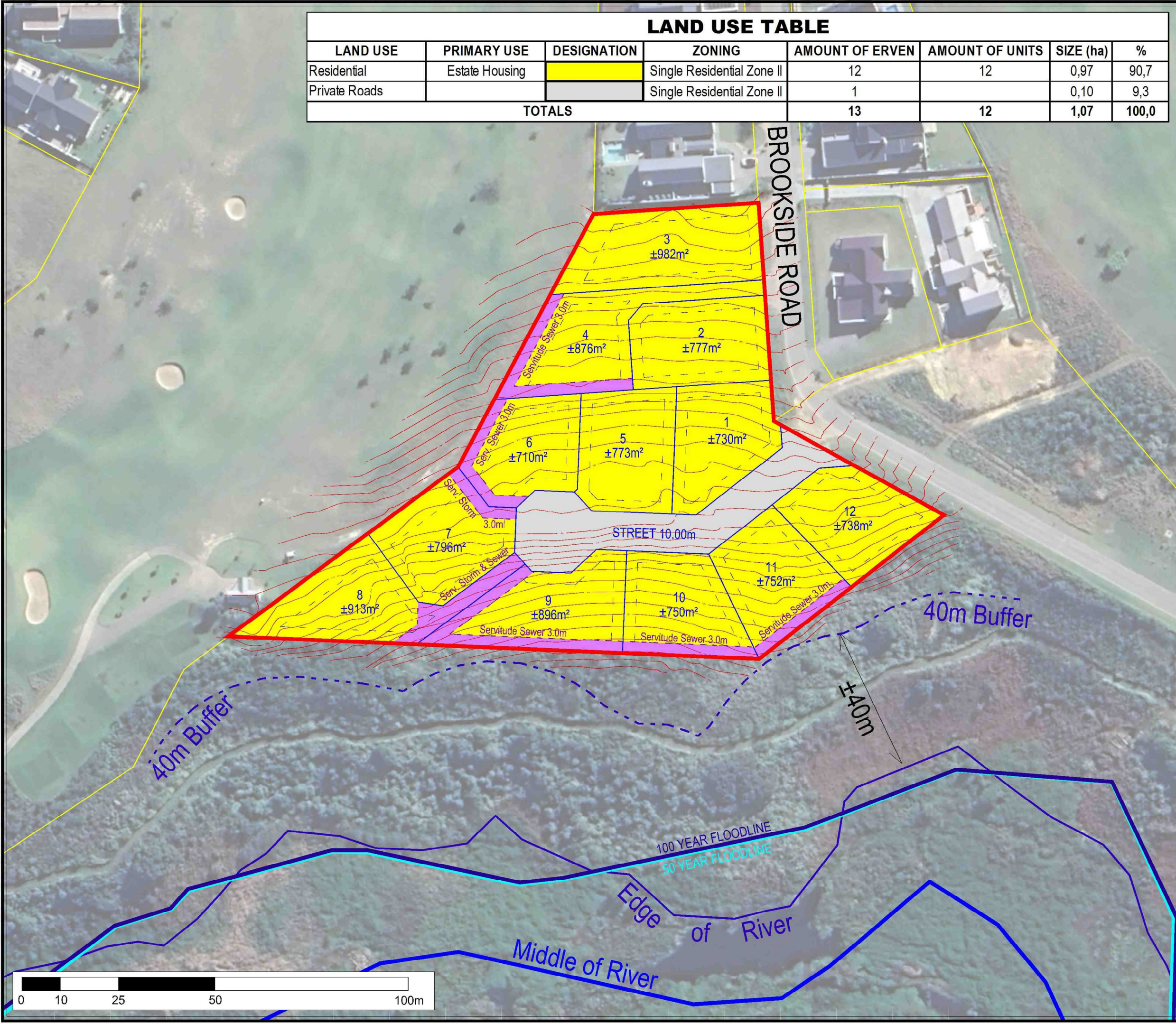
NOTE:
ALL "PAN-HANDLES" ARE MINIMUM 4m WIDE

PLEASE NOTE:
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

INDEMNITY
URBAN DYNAMICS MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, WITH REGARD TO THE DATA AND SHALL NOT BE HELD LIABLE IN ANY EVENT FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH OR ARISING OUT OF THE USE OF THIS DATA. THE DATA REMAINS THE SOLE PROPERTY OF THE CLIENT AND MAY ONLY BE USED FOR THE PURPOSES OF A PROJECT WITH THE PRIOR WRITTEN APPROVAL OF THE CLIENT.

	DATE	07 Nov 2024	CLIENT COPYRIGHT RESERVED
	SCALE	See linescale	
	PLAN NO.	5	
FILE NAME:			

SOUTH GATE OFFICE PARK, GROUND FLOOR, UNIT 2, CARL CRONJE DRIVE
SOUTH GATE TYGER WATERFRONT
BELLVILLE
7530
TEL: (021) 948 1945
Website: www.udwc.co.za
URBAN DYNAMICS WESTERN CAPE REG. NO: 0509662/211



ANNEXURE L:
APPLICATION FORM

GEORGE MUNICIPALITY



APPLICATION FORM FOR APPLICATION SUBMITTED IN TERMS OF THE LAND-USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY

NOTE: Please complete this form using **BLOCK** capitals and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	GERHARDUS PAULUS					
Surname	SWART					
SACPLAN Reg No. (if applicable)	A/1126/1999					
Company name (if applicable)	URBAN DYNAMICS CAPE (PTY) LTD					
Postal Address	SOUTH GATE OFFICE PARK, GROUND FLOOR, UNIT 2, CARL CRONJE DRIVE, SOUTH GATE TYGER WATERFRONT					
	BELLVILLE	Postal Code	7530			
Email	GERHARD@UDWC.CO.ZA					
Tel	021 948 1545	Fax	NA		Cell	083 301 4976

PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)

Registered owner	KINGSWOOD GOLF ESTATE (PTY) LTD					
Address	P.O. BOX 118					
	GORDONS BAY	Postal code	7151			
E-mail	MARCS@ASLA.CO.ZA					
Tel	NA	Fax	NA		Cell	082 778 0466

PART C: PROPERTY DETAILS (in accordance with Title Deed)

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	REMAINDER OF ERF 20849, GEORGE, IN THE MUNICIPALITY AND DIVISION OF GEORGE, PROVINCE OF THE WESTERN CAPE				
Physical Address	KINGSWOOD GOLF ESTATE				
GPS Coordinates	33°58'33.3"S 22°25'55.3"E	Town/City	GEORGE		
Current Zoning	SINGLE RESIDENTIAL ZONE II: ESTATE HOUSING FOR	Extent	± 1.07HA	Are there existing buildings?	Y N

	PRIVATE PURPOSES	OPEN SPACE				
Current Land Use	VACANT					
Title Deed number & date	T		118561/2003			
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).			
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).			
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?			
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?			
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use?		Y	N
Are there any pending court case / order relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?		Y	N

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	Y	N	If Yes, please complete the information below and attach the minutes.			
Official's name	NA	Reference number	NA	Date of consultation	NA	

PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE

***Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.**

BANKING DETAILS

Name: **George Municipality**
 Bank: **ABSA**
 Branch no.: **632005**
 Account no.: **01022220981**
 Type: **Cheque**
 Swift Code: **ABSAZAJCPE-SORTCODE 632005**
 VAT Registration Nr: **4630193664**
 E-MAIL: **ronel@george.org.za**
 *Payment reference: **Erven , George**

PART F: DETAILS OF PROPOSAL**Brief description of proposed development / intent of application:**

THE SUBDIVISION AND CONGRUENT AMENDMENT OF THE REMAINDER OF ERF 20849 GEORGE'S LAND USE DESIGNATION FROM SINGLE RESIDENTIAL II: 'ESTATE HOUSING FOR PRIVATE OPEN SPACE PURPOSES' TO SINGLE RESIDENTIAL II: 'ESTATE HOUSING FOR DWELLING HOUSE PURPOSES', PURSUANT TO SECTIONS 15(2)(D) AND 15(2)(H) OF THE GEORGE MUNICIPALITY LAND-USE PLANNING BY-LAW, 2023

PART G: ATTACHMENTS & SUPPORTING INFORMATION FOR LAND USE PLANNING APPLICATIONS

Please complete the following checklist and attach all the information relevant to the proposal. Failure to submit all information required will result in the application being deemed incomplete.

Is the following compulsory information attached?

Y	N	Completed application form	Y	N	Pre-application Checklist (where applicable)
Y	N	Power of Attorney / Owner's consent if applicant is not owner	Y	N	Bondholder's consent
Y	N	Motivation report / letter	Y	N	Proof of payment of fees
Y	N	Full copy of the Title Deed	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Locality Plan	Y	N	Site layout plan

Minimum and additional requirements:

Y	N	N/A	Conveyancer's Certificate	Y	N	N/A	Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A	Phasing Plan
Y	N	N/A	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
Y	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) /	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)

			Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)				
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies 2 copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)

PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.			
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?			

SECTION I: DECLARATION

I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. The Municipality has not already decided on the application.
3. I'm aware that it is an offense in terms of section 86(1)(d) to supply particulars, information or answers in an application, knowing it to be false, incorrect or misleading or not believing them to be correct.
4. I am properly authorized to make this application on behalf of the owner and (where applicable) copies of such full relevant Powers of Attorney/Consent are attached hereto.
5. I have been appointed to submit this application on behalf of the owner and it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to me as the authorised agent and the owner will regularly consult with the agent in this regard (where applicable).
6. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
7. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/amendment/suspension forms part of this submission.
8. I am aware of the status of the existing bulk services and infrastructure in the subject area and that I am liable for any possible development charges which may be payable as a result of the proposed development.

Applicant's signature:



Date:

2024 - 11 - 27

Full name:

GERHARDUS PAULUS SWART

Professional capacity:

TOWN PLANNER

SACPLAN Reg. Nr:

A/1126/1999

FOR OFFICE USE ONLY

Date received:

--

Received by:

--

Receipt number:

--

Date application complete

--

ANNEXURES

Please do not submit these Annexure exemplars with the application form.

Annexure A: Exemplar of locality plan (consult guidelines for precise requirements)

Annexure B: Application submission checklist

Annexure C: Exemplar of typical layout plan (consult guidelines for precise requirements)

Annexure D: Examples of required documents