

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

Collaborator No.: 2318914
Reference / Verwysing: Portion 7 of the farm Buffelsfontein No 204, Division George
Date / Datum: 13 December 2024
Enquiries / Navrae: Primrose Nako

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NEL & DE KOCK
P O Box 2359
GEORGE
6530

**APPLICATION FOR SUBDIVISION AND SITE DEVELOPMENT PLAN: PORTION 7 OF THE FARM
BUFFELSFONTEIN NO.204, DIVISION GEORGE**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 30 June 2023 decided that the applications applicable to Portion 7 of the Farm Buffelsfontein No. 204, Division George:

1. Permission in terms of Section 15(2)(l) of the Land Use Planning By-Law, 2023 for the approval of a Site Development Plan and Landscape Plan for the proposed development on a portion of Portion 7 of the Farm Buffelsfontein No. 204, Division George (unregistered Erf 1585, Herolds Bay) as required per Condition 23 of the Municipal approval letter dated 10 January 2022 for the group housing site (portion 104) and the gate house to the Herolds Bay Country Estate attached as **Annexure A** – Site Development Plan no 30_00 Revision K dated 2024.10.09, typical unit plans A- F (32x plans), Gate House plan, Plan no1701561/C/R200 and sheet no. HBCE-001FEB2023-001/009 dated 2023.06.28 (x15 plans), Municipal Circle Walkway layout Drawing no. 1701561/C/PH2B/R06 and Landscape Plan, Plan 30_01 dated 2023.11.16;
2. Amendment in terms of Section 15(2)(h) of the Land Use Planning By-Law, 2023 of condition 48 of the approval letter dated 10 January 2022 for the amendment of the Architectural Guidelines (previously approved 30 September 2022) attached as **Annexure B**.

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

REASONS FOR DECISION

- a) The proposed SDP and Architectural Guidelines meet the requirements of Section 65 of the Land Use Planning Bylaw for George Municipality, 2023.
- b) The SDP and related documents comply with the conditions of approval dated 22 November 2022.

- c) The proposed SDP is in line with the Integrated Zoning Scheme By-Law, 2023, and development rights as approved.
3. That the Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law, 2023 of a portion of Portion 7 of the Farm Buffelsfontein No. 204 (unregistered Erf 1585, Herolds Bay), George, as shown on Plan No. HDB/D/200-4 dated November 2023 **BE APPROVED** in terms of Section 60 of the said By-law for the following reasons:

REASONS FOR DECISION

- a) The proposed subdivision is merely to create full title erven in lieu of sectional title units.
- b) The proposed subdivision will not detract from the initial proposed development for this portion of the Herolds Bay Country Estate viz. group housing units.

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

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

General conditions

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the subdivision approval shall lapse if not implemented within a period of five (5) years from the date it comes in operation.
2. This approval shall be taken to cover only the subdivision application as applied for and indicated on the subdivision plan no. HDB/D/200-4, drawn by Nel & De Kock Town Planners attached as "**Annexure C**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.

Implementation of the Subdivision

3. The approval will only be regarded as implemented on the approval of the General Plan Diagram by the Surveyor General as well as the registration of at least one portion in terms of the Deeds Registries Act.
4. An approved General Plan Diagram, which shows the street names, be submitted to the Directorate: Planning and Development for record purposes.

Notes:

- *Submit a copy of the Environmental Authorisation and EMPr approved for Portion 104 as a group housing site (Refer to ECO letter) for record purposes.*
- *Conditions of approval letter dated 10 January 2022 still applicable.*

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee in terms of Section 79(2) of the Land Use Planning By-Law for George Municipality, 2023.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or before 25 JANUARY 2025** and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. *Please also note that the appeal must be e-mailed to the administrative officer mentioned above.*

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

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

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

Yours faithfully



H KOCH

SENIOR MANAGER: SPATIAL PLANNING

C:\scan\Portion 7 of farm 204 Buffelsfontein (Subdivision & SDP Approval) Nel & De Kock.docx



HEROLDS BAY™ COUNTRY ESTATE

ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES



MUNISIPALITEIT GEORGE MUNICIPALITY

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

13/12/24

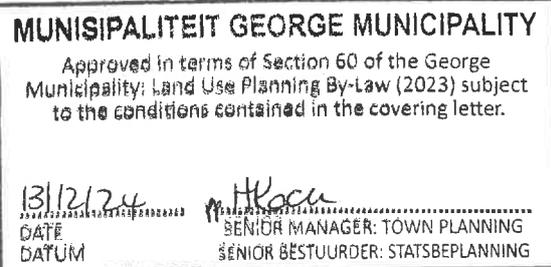
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SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPANNING

Rev.
2024.07.30

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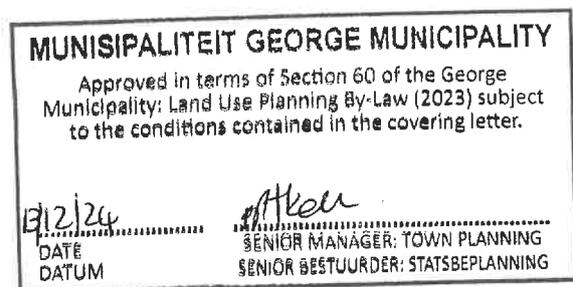
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1. BACKGROUND

Herold's Bay Country Estate is in a magnificent natural rural environment with a mountain and coastal backdrop.

It is important therefore that all development is done within a meaningful design framework with the following determinants:

- Harmony with nature and the rural agricultural setting.
- Creation of a timeless sustainable architecture.
- Creation of a unique coastal lifestyle.
- Preservation of the intrinsic values of the estate.
- Retention of the diversity and flexibility of the development.

The following types of buildings are envisaged in the residential areas of the estate:

Country Estate Stands: No 1-102

- Houses on stands of average 880m² in size - minimum house size 250m²
- Country Estate Houses design to be Modern & Modern Farm Style

Group Housing Stands: Stand 103, 104 & 105.

- Group housing - minimum size 190m².
- Group Housing designs to be modern with flat & mono-pitched roofs to enhance views.

Commercial Stand

- A commercial centre comprising neighbourhood shops, offices, and a service station.

In the spirit of the development aims for Herold's Bay Estate it is important to keep building footprints as small as possible to preserve the quality of open space.

2. AESTHETIC STANDARDS AND APPROVALS

This guideline document serves as a guide for the development of Herold's Bay Country Estate. The National Building Regulations, Municipal Bylaws (George Municipality Integrated Zoning Scheme Bylaw - September 2017) and requirements of the NHBRC are also applicable.

These guidelines are managed by the Design Review Committee (DRC) for Herold's Bay Country Estate and may be revised from time to time if necessary.

The Homeowners Association (HOA) will conduct site inspections of construction during the following stages:

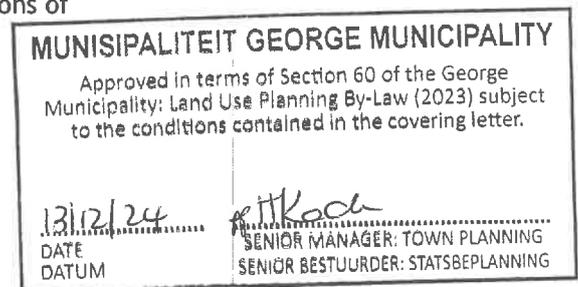
- Ground floor level.
- Completion of roof structure.
- Practical completion.

3. THE DESIGN REVIEW COMMITTEE (DRC)

All home designs must be lodged with the DRC for approval and endorsement before submission to the municipality for building approval.

The DRC is represented by the following parties:

- A representative of the Developer of Herold's Bay Country Estate.
- A representative of the Homeowners Association (HOA)
- The architect is appointed by the HOA and Developer.



4. ARCHITECTS + ENGINEERS

Only qualified professional registered and local architects and engineers may design houses on Herold's Bay Country Estate.

A panel of a local architectural firm will be appointed by the HOA and

Developer to attend to the interests of property owners.

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5. APPROVAL PROCEDURES - DRC

The following are required for evaluation and approval during the submission of building plans:

5.1 Stage 1

- 5.1.1 Sketch plans at a scale of 1:100.
- 5.1.2 Completed checklists (see 13).
- 5.1.3 A geotechnical report for the soil conditions on the property.
- 5.1.4 A non-refundable scrutiny fee of R7 000.
Additional plan submissions will cost R1 500 each.

5.2 Stage 2

- 5.2.1 Working drawings.
- 5.2.2 Completed working drawing checklist (see 13).
- 5.2.3 Civil/structural engineer's drawings and indemnity.

Submissions will be approved within 21 days. As soon as the DRC has approved and endorsed an application it may be submitted to George Municipality by the consulting architect for approval.

Plans approved by the DRC will be valid for 3 months.

On completion of construction a surveyor's height certificate must be submitted to verify the correct heights.

6. CONSTRUCTION TIME

Construction of a home must start within **18 calendar months** of the property transfer from the Developer to the first owner. Failing these penalties will be levied and the Developer has the right to buy back the property at the original purchased price.

To ensure a minimum of disturbance to other residents the construction of a home should be completed within 12 months.

7. ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES

- Only one home may be built on a property.
- Stands may not be consolidated.
- Garages may not be separate from the dwelling, the design must be incorporated in the form of the dwelling. No development may take place on stands steeper than 1:4.
- Homes must be designed with an indoor to outdoor connection, connection to landscape and light.
- Homes must be sensitively designed to fit slopes.
- These design guidelines must be read in conjunction with the project Environmental Management Plan (EMP).
- The latest design guidelines are published on the Herold's Bay Country Estate website:
<https://www.Heroldsbaycountryestate.co.za>
- The latest guidelines shall be applicable when making application to develop.

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7.1 Design principles

Buildings and structures must fit the landscape.

The famous American architect Frank Lloyd Wright said that “a house must be of the hill and not on the hill”.

Gardens must create a link between houses, streetscape and the greater landscape.

Herold's Bay Country Estate lies on the coastal plateau close to the ocean with magnificent views of the ocean and Outeniqua mountains. Immediate views are onto pastoral lands and lake. This is an opportunity to develop a modern style that enjoys the views and responds positively to the micro-climate. Various distinctive design precincts will be developed.

Rectangular forms with clean lines, open floor plans, large horizontal windows or curtain glass, a connection between the indoor and outdoor, lack of ornamentation, steel glass and reinforced concrete among the most prominent building materials.

5 Rules of Modernism:

1. Building can be raised for ground floor circulation, to make rooms for cars and gardens.
2. Essentially an open floor plan, this principle related to a structural development and the removal of load bearing partitioning walls, allowing flexibility in the interior living spaces.
3. Free design of the facades, the structure is separated from the walls allowing for more flexibility for windows and openings.
4. Horizontal window ribbons extend along the façade, offering a more balanced lighting and greater feeling of space.
5. Modern homes may include roof gardens, which are flat roofs that allow for additional living space.

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7.2 Style

A modern simplistic style with a positive link to the environment is created by Considering the following elements:

- 7.2.1 Flat and sloped roofs with overhangs that reflect the undulating landscape. Lower and flatter roofs emanating from the main structure create secondary roof forms to bring sunlight into the homes.
- 7.2.2 Homes should respect the landscape and not be built on oversized platforms.
- 7.2.3 Rectangular plan forms that are fragmental into smaller elements.
- 7.2.4 Use of large window openings for good views and the creation of depth in facades as well as distinctive screening.
- 7.2.5 The use of construction materials and textures with colours that complement the landscape and surroundings.
- 7.2.6 Second story floors should be smaller than ground floor areas to create a stepped effect sympathetic with the landscape.
- 7.2.7 Verandas and pergolas are permitted.
- 7.2.8 A compendium of standard details for construction will be developed for consistency i.e. eaves, handrails etc.

7.3 Climate and micro-climate

The climate of Herold’s Bay Country Estate is specific and has an influence on Buildings and lifestyle.

It is important to harness sunshine and wind in the creation of comfort.

7.4 DEVELOPMENT COVENANTS

7.4.1 RESIDENTIAL ZONE 1: DWELLING HOUSES

Height and span width:

- There is a maximum height restriction of 6.5m to wall plate level and 8.5m to the roof ridge.
- Construction within a height of 8.5m measured from the natural ground level vertically at any point.
Chimneys are exempted from this rule but may extend to only 1m above the ridge height. This height restriction allows for a ground and first floor. The correct height must be verified on completion of construction by a surveyor’s height certificate.
- Lofts are not permitted.
- Internal span widths should be within 4.5 to 8m to provide scale. This is also a function of height.
- A granny flat not exceeding 60m² in size is permitted if it forms part of the main house structure and is not loose standing.

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7.4.2 BUILDING SETBACKS AND COVERAGE

STAND	COVERAGE	BUILDING LINES		
		Street	Side	Rear
Greater than 500m ² , but not exceeding 1 000m ²	325m ² or 50%, whichever is greater	4m	2m	2m
Greater than 1 000m ²	500m ² or 40%, whichever is greater.	5m	3m	3m

7.4.3 GROUP HOUSING

- Maximum density 35 units/hectare
- Maximum height 6.5m to wall plate and 8.5m to roof ridge measured vertically from any point on the natural ground level below.
- 50m² of outdoor open space per unit to be provided
- Building lines:
 - Street 3m side and rear 1.5m (within site 0m).
 - Parking 1.25 bays per housing unit.

7.4.4 COMMERCIAL:

Neighbourhood Convenience Centre, Offices and Service station - Business Zone IV and VI respectively:

- Height maximum: 8.5m measure vertically from any point on the natural ground level.
- Floor factor 1
- Coverage 75%
- Building lines:
 - Structure 8m from centre line of road
 - Rear + side 0m.
 - Offices: Street 6.5m Site and rear 3m
- Parking:
 - Supermarket 4 bays/100m² GLA
 - Service station 8 bays plus 4 bays/100m² GLA
 - Offices 4 bays/100m² GLA

7.4.5 Access

- Only one access is permitted per stand from the street with a maximum width of 6m.

7.4.6 Special stands

- The DRC reserves the right to interpret the architectural and landscape design guidelines with discretion.
- Where the DRC allows relaxation of the Design Guidelines it is in cases of specific conditions and is not considered a permanent relaxation.
- The George Municipality reserves the right to approve or reject building applications despite being approved by the DRC.

7.4.7 Privacy and views

- The DRC does not guarantee visual privacy.
- Care must be taken to ensure privacy in-between houses, specifically with the placement of openings and windows.

7.5 Roofs

- 7.5.1 Low-pitched roofs must have a pitch of 5 degrees.
- 7.5.2 Mono-pitched roofs (lean to) may not be flatter than 5 degrees.
- 7.5.3 Flat concrete roofs are main roof forms but fragmented in different levels, mono pitched roofs are encouraged on concrete flat roofs with the intention of enhancing sun light into the homes.
- 7.5.4 Pitched Roofs with gables are permitted on the Country Estate Stands, designs must enhance the modern farm house style subject to DRC approval.
- 7.5.5 Materials and colour

The following roof covering materials are permitted:

- Standing seam Zinalume or aluminium in Kliplock profile. Colour granite ultra-matt (Blue Scope Colour bond).
- Flat concrete roofs were used to fragment or link main roofs require a 50mm layer of 13mm crushed stone dressing. Pratliperl insulation screeds are to be used to finish concrete roofs.
- Glass roof lights in concrete roofs may not exceed 2m² and must not be visible externally.
- Roof overhangs should be between 200 and 600mm in length.
- Roof overhangs on verandas must be a maximum of 600mm over veranda supporting columns.

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7.6 Fascia's, gutters and rainwater downpipes

- 7.6.1 The height of fascia may not exceed 150mm and finished with dark varnish on treated timber or painted fibre cement. A small pre-painted metal cover strip for protection from the elements may also be used. No white painted fibre cement fascia are permitted. See fascia detail.
- 7.6.2 Gutters must be pre-painted extruded aluminium with a half round or square profile. The minimum size of a gutter must be used for the specific application.
The gutter colour must be the same as the roof sheeting. No white gutters are permitted.
Downpipes must match the colour of the walls.

7.7 Walls, materials and finishes

Generally, 230mm or 270mm (cavity) walls will be used for superstructures. The following may also be used:

- 7.7.1 DRC approved Dry pack natural stone sourced in the Southern Cape for a 1m high plinth or chimneys - see diagram.
- 7.7.2 Textured plaster to approval.
- 7.7.3 Smooth plaster with textured paint finish - wall colours are to comply with the Herold's Bay Country Estate colour palette. Colours with a low reflectance will be used for each cluster of houses. No more than two complimentary colours may be used on a house.

7.8 Chimneys

- 7.8.1 Chimneys must compliment the house style. Chimney details see detail.

7.9 Doors, windows and shutters

The following materials are permitted:

- 7.9.1 Epoxy powder coated aluminium in approved colours to match house wall colour.
- 7.9.2 Aluminium shutters to match 7.9.1
- 7.9.3 Garage doors - single or double, golf cart doors are allowed.
Garage doors are permitted with not more than two adjacent to each other within a wall plane. No timber garage doors are permitted. Garage doors must not dominate the street elevations of a house.
Materials: horizontal sectional overhead type in aluminium/ fibre glass - colour to match house windows/doors.
- 7.9.4 Window and door proportions may be both vertical and horizontal. Only rectangular shaped windows are permitted.

7.10 Verandas, pergolas and balconies

Verandas, pergolas and balconies may be constructed out of rectangular galvanized steel, steel may also be clad with timber or aluminium cladding. Steel or masonry columns may be used to support pergolas on concrete bases.

The minimum size of masonry columns is 345 x 345mm.

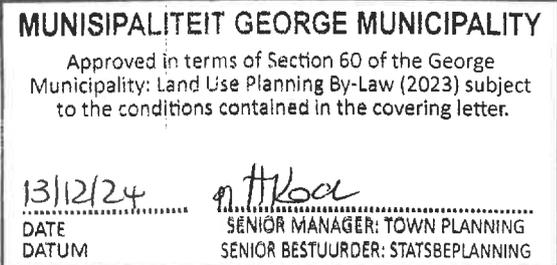
Steel columns may be 70 x 150mm.

Private verandas may not be deeper than 4.5m.

No round or stylized columns may be used for verandas.

Balconies must be planned for maximum privacy and should be integrated into the house design. Size and extent to be approved by the DRC.

Balustrades may be fixed on top of decks or side mounted.



7.11 Plinths and columns

Plastered and dry pack natural stone are encouraged - see 7.7.1

A plinth may not be higher than a windowsill or 1m in height and stepped to match the slope of the ground.

7.12 Retaining walls and structures

Retaining walls must be designed in the context of the house design.

Natural dry pack stone or gabions may be used and must be planted.

No precast concrete retaining block structures are permitted.

7.13 Boundary walls and fences

Whilst it is encouraged that properties remain as open as possible for the free movement of any resident wildlife; the following is permitted:

7.13.1 Boundary/yard walls in plastered masonry must be a visual extension of the main forms of the house and must have the same finishes. Plastered masonry boundary walls may not exceed 60% of the total stand. Boundary walls may form part of the side and rear boundary lines. Where plastered masonry boundary walls must be used in combination with timber or clear view fencing.

Where possible the street boundary should not be fenced or walled.

7.13.2 Side and rear boundaries: the side and rear boundaries may be enclosed with a metal fence (Clearview) with a maximum height of

1.1.5m - colour charcoal. Soft landscaping by planting low hedge type plants along the fence is required.

7.13.3 Where domestic pets are kept or where a swimming pool is enclosed a metal fence (Clearview) may be used with a maximum height of 1.5m - Colour charcoal. Soft landscaping by planting low hedge type plants along the fence is required.

7.13.4 Kitchen yard walls may be 2.1m high. Measured from the yard floor.

7.13.5 Gates: in matching hardwood (Garapa) or aluminium.

7.13.6 Boundary or yard walls must be securely constructed to include a square drip moulding above to details. The tops of walls to be sealed.

7.13.7 No precast concrete walls are permitted.

7.13.8 The estate will be secured on the periphery with a uniform Clearview type unobtrusive security fence by the Developer. The Business site is excluded from this.

7.14 Swimming pools

7.14.1 Pool fences or enclosures to be erected to comply with National Building Regulations. Colour as 7.13.3

7.14.2 Pools may not be constructed closer than 3m from a boundary and may not be above ground (porta pools).

7.14.3 Pool filtration installations and heat pumps must be properly screened not to be visible or to create a noise.

Filter backwash must comply with environmental regulations.

Dark coloured pools are encouraged. Pools must reflect the shape of the house.

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7.15 Timber decks

Due to steep slopes in parts of Herold's Bay Country Estate timber decks may be used as an extension of living areas of a house.

This alleviates the large-scale construction of retaining walls and fill.

Buildings thus float in the landscape.

The maximum height of a timber deck above natural ground is 1.5m or as approved by the DRC and should be planted below.

Decks must cantilever at least 500mm past supporting columns, supporting columns may not be visible.

Treated timber is important for the construction of timber decks in accordance with regulations. Decking to be in Garapa hardwood.

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7.16 Materials, finishes and important details

For consistency of the planned architectural style the choice of appropriate materials, finishes and detail is important to ensure that this is not influenced by bad weathering as well as to avoid unnecessary maintenance.

The following are important in this regard:

- Connection between walls and the surrounding landscape - a 200 x 200 x 30mm concrete cobble on concrete haunching to be used.
- Proper distribution of stormwater sub-soil water on the site away from buildings.
- The addition of a polymer (like Sika lite) to all exterior cement plaster to prevent cracking, weathering and lack of paint adhesion. A fine textured acrylic paint to be used.
- Attention to the detail of semi-basement tanking and sub-soil drains.
- Adequate falls to reinforced concrete roofs with asphaltic membrane waterproofing applied by accredited application with a 10-year warrantee.
- Attention to the installation of non-rusting fixes and surface finishes. All exposed steelwork to be galvanized.
- Installation of good quality epoxy powder-coated aluminium windows and doors. Well-sealed and weatherproof.
- Integration of green energy installations such as hot water solar geysers and collectors and solar PV installations into the building design where applicable.
- The DRC has the right to update product - options in line with approved materials and techniques.
- Paint warranties are required.

7.17 Balustrades

The following are suggested in compliance with National Building Regulations (1050mm above floor level):

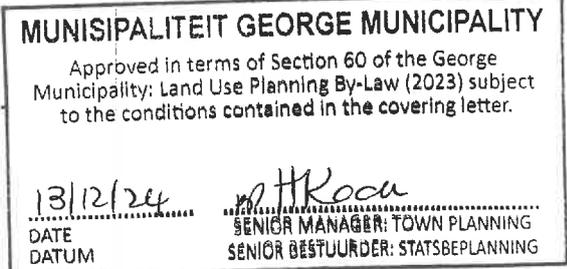
- Stainless steel and glass balustrades are permitted, SS with Garapa hardwood top rails to approved details.

7.18 Site parking and carports

- Apart from a garage space at least one space for an additional vehicle is required on site for parking within property boundaries.
- Separate and joined carports are permitted.
- Carports must match be incorporated into the house design.
- Roofing should match the house or flat concrete should be dressed in stone chips. No shade ports are permitted.
- All rules pertaining to roof details and materials apply to carports.
- No trailers or boats may be stored in the open on a property.

7.19 Outbuildings

- An outbuilding may not be larger than 20% of the gross area of the main house.
- A garage is classified as an outbuilding.
- Outbuildings may not be loose standing but linked or semi-linked to the main house.
- No garage or outbuilding may be a double story unless it is part of the main house.
- Outbuildings are defined as accommodation for domestic staff, playrooms, studio or workshop etc.
- Only bona fide outbuildings that function with the main house are permitted by the George Municipality.



7.20 Security

- Burglar gates and screens must be fixed within window or door openings.
Vertical or horizontal bars must align with the shape of the windows/doors.
- Safety lighting must not illuminate beyond the stand boundary and must be of the type that is movement activated.
- Burglar screens must be of low visual effect.
- Alarms instead of burglar screens are encouraged in the estate which is protected by a monitored (cameras) peripheral fence.

8. SITE SERVICES

8.1 Service pipes

Sewage and waste pipes must be housed in ducts within walls and not surface mounted on the external walls of a house.
Only stub stacks may be exposed to a height of 500mm above floor level.

8.2 Satellite dishes and aerials

May not be visible from the exterior.

8.3 Telephone fibre and electrical cables

Must be underground.

8.4 Air-conditioning

Units must be screened from sight on the ground floor or on flat roofs. Wall or window units are not permitted.

8.5 Solar hot water or photovoltaic panels

Only flush mounted panels are permitted on roofs with permission of the DRC. Colour must match roofs - no syphon solar hot water tanks that are exposed are permitted and only remote systems are allowed.
The extent of photovoltaic cells on roofs must be submitted to the DRC for consideration and approval. This installation must fit in with the architecture. No solar roof tiles are permitted.

8.6 Refuse, drying yards and storage of LP gas cylinders

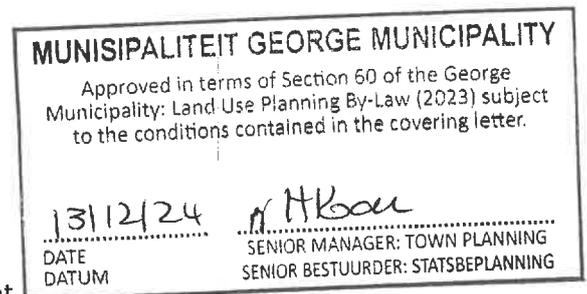
These must be screened behind walls.

8.7 Electrical and irrigation cupboards

Must be flush mounted and painted the same colour as wall. To preferably be in yards.

8.8 Rainwater tanks

Water saving appliances are encouraged.
Rainwater tanks must either be screened in yards or in special brick/stone clad structures and must not be visible - to DRC approval.
5000ℓ store capacity- Estate stands
2500ℓ store capacity - high density Group housing stands



8.9 External and site lighting

All exterior lighting must be shaded above the horizontal level. No flood lights are permitted. Energy efficient lighting will be used.

8.10 Paving

Clay or concrete pavers are permitted in parking areas on site. See DRC approved palette.

8.11 House numbers

Maximum size 120mm high and 100mm wide. See DRC approved artwork.

8.12 Maintenance of the exterior of homes and gardens

Regular maintenance of external finishes and gardens is mandatory to ensure a consistent standard to uphold the value of the investment made in the estate. Refer to HOA guidelines.

9. GARDEN AND LANDSCAPE DESIGN

A concept garden layout is required with submission of working drawings when completed for each house at a scale of 1:100. This must indicate the following:

- 9.1 Adjacent private and public areas.
- 9.2 All formed slopes, retaining walls and structures.
- 9.3 Paving, swimming pools, fences, walls and other structural elements.
- 9.4 Details of the handling of stormwater runoff or retention.
- 9.5 Different levels of house and garden clearly indicated with original ground contouring shown.
- 9.6 Any request for the extension of a private garden on adjacent public land indicates detail. Permission must be obtained from the DRC and HOA on the basis that maintenance is the responsibility of the owner.
- 9.7 Extent of lawns and planting as well as a list of plant species to be used.
- 9.8 Topsoil - this is a valuable commodity and must be spared at all costs. Where topsoil is stripped during construction it must be carefully stored for reuse and not be mixed with sub-soil.

10. SUGGESTED PLANT MATERIAL TO BE USED AT HEROLDS BAY COUNTRY ESTATE:

TREES: Large deciduous - shade trees that allow for winter sun.

Celtis Africana	Witstinkhout	Fast growing good bird trees.
Searsia chirendensis	Bostaaibos	Good spring and autumn colour.
Erythrina Caffra (large)	Koraalboom	These are large and medium-large trees respectively. Beautiful winter flowers of bright orange and red, attracting nectar feeding birds. The roots are robust - do not plant near paving.
Erythrina lysistemon (medium)		

Celtis africana



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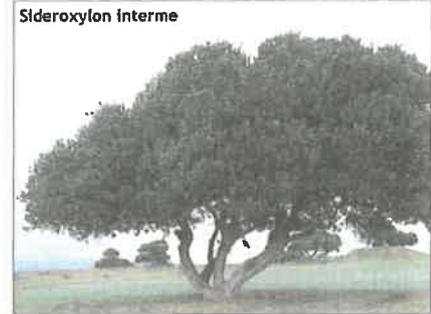
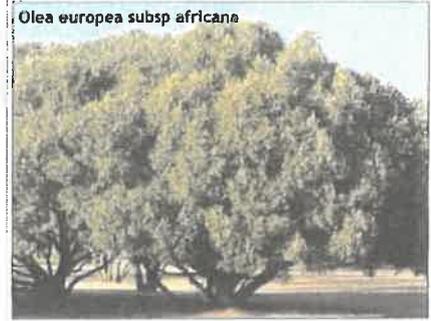
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13/12/24
DATE
DATUM

A. H. Koen
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

TREES: Large evergreen - plant away from homes

<i>Olea Europa subsp. africana</i>	Olienhout	Large evergreen trees will block out winter sun from houses. Slow to moderate growth rate - good bird trees. Can cope with drier conditions. Rounded tree.
<i>Ekebergia capensis</i>	Essenhout, Cape ash.	Very large tree plant in area that allows for such a beautiful specimen tree. Prefers some moisture. Knysna Touraco (Loerie) loves this fruit. Moderate growth rate tall tree.
<i>Sideroxylon inerme</i>	Melkhout, Milkwood.	Moderate to large tree. Very slow growing, rounded shape. Not suitable close to the house as their flowers have an unpleasant smell. Very tough tree, an endangered sp. deserves a place on common ground. Tolerates sea winds very well.
<i>Vepris lanceolata</i>	Wit ysterhout, White iron wood.	Elegant tall tree with shiny bright leaves, forming crown of moderate spread. Fast growing. Prefers well-drained soil. Birds love it. Tolerates wind well.
<i>Vachellia karroo</i>	Soetdoring	Endemic to the area, beautiful light-spreading crown. Lovely yellow flowers in summer. Fast grower. Does drop thorns (not much).
<i>Nuxia floribunda</i>	Vlier	Pretty rounded crown. Shiny leaves with pale cream flowers in winter. Prefers some moisture. Fast grower.
<i>Appodytes demidiata</i>	Rooi peer	Upright tree leaves small and shiny on reddish leafstalks. Pale cream flowers in summer - grows moderately fast on most soil types.
<i>Ilex mitis</i>	Without	Very neat upright tree with dense mid-green leaves, compact growth pattern. Makes a good screening tree. It would need to be watered regularly. Moderate growth rate.
<i>Cassine sp.</i>	Saffraan	Neat roundish toothed leaves on a tall slender tree. Some family members are shorter than others. Size of tree depends on soil, water and wind conditions.



Pterocelastrus tricuspidatus Kershout

Shining, light green rounded leaves on reddish stalks. Seeds are conspicuous, horned capsules - a very handsome tree which mostly grows near the coast. The closer to the coast, the smaller the tree. Further away and in a more sheltered position, it is larger. It can

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Senior Manager: Town Planning

Senior Bestuurder: Statsbeplanning

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[Signature]

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSPLEANNING

Syzgium cordatum

Waterbessie

thus become a large evergreen treat the edge of the forest. A very versatile and handsome tree. It is however seldom available at nurseries as it does not propagate easily.

Has a neat green leaf, creating a compact rounded crown. Flowers cream, followed by red to purple berries, loved by birds. Moderate crown with very little nuisance value. It likes being watered and fertilized for best results. Handles wind very well.



Pterocelastrus tricuspidatus



Syzgium cordatum



Pittosporum viridiflorum



Tarconanthus



Buddleia saligna

TREES: Small to medium mostly evergreen

Pittosporum viridiflorum

Kassuur

Tough, neat tree with light green rounded crown and a good branching pattern. Bears sweet smelling cream flowers in abundance. Becomes a delightful tree when given garden care. Makes a good street tree. Moderate to fast growing.

Tarconanthus camphoratus

Wild camphor bush

Thrives on drier rocky or sandy sites and tolerates very harsh conditions. It has lovely, twisted stems with long narrow leaves of grey on the upside and a downy white on the reverse. Cream flowers are borne in abundance followed by brown seed heads which then split open to release fluffy white seed balls which make excellent nesting material for birds.

Buddleia saligna

Witoliënhout, false olive

Neat, fast growing upright tree. It branches from the bottom of the stem can thus be clipped into a hedge. Leaves are very narrow, grey above, paler below. Prefers a well-drained slope, but not too dry. Has lovely cream flowers in winter, turning brown later. Handy tree for quick screening.

Rapanea melanophloeos

Cape beech, Boekenhout

A pioneer tree. Medium to fast growth depending on conditions. Neat upright shape. Leaves and talks show interesting hues of purplish mid greens. A very distinct live tree. Makes a very good group planting, creating an immediate effect.

Euclea racemose

Sea guarri

Small, neat green leaves on a small, neat tree. Difficult to come by.

Diospyros sp.

Blue bush, Star apple.

Neat trees as the above, with fruit and leaves differing slightly.

Diospyros whyteana

Bladdernut

This is a specie growing on the forest fringe. The leaves are small, shiny and pointed. They are covered by russet hair on them undersides

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SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

Osyris compressum Colpoon

Brachyleana discolor Coastal silver oak

Indigofera cylindrico/divaricate/jucunda

Pavetta rotundifolia and *P. lanceolata*
Revoluta Bruidsbos

Canthium mundianum Klip els

Kiggelaria africana Wild peach.

The winged seeds are very attractive. Once established the growth rate can be fast to moderate. This tree can be trimmed either into a lollipop or a shrub. In its natural state it will be spreading but always compact and neat. It thrives under large trees or in the open. It is ideal for screening purposes on the southern and eastern sides of the house.

Large shrub, pale grey-green leaves. Clips well as its re-sprouts readily. Birds love the berries. Solid strong grower with a bold statement.

Rounded crown with large, toothed leaves. The topside being grey green and the underside a very white showing beautifully when blown in the wind. Very fast growing and exceedingly tough.

Delightful small spreading garden tree with fine leaves bearing racemes of pink/white flowers. Will grow in moist, clay conditions. Does not like dry conditions. Planting under it is perfect for other shade loving plants.

The two species are the only ones occasionally propagated from this very charming family of plants. They range from small to large shrubs, also small trees, depending on their growing conditions. They both have spectacular white flowers. Borne in abundance on the backdrop of shiny deep green leaves. *Pavetta revoluta* makes a very good specimen in a large planter.

Grows on the forest edges in clumps making a strong statement of symmetrically carried branches on upright stems with pale grey bark. It is deciduous and has small leaves turning a soft yellow. Berries loved by birds. A very worthwhile tree which does not mind a dryish spot.

Pioneer tree which propagates itself freely. Fast growing, evergreen, columnar in shape. It is best known as a host tree to caterpillars, who change into wonderful, rare butterflies.



Virgilia sp. **Keurboom**

Pioneer trees, best grown in clumps, die quite quickly or fall over in the wind. They act as good nurse trees for other slow growing species such as Milkwood. Their fine leaves and pea-like flowers are delightful.

Gonioma kamassi

A very useful tree to create scale in the landscape. It has a non-invasive root system and can therefore be planted close to the house where a large high wall needs softening. It is evergreen with sweet smelling small white flowers. The shape is upright. It grows well in moist soil types and prefers a cool aspect.



Halleria lucida **Tree fuschsia**

A very fast growing, shiny leaf, smallish tree. It carries its tubular orange flowers directly onto the stems of the tree. The nectar loving birds are very partial to this tree. It prefers a cooler aspect than a warmer one. This tree needs regular pruning as it has a twiggy appearance. Makes a good companion plant to the Kamassie.



SHRUBS: Large - up to 2m tall

Searsia crenata **Duinekraai-Bessie**

Very neat, rounded, tough, small-leaved, spreading shrub. Indispensable for screening on windswept coastal positions. Waterwise.



Acokanthera oppositifolia **Common poison bush**

A very pretty, useful specimen for challenging environments. It grows very upright with interestingly arranged leaves. They are maroon lsh/green in colour. The flowers are white and sweet smelling. This plant forms a natural thicket along with Boekenhout and Diospyros. It also makes a good hedge. Waterwise. The entire plant is however poisonous and should not be eaten.



Psychotria capensis

A lovely large semi-shade loving plant which has large shiny green leaves with masses of yellow flowers, followed by berries which are eaten by birds. May be pruned into a rounded small tree or left as a shrub. The more sun it receives the smaller the leaves but the more flowers - and vice versa. An excellent screening plant for a southern/eastern aspect.



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DATE SENIOR MANAGER: TOWN PLANNING
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Grewia occidentalis Kruisbessie

Endemic to the Southern Cape. It tends to be lanky, growing in forest margins, climbing into trees. On the coast it grows amongst *Searsia crenata* and other species.
 Creating a very pretty plant palette spotted with its pale mauve flowers. It does not seem to like hard pruning; taking a very long time to recover. Plant where it can sprawl. Waterwise.



Cassinopsis illicifolia

Shiny leaved, large, rounded shrub. It bears beautiful large berries. It also has a neat pair of thorns - this makes it very effective as a secure hedge. Waterwise.



Portulacaria afra Spekboom

It is a succulent type of plant with round leaf as well as beautiful pink flowers all summer long. Can be clipped as a hedge or left as a sprawling shrub or grown as a container plant. They can be grown from a cutting with ease. Waterwise.

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H. Koon
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 SENIOR BESTUURDER: STADSBEPLANNING

SHRUBS: Medium size, up to 1m

Coleonema sp.		Has fine leaves and small pink/white flowers in spring. It needs full sun and well-drained soil. Waterwise.
Metalasia sp.		As above but with a slight grey Greenleaf and white flowers.
Polygala sp.	September bos	Growth forms can differ a lot. All bear mauve pea-like flowers. Easily grown and self-seeds.
Acmedenia sp. Agathosma sp. Barleria sp.	Buchu	Small aromatic shrubs. Prefer warm, sunny situations. Waterwise. Drought tolerant, very versatile group of medium sized shrubs to extensively scrambling plants. Excellent to stabilize and cover embankments.
Euryops sp.	Yellow daisy	Very tough group of shrubs. Flowering in profusion. Prefers full sun. Need to be cut back strongly after flowering.
Leonotus sp.	Klip/wilde dagga	Fast growing, large shrubs. Bearing a profusion of orange flowers in autumn. Loved by nectar-feeding birds.
Monilifera chrysanthemoides	Bietou	A pioneer shrub with masses of yellow flowers. Plant with trees as "nurse" plant. Remove as plant becomes senescent.
Discorista, Hemizygea, Orthosithon, Freylinea		This shrub group is very suitable as garden subjects. They all bear charming flowers of blue to mauve and white. They do well with additional feeding and watering. After flowering, cut them back as much as required. They will all look good left to grow naturally or clipped into rounded shrubs or hedges.
Pentas lanceolate and Phygelius capensis		These are both charming subshrubs, bearing a profusion of flowers in summer. Good soil and watering required.



Portulacaria afra



Coleonema sp.



Polygala sp.



Euryops



Leonotis leonurus

Salvia Africana, other Salvia sp., Artemesia sp., Stoebe sp., Rhagoda sp., Eriocephalus sp.

Duine salvia

Soutbos
Kapokbos

This group of shrubs makes very tough interesting additions to the garden with their grey green leaves.

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Senior Manager: TOWN PLANNING

Senior Bestuurder: STATSBEPANNING

Plumbago and Tecoma capensis

Really reliable stalwarts, growing into dense bushy plants, covered respectively in blue/white and yellow/red/ orange flowers. They need to be fed for best flowering but once established can be left. Prune only to contain them as needed.



Fynbos

This group would include Proteas, Leucodendrons (Conebush), Leucospermum (Pincusion), Aspalathus, Gnidia, Phyllica, Erica etc. Also, most of the previously mentioned shrubs.

The Proteas, Pincushions and Conebushes are very rewarding when grown correctly. Obtain your nurseries' advice. Erica sp. is stunning but require very specific growing conditions. Ask for advice.



Hypoestes sp.

Autumn flowering, shade loving plants. Very good as mass planting under trees.



GROUND COVERS: Clump forming

Aristea sp.

Strap-like leaves, blue flowers for semi-shade.

Dietes sp.

Strap-like leaves, white/yellow flowers. Full sun to shade, very tough. Will grow under trees.



Agapanthus sp.

Kandelaar

Blue/white flowers, very tough, prefers sun to moderate shade. Different varieties will produce flowers all summer long.



Zantedescia aethiopica

Arum lily

Prefers moist soils. Delightful plant, having large leaves and white flowers. Eaten by porcupine.

Kniphofia sp.

Red hot poker

Tough plants. Beautiful flowers, rich in nectar. Some species require more moisture than others. All benefit from feeding.



Rumohra adiantiformis
Clivia sp.

Seven-week fern

Handsome foliage. Shade loving. Tough. Requires dry shade. Different species as well as variety are well worth growing. They make good pot plants.

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A. Kell
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSBEPLANNING

GROUND COVERS: Creeping/sprawling. Perennials of varying sizes.

Osteospermom sp.		Sun
Pelargonium sp.		Sun
Gazania sp.		Sun
Plectranthus		Shade
Asystasia		Semi-shade
Felicea sp.		Sun
Vygies	All types	Sun
Helichrysum sp.		Sun. Grey foliage
Hermania sp.		Sun
Aptenia		Shade
Coleus neochilus		Sun
Carpobrotus sp.		Sun
Sutera sp.		Sun/semi-shade

The above are all easy to grow, provide colour and help with covering the earth whilst waiting for shrubs to fill out.

Ground covers can be treated as annuals or perennial plants. Divide and replant at least every two years.

CREEPERS

Black Eyed Susan	
Cussonia thyrsoiflora	Kaapse kus kiepersol
Clematis brachyata	
Rhoicissus sp.	Wild grape
Senecio sp.	
Podranea sp.	Zimbabwe creeper

Light scrambling creeper growing in trees on edge of roads.

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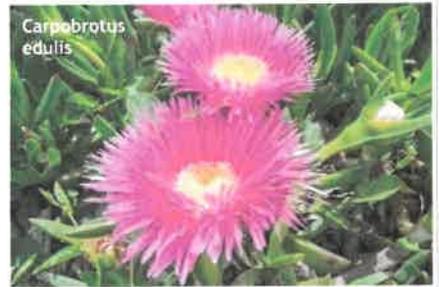
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All the above are large, stout creepers except for the Black-Eyed Susan.

BULBOUS PLANTS

These are delightful plants. They are tough and very rewarding generally with beautiful leaves and flowers. Planted in mass they are stunning. Propagate them by seed or division. They do not like being moved, taking time to re-establish and flower.

Watsonia sp.		Full sun. White/pink/orange
Dierama sp.		Full sun. Mauve
Crinum sp.		Sun/shade. White/pink
Scadoxus sp.	Paintbrush	Shade. White/red
Haemanthus sp.	Paintbrush	Shade. Red
Cyrtanthus sp.	Vuurlelie	Sun.
Veltheimia sp.		Shade. Deciduous. Dusty pink
Freesias sp.		Sun. Multicoloured. Deciduous
Oxalis sp.	Suuring	Sun. Deciduous. White/pink/bright yellow



STRUCTURAL PLANTS

Research these plants individually to best allocate them in your garden.
Euphorbia sp.

- Strelitzia sp. Kraanvoëlblom
- Encephalartos sp. Cycad
- Cussonia sp. Kiepersol
- Aloe sp.

- Aloe ferox Bitteraalwyn Dry, hot conditions. Water from time to time.
- Aloe thraskii Strandaalwyn Prefers water from time to time.
- Aloe arborescens Boomalwyn Prefers water from time to time. Prefers some shade.

Other Aloe species would also be suitable. Ensure sun and good drainage. Soils may need to be specifically prepared.



- Restio Dekriet These are clump forming grass-like plants. Their sizes and requirements differ. The two best species for a small to medium garden are Chondropetalum tectorum (Vishoek) and Restio multiflorous.
- Succulent plants Vetplante As per borne owners choice, taking care to use non-evasive plants. These plants are mostly very waterwise requiring minimal maintenance.

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 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATSBEPLANNING

11. CODE OF CONDUCT: CONTRACTORS

To ensure the preservation of the environment the following must be complied with:

- A code of conduct agreement must be signed by all building contractors before the commencement of construction at Herold's Bay Country Estate.
Property owners and their agents must ensure that these procedures are complied with.
- All building contractors must be registered with Herold's Bay Country Estate prior to the commencement of construction.
- Main contractors are responsible for subcontractors.

11.1 Contractors All-Risk Insurance policy

Prior to the commencement of construction approved building contractors must provide proof of all-risk insurance cover to the satisfaction of a property owner or his agent.

11.2 Contractors deposit

An amount of R15 000 is payable prior to the commencement of construction to fund repairs to infrastructure or the environment due to construction damage. If this amount is exceeded the balance will be for the account of the property owner.

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DATUM	SENIOR BESTUURDER: STATSBEPLANNING

11.3 Deliveries

All site deliveries are made via the contractor’s entrance to Herold’s Bay Country Estate.

No vehicles heavier than 6 ton will be permitted access with the following loads:

- 11.3.1 Sand and stone - maximum 6m³
- 11.3.2 Bricks - maximum 3050
- 11.3.3 Cement - maximum 120 pockets

Deliveries must be arranged during construction hours i.e. 7:30 to 17:30 Mondays to Fridays.

11.4 Site beacons

Site beacon pegs may not be removed.
Reinstatement will be for the account of the property owner.

11.5 Water and electrical meters

These must be protected during construction. The property owner is responsible for the cost of reinstatement.

11.6 Construction site demarcation

Construction must be contained within the building footprint. Natural vegetation may only be removed with the permission of the HOA.
Topsoil that has been stripped for construction must be carefully stockpiled on the site for reuse in landscaping. Minimal stripping of topsoil is permitted.

11.7 Site office

A weatherproof container-type site office/store in good condition may be placed on site for removal after construction.

11.8 Site toilet

A chemical toilet maintained in good sanitary condition to be used during construction on site.

11.9 Site hoarding

Dark green shade cloth in good condition and timber framework hoarding to be erected on a construction site prior to construction starting.
Height 2.1m.
No construction materials may be stored outside the hoarding.

11.10 Refuse and construction rubble

All refuse and rubble must be removed on a weekly basis. On completion of a project topsoil that was stockpiled is to be spread over the site.
No dumping of refuse or rubble will be permitted on the estate.

11.11 Protection against flooding and slumping

Proper care must be taken to prevent this on construction sites.
No cement or chemical wastewater may be released on a site.

11.12 Site staff

Only contractors’ staff are permitted on site.

11.13 Fires

No fires may be made on any construction site.

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DATUM	SENIOR BESTUURDER: STADSBEPLANNING

11.14 Sewage and water connections

Pipes must be kept clean to prevent blockages.

11.15 Speed restrictions

A maximum speed limit for all vehicles of 30km per hour is enforced on the estate.

11.16 Breach of contract

With any breach of contract, the following will be applied:

- 11.16.1 A request to the contractor to comply with regulations within 4 days.
- 11.16.2 Repair or remedial work to be conducted and the use of the construction deposit.
- 11.16.3 A decision by the estate management must be accepted by the property owner.

11.17 Building contractors

To ensure quality construction only approved building contractors are permitted to work on the estate.

12. ENVIRONMENTAL MANAGEMENT

Due to the visual and biological sensitivity of the site it is important to comply with and respect the conditions of the Environmental Management Plan for the estate.

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CHECKLIST

13. DESIGN REVIEW COMMITTEE: GUIDELINES FOR BUILDING APPROVAL To be submitted with building applications

1. SITE	YES	NO
1.1 0.5m Contours + benchmark		
1.2 Geotechnical report		
1.3 Maximum 8.5m building height, wall plate 6.5m		
1.4 First floor < 60% ground floor area		
1.5 Large roofs to be fragmented		
1.6 <u>Building lines</u>		
1.6.1 500 - 1000m ²		
❖ Street 4m		
❖ Side 2m		
❖ Rear 2m		
1.6.2 > 1000m ²		
❖ Street 5m		
❖ Side 3m		
❖ Rear 3m		
1.6.3 Screen walls max 20% of length of a boundary		
1.6.4 Building within building setbacks		
1.6.5 <u>Site plan</u>		
❖ Building setbacks		
❖ Servitudes		
❖ Extent of buildings		
❖ Floor levels including a datum height		
2. LAND USE AND COVERAGE		
2.1 One house per stand		
2.2 Coverage according to size		
2.3 Outbuildings form part of main dwelling		
2.4 No Lofts		
2.5 Maximum coverage		
2.6 Storage of boats and caravans		
3. LANDSCAPE PLAN		
3.1 Clearing of site		
3.2 <u>Tree removal</u>		
3.2.1 Exotic plants		
3.2.2 Other		
3.3 <u>Landscape</u>		
3.3.1 Pergolas		
3.3.2 Screen walls		
3.3.3 Site shapes:		
❖ Use of water		
❖ Focus points		
❖ Use of natural rocks		
3.4 <u>Fencing</u>		
3.4.1 Fencing		
3.4.2 Walls		
3.5 Paving - match street paving		
3.6 Berms - for shelter and privacy and act as windbreaks		

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

13/12/24
 DATE
 DATUM

H Koza
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSBEPLANNING

	YES	NO
3.7 <u>Lawn</u> - keep to minimum		
3.7.1 Buffalo		
3.7.2 Kweek		
3.7.3 Kikuyu - not permissible		
3.8 <u>Planting</u>		
3.8.1 Indigenous plants as far as possible		
3.8.2 Exotics near entrance of houses, veranda pots and pergolas		
3.8.3 Fynbos - low growing, tough, needle-like plants		
3.8.4 No palms. No true character in Southern Cape		
3.8.5 Plant suitability		
3.9 <u>Landscape layout</u>		
3.9.1 Is plan clear and to correct scale		
3.9.2 <u>Are all items clearly identified and described</u>		
❖ Paving		
❖ Steppingstones		
❖ Plant material		
❖ Features		
3.9.3 Fencing		
3.9.4 <u>Design sustainability</u>		
❖ Indigenous		
❖ Exotic		
❖ Privacy between houses		
❖ Have views been considered		
❖ Balance and scale of landscape and buildings		
4. BUILDING FORM		
4.1 Maximum 2 stories in height above NGL		
4.2 Maximum height restriction - 8.5m		
4.3 Garage		
4.4 <u>Levels</u>		
❖ No columns, piers or similar		
❖ Respond to contours -step with slope		
4.5 Rectangular or square forms		
4.6 Privacy of adjoining properties' views		
5. COLOUR		
5.1 Colour board to be submitted for approval		
5.2 Sample colour application on building required for approval		
6. CONSTRUCTION AND MATERIALS		
6.1 <u>Roofs</u>		
6.1.1 Main and lean-to roofs 5 degrees		
6.1.2 Flat roofs - stone chip		
6.1.3 Variation of roofs required		
6.1.4 Closing of roof ends required to detail		
6.2 <u>External walls</u>		
6.2.1 Site walls and fences Materials allowed -Plaster, local stone		
6.2.2 Max 60° of total site boundary subject to DRC approval		
6.2.3 Wall to compliment house		

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	YES	NO
6.3 Fenestration doors & shutters		
6.3.1 Windows & doors: ❖ Aluminium -powder coated		
6.3.2 Window proportions - vertical expression.		
6.3.3 No Win blocks allowed		
6.3.4 Horizontal Garage door type - fibre glass/aluminium		
6.3.5 No external burglar bars allowed		
6.3.6 Boarded or louvred or timber shutters preferred Aluminium allowed - to approved colour to match windows		
6.4 Chimneys - see details		
6.5 Pergolas:		
6.5.1 Timber/steel No corrugated or sheet metal on pergola's allowed.		
6.6 Soil & waste pipes to be concealed in ducts - not visible		
6.7 Gutters & down pipes to be unobtrusive. Downpipe colour to match walls.		
6.8 Visible skylights not allowed		
6.9 Visible solar panels to DRC approval		
6.10 Balustrade - approval required		
6.11 Colour scheme to approved schemes.		
6.14 Laundry, gas & refuse areas to be enclosed		
6.15 No visual TV aerials or dishes		
6.16 No awnings, unless retractable canvas approved by DRC		
7. DRIVEWAY		
Paving type to match adjacent roads.		
8. STORM WATER		
Layout to accompany plans		
9. POOLS & FENCES		
Pool fence design to be submitted. To comply with National Building Regulations		
10. ROOF MATERIALS		
10.1 Standing seam Zinalume or aluminium in Kliplock profile		
10:2 Concrete with stone dressing on flat roofs		
SITE WALLS & FENCES		
11.1 No prefabricated walling system		
11.2 Must follow contours		
WATER SAVING DEVICES (MUNICIPAL REQUIREMENT)		
12.1 Low flow shower heads		
12.2 Dual flush toilet cisterns		
13. SOLAR HOT WATER INSTALLATIONS (MUNICIPAL REQUIREMENT)		
13.1 Solar collector on roof - see also 6.9		

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 H. Kock
 SENIOR PLANNER: TOWN PLANNING
 SENIOR BESTUURDER STADSEPLANNING

14.	SOLAR PHOTO VOLTAIC ELECTRICITY		
14.1	Extent of PV panels - see also 6.9		
14.2	Position		

14. REVISIONS

To be submitted with building applications

- 17.08.2021**
- Page 6 -
 - 7.4.2 : Estate housing changed to Group housing. Single story removed.
 - Page 2 - 7.16: Added.
 - Page 9 - 7.16: Materials, finishes and important details.

- 02.09.2021**
- Page 3 -
 1. Background: types + descriptions of buildings.
 2. Aesthetic standard and approvals.
 3. The design review committee (DRC).
 4. Architects and Engineers.
 - Page 4 -
 4. Construction time.
 7. Architectural and Landscape Design Guidelines.
 - 7.1 Design principles.
 - Page 5 - 7.1: Style.
 - Page 6 - 7.5.4: Roofs.
 - Page 7 -
 - 7.7.1: Stone.
 - 7.9.3: Garage doors.
 - 7.9.4: Windows.
 - 7.10: Verandas, pergolas and balconies.
 - Page 8 -
 - 7.11: Plinths and columns.
 - 7.13.5: Vates.
 - 7.13.6: Walls.
 - 17.15: Timber decks.
 - Page 9 -
 - 7.16 : Sub-soil water. Paint.
 - 7.17 : Balustrades.
 - 7.18 : Roofing and roof details.
 - Page 10 -
 - 7.20: Security (burglar screens).
 - 8.5: Photovoltaic panel installation.
 - 8.8 Rainwater tanks.
 - Page 11 -
 - 8.10 : Paving.
 - 8.11 : House numbers.
 - 8.12 : Maintenance of homes and gardens.
 - 9.8: Addition
 - 9.9: Addition
 - Page 13 - Removal: Acacia xanthophloea (Koorsboom)
 - Page 19 - Contractor’s deposit

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DATE
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SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

14. REVISIONS (CONTINUED)

- Page 20 -
 - 11.3: Deliveries
 - 11.5: Water and electrical meters
 - 11.6: Construction site demarcation
- Page 21 -
 - 11.17: Building contractors
- Page 22 -
 - 1.1: 0,5m contours + benchmark

- 16.02.2022**
 - Page 1 -
 - Herold's Bay Country Estate logo updated
 - Revision date
 - Page 2 and 3 -
 - Index altered according to document contents
 - Page 6 -
 - 6: Construction time (4 years)
 - Pages 6 to 7 -
 - 7.4 to 7.4.7: numbers altered
 - Page 7 -
 - 7.4.4: Main heading (Commercial) and sub-heading change
Business Zone (IV and VI respectively)
Height maximum (8.5m)
 - Page 8 -
 - 7.7: Heading change (Walls, materials and finishes)
 - Page 11 -
 - 8: Heading change (Site services)
 - 8.3 Heading change (Telephone fibre and electrical cables)

- 31.03.2022**
 - Page 1 -
 - Revision date
 - Page 7-
 - 7.4.3 Group housing - maximum height description
 - 7.4.4 Commercial - maximum height description

- 26.04.2022**
 - Page 1 -
 - Revision date
 - Page 7-
 - 7.5.4 Description of gable types in fourth bullet point.

- 04.05.2022**
 - Page 9 -
 - 7.13.1, 7.13.2 + 17.13.3 - additions and changes
 - 7.13.7 Additional number added

- 06.09.2022**
 - Page 12 -
 - 8.9 - Addition (energy efficient lighting)
 - Trees: Celtis cinencis removed from list
 - Page 13 -
 - Rhus chirendensis replaced with Searsia chirendensis
 - Ilex miles alteration: Ilex mitis
 - Page 16 -
 - Rhus crenata replaced with Searsia crenata
 - Psychotria capensis alteration: Psychotria capensis
 - Page 19 -
 - Creepers altered to Creepers

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DATE	SENIOR MANAGER: TOWN PLANNING
DATUM	SENIOR BESTUURDER: STATSBEPLANNING

14. REVISIONS (continued):

23.08.2022

- Page 5 -
 - 6 - Construction of a home must start within **18 calendar months** (*revised from 4 years*)
- Page 6 -
 - 7.4.1 - Addition: • A granny flat not exceeding 60m² in size is permitted if it forms part of the main house structure and is not loose standing (*fifth bullet point*)
- Page 9 -
 - 7.13.8 - The estate will be secured on the periphery with a uniform Clearview type unobtrusive security fence by the Developer. The Business site is excluded from this.

27.11.2023 (Revisions by Mere Group)

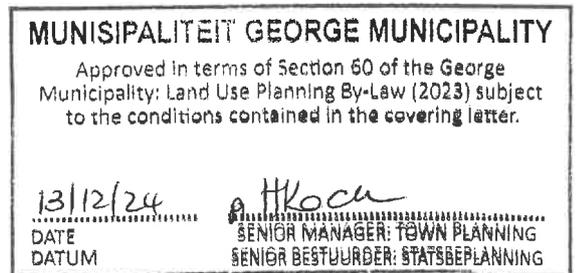
- Page 5
 - Remove- A garage may be separate from a house but must be single story.
 - Add-Garages may not be separate from the dwelling, the design must be incorporated in the form of the dwelling.
 - Remove - Homes must be in harmony with the environment but must not dominate.
 - Add- Homes must be designed with an indoor to outdoor connection, connection to landscape and light.
- Page 6
 - Add - Rectangular forms with clean lines, open floor plans, large horizontal windows or curtain glass, a connection between the indoor and outdoor, lack of ornamentation, steel glass and reinforced concrete among the most prominent building materials.

5 Rules of Modernism:

1. Building can be raised for ground floor circulation, to make rooms for cars and gardens.
2. Essentially an open floor plan, this principle related to structural development and the removal of load bearing partitioning walls, allowing flexibility in the interior living spaces.
3. Free design of the facades, the structure is separated from the walls allowing for more flexibility for windows and openings.
4. Horizontal window ribbons extend along the façade, offering a more balanced lighting and greater feeling of space.
5. Modern homes should include roof gardens, which are flat roofs that allow for additional living space.

- Page 7
 - Remove - veranda
 - Add- simplistic
 - 7.2.1 Remove - metal, long
 - Add - to bring sunlight into the homes.
 - 7.2.7 Remove The extensive use of verandas and pergolas
 - Add - verandas and pergolas are permitted.
 - 7.4.1 Remove - lofts may be planned as living spaces.
 - Add - lofts are not permitted
 - Remove - Internal span widths 7m
 - Add - Internal span widths 8m
 - Group Housing Building Lines changed from 5 & 3m to 3m and 1.5m

- Page 8
 - 7.5.2 Remove- emanating from the main roof
 - 7.5.3 Add - in different levels, mono-pitched roofs are encouraged on concrete flat roofs, with the intention to enhance sun light into the homes.
 - 7.5.4 Add - that enhances the modern style
 - Remove - 600 to 1000mm Add 200 to 600mm
 - Max Overhang - Changed from 1000mm to 600mm



- Page 9

7.10. Add - Steel may also be closed with aluminium or timber cladding.
Remove - Balconies must be closed with pergolas.

- Page 10.

7.12. Remove - Generally retaining walls must be discouraged. No retaining wall may exceed 1m. Add - retaining walls must be designed in context with the house design.

7.13.1 Remove 20% Add - 40%

Add - where plastered masonry boundary walls are used, it must be used in combination with timber or clear view fencing.

Add - Where possible the street boundary should not be fenced.

7.13.2 - Change 1.2m to 1.5m

7.13.5 - Remove Galv Steel, Add - aluminium.

7.15 Add- supporting columns may not be visible.

- Page 11

7.17 Add- Stainless steel and glass balustrades is permitted

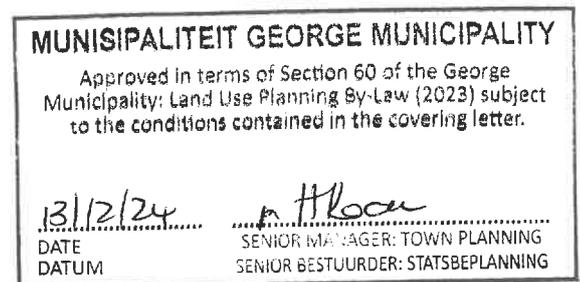
Remove - Galvanized painted steel

7.18 Carports must match and be incorporated

7.19 Remove - May be loose standing

Add - Must be linked

Remove - By means of a veranda or pergola structure.



11.07.2024 (Revisions by Mere Group)

- Page 4

1. Removed 120m² and replaced by 190m²

- Page 6

7.1 Removed Modern homes 'should' and added Modern Homes "may" include roof gardens.

- Page 7

7.2.4 Removed: Walls should compromise not more than 40% of the area of the external envelope.

- Page 8

7.5.5 Gables - certain gable types are permitted that enhance the modern Farm house style subject to DRC approval.

- Page 9

7.9.3 Added: Material: horizontal sectional overhead type in aluminium/ fiberglass/ timber wood

- Page 10

7.13.1 Removed: Walls should not comprise more than 40% of the area of the external walls, and added; Plastered masonry boundary walls may not exceed 60% of the total stand. Boundary walls may form part of the side and rear boundary lines.

- Page 13

8.8 Added: 5000l store capacity- Estate stands
2500l store capacity- High density Group housing stands

30.07.2024 (Revisions by Mere Group)

- Page 4

Add: Country Estate Stands: No 1-102

- Country Estate Houses design to be Modern & Modern Farm Style

Add: Group Housing Stands: Stand 103, 104 & 105.

- Group Housing designs to be modern with flat & mono-pitched roofs to enhance views.

Add: Commercial Stand

- Page 9

Add: 7.5.4: Pitched Roofs with gables are permitted on the Country Estate Stands, designs must enhance the modern farm house style subject to DRC approval.

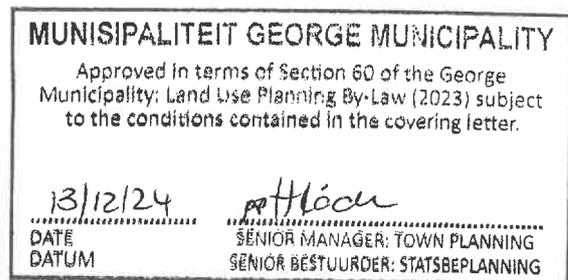
Add: 7.5.5

Remove: Gables - certain gable types are permitted that enhance the modern Farm house style subject to DRC approval.

Add: 7.9.3: Golf cart doors are allowed.

- Page 9

Remove 9.8: EQP - a system will be applied where construction approval will be granted based on amongst the standard requirements where points are required to be earned based on a number and type of tree is to be planted on a property by the owner.



Annexure C - Subdivision Plan

Locality Map: (True to scale)



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15/12/24
 DATE
 DATUM
 Mr. Kloos
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATSBEPANNING

Proposed Subdivision and Permission required in terms of a Condition of Approval: Portion 7 of the Farm Buffelsfontein No. 204, George (unregistered Erf 1585, Herolds Bay), situated at Herolds Bay in the Municipality and Administrative District of George

Application is being made in terms of Section 15 of the Land Use Planning By-Law of George Municipality, 2023 for the following:
 1. Subdivision of portion 104 in terms of Section 15 (2)(a) as shown on plan and set out in Table 1 below; and
 2. A permission required in terms of a condition of approval in terms of Section 15 (2)(b) in order to approve attached Site Development Plan No. 30/20 Rev. C by Mase Group Pty. Ltd.

Table 1

Zoning	Land Use Ptn. No's	Area (ha)	Total
Group Residential	Group Housing	1,27	1,146
Group Residential	Private Residential	28	45,34
Total			1,174

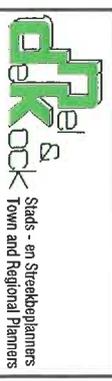
* Portion 104 forms part of an Estate Housing project HBC/C204-4, approved on 10 January 2022 as per Plan No. HBC/C204-4.

Remarks:
 1. This plan is accompanied by a Site Development Plan (Plan No. 30/20 Rev. C) with full spectrum of development specifications compiled by Mase Group Pty. Ltd.
 2. Mase Group Pty. Ltd.
 3. Number of units proposed according to approved Plan No. HBC/C204-4: 32 units
 Proposed number of units: 27 units
 4. Each proposed Group Housing Erf allows for more than the prescribed 50m² functional open space.

Notes:
 1. Cadastral information by Azur Aerial Services.
 2. Contours provided by Jacobs Opemings.
 3. Contour intervals: 0,5m.



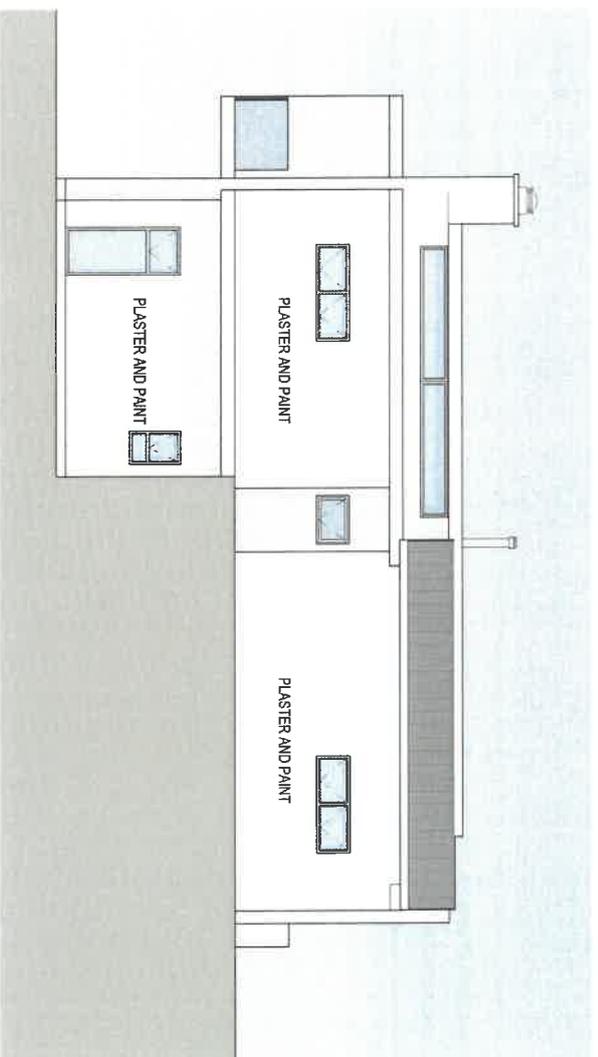
Portion 7 of the Farm Buffelsfontein No. 204, George (unregistered Erf 1585, Herolds Bay)



Yokohata 56 York Street Tel: (044) 874 5207
 Postbus 1186 P.O. Box 1186 Fax: (044) 873 8334
 George 6530 E-pos: E-mail: info@drdock.com

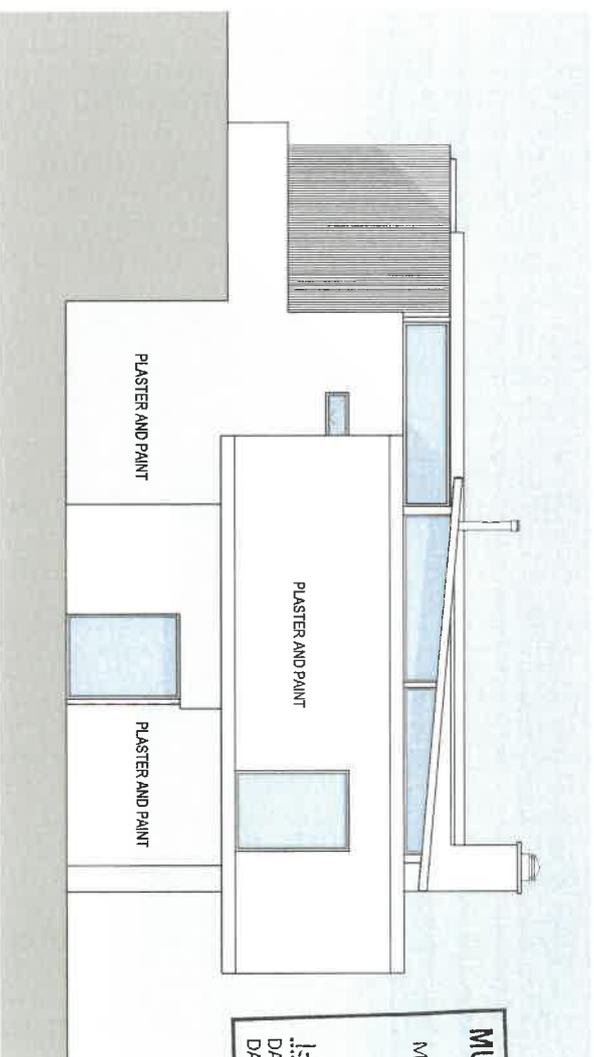
SKAAL	1:1.000 (A3)	SCALE
BEPPLAN	D.N.	PLANNED
GETEKEN	A.H.	NO
DATUM		HDB/D/200-4
DATE		November 2023

KOPIEERG VOORBEHOU / COPYRIGHT RESERVEERD



ELEVATION _EAST

Scale 1 : 100



ELEVATION _WEST

Scale 1 : 100

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 SENIOR BESTUURDER: STATSBEPANNING

ELEVATIONS

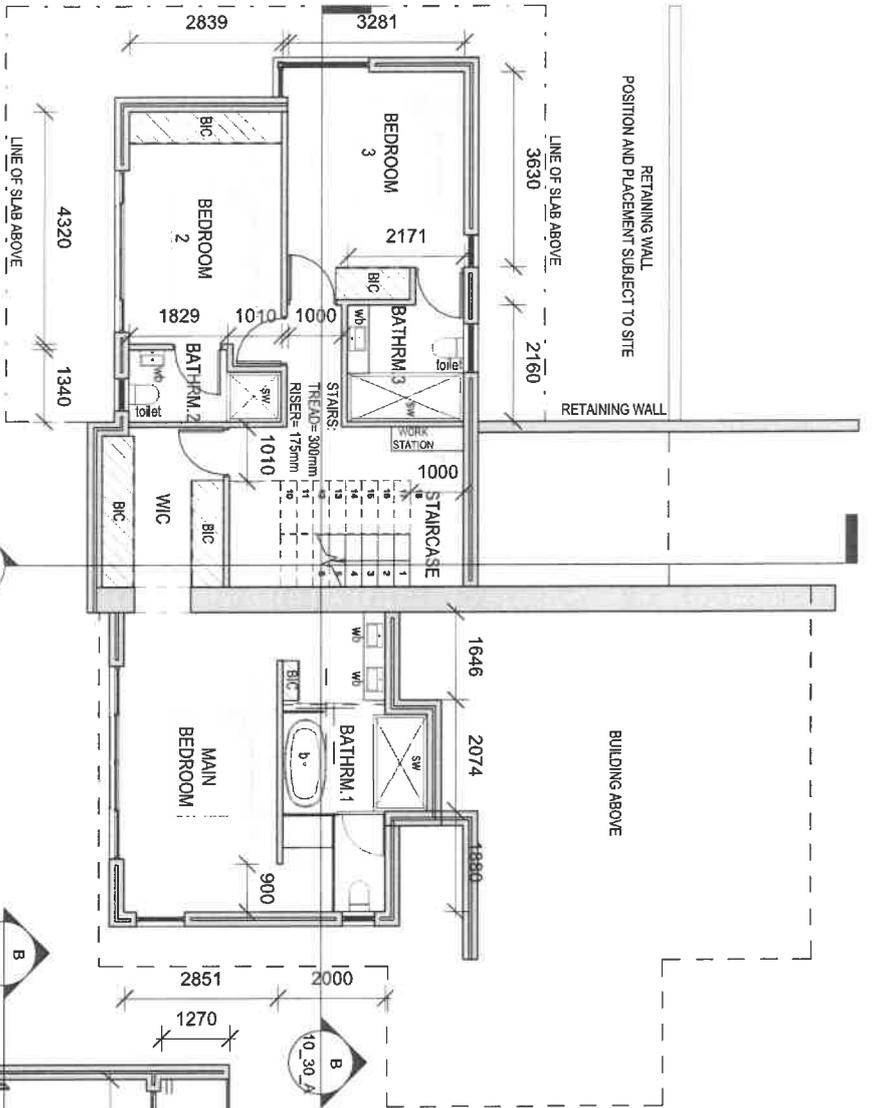
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STAND 104- UNIT A

Project # 023619
 Date 2023/11/06
 DW 10 41 A

mere Group
 E-mail: info@mere.co.za
 34 Kaap de Goede Hoop, Hartenbos.
 Tel: + 27 (44) 690 5721
 Fax: + 27 (86) 590 2620





RETAINING WALL
POSITION AND PLACEMENT SUBJECT TO SITE

BUILDING ABOVE

NOTE:
YARD POSITION AND SIZE
PLACEMENT SUBJECT TO SITE

5000L JOLIO TANKS
FINAL POSITION TO
BE CONFIRMED ON
SITE

LG PLAN

Scale 1 : 100

NORTH IS SUBJECT TO
PLACEMENT ON SITE



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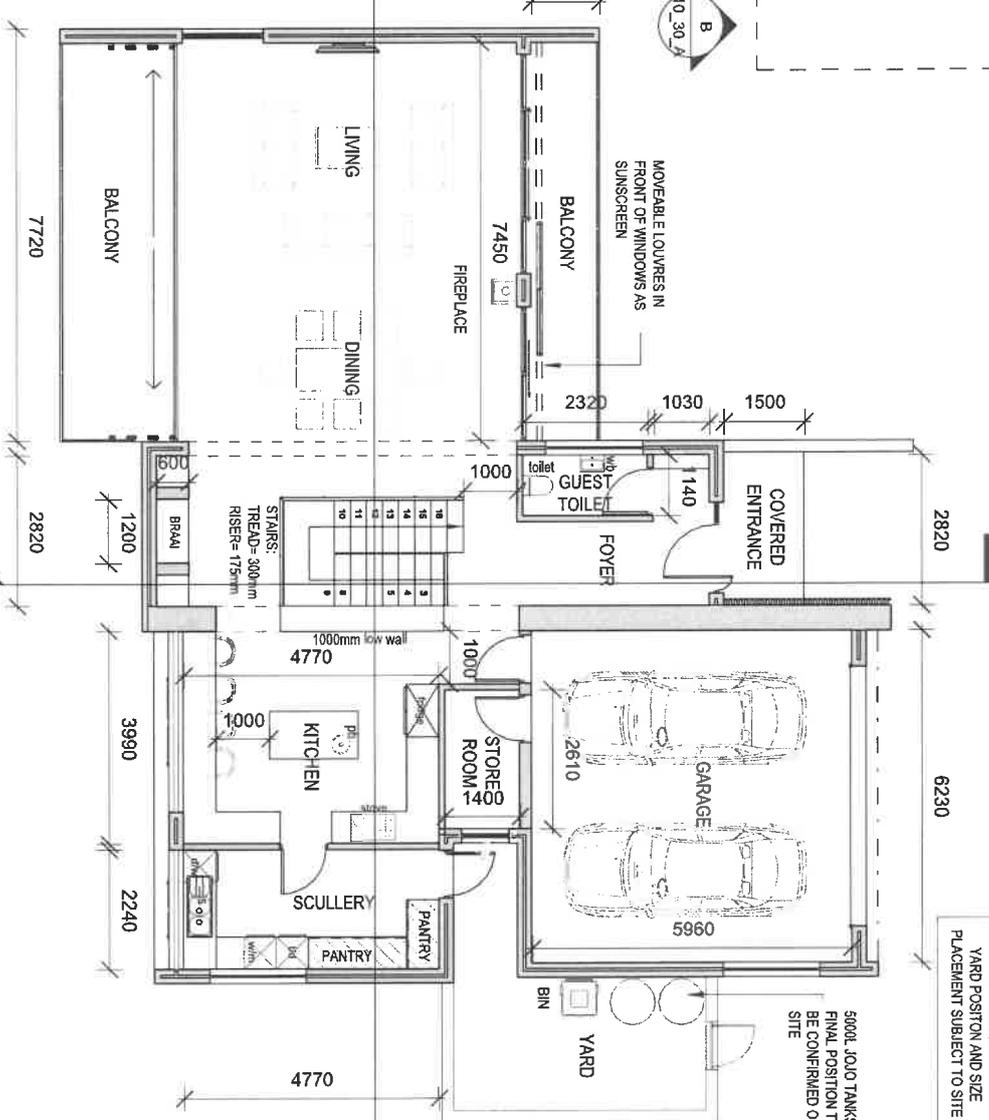
31/2/24
 DATE
 BATHUM

M. Hoorn
 SENIOR RESTURDER: STATSBEPANNING

GF PLAN

Scale 1 : 100

NORTH IS SUBJECT TO
PLACEMENT ON SITE



GF&LG FLOOR PLAN

STAND 104- UNIT A

SCALE : 1 : 100

Project # 023619
 Date 2023/11/06
 DW 10 20 A

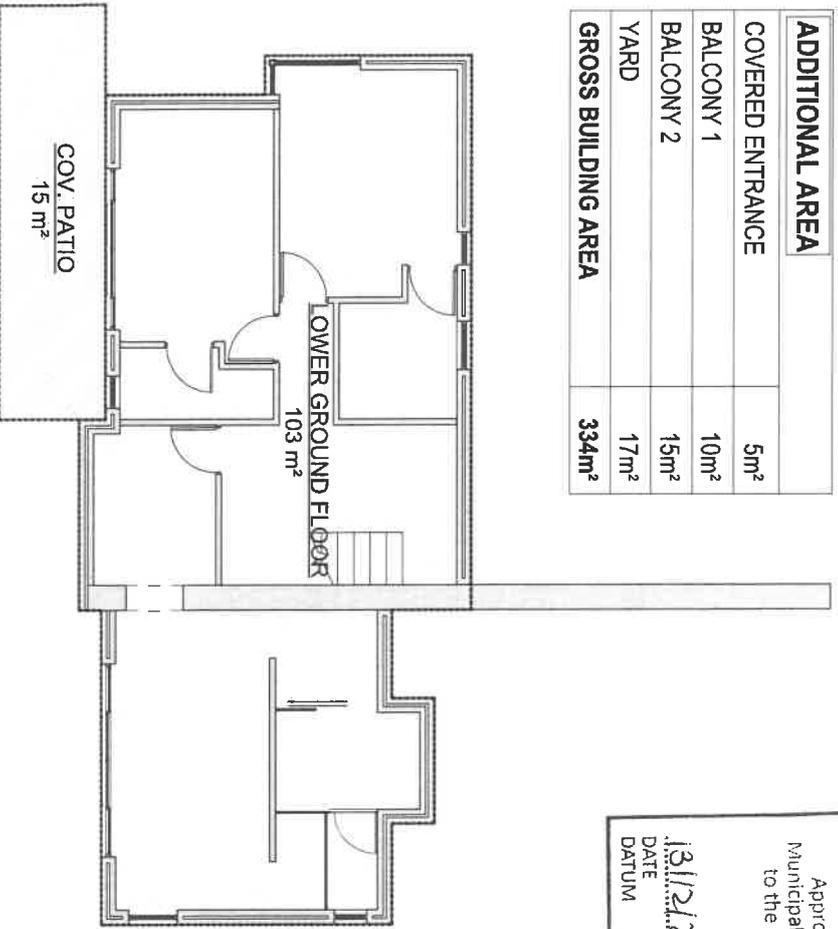
mere Group
 E-mail: info@mere.co.za
 34 Kaap de Goede Hoop, Hartenbos.
 Tel: + 27 (44) 690 5721
 Fax: + 27 (86) 590 7620

MERE
 GROUP PTY LTD.

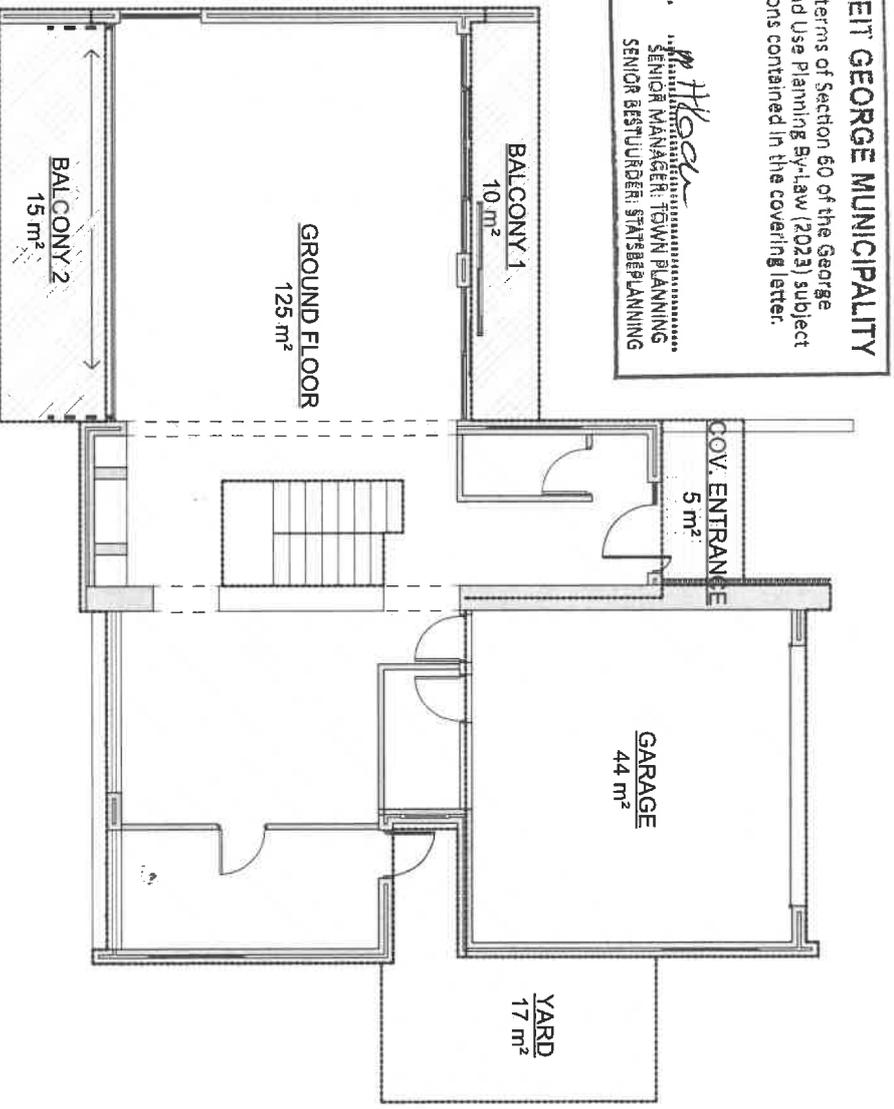
AREA SCHEDULE

COUNCIL AREAS	
LOWER GROUND FLOOR	103m ²
GROUND FLOOR AREA	125m ²
GARAGE	44m ²
COVERED PATIO	15m ²
TOTAL COUNCIL AREA	287m²

ADDITIONAL AREA	
COVERED ENTRANCE	5m ²
BALCONY 1	10m ²
BALCONY 2	15m ²
YARD	17m ²
GROSS BUILDING AREA	334m²



LG AREA PLAN
Scale 1 : 100



GF AREA PLAN
Scale 1 : 100

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M. Hooper
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 SENIOR BESTUURDER: STADSBEPLANNING

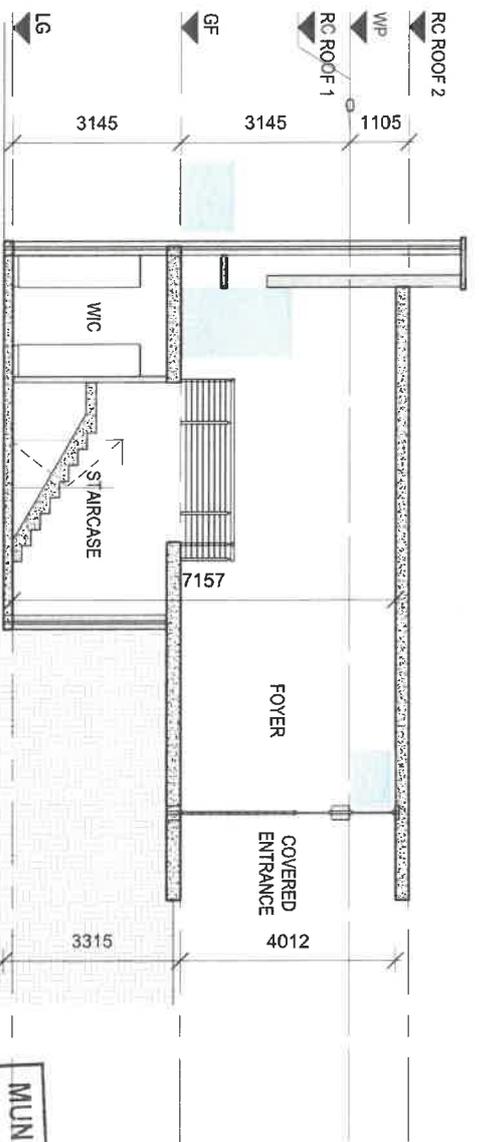
AREA PLAN
SCALE : 1 : 100

STAND 104- UNIT A

Project # 023619
 Date 2023/11/06
 DW 10 22 A

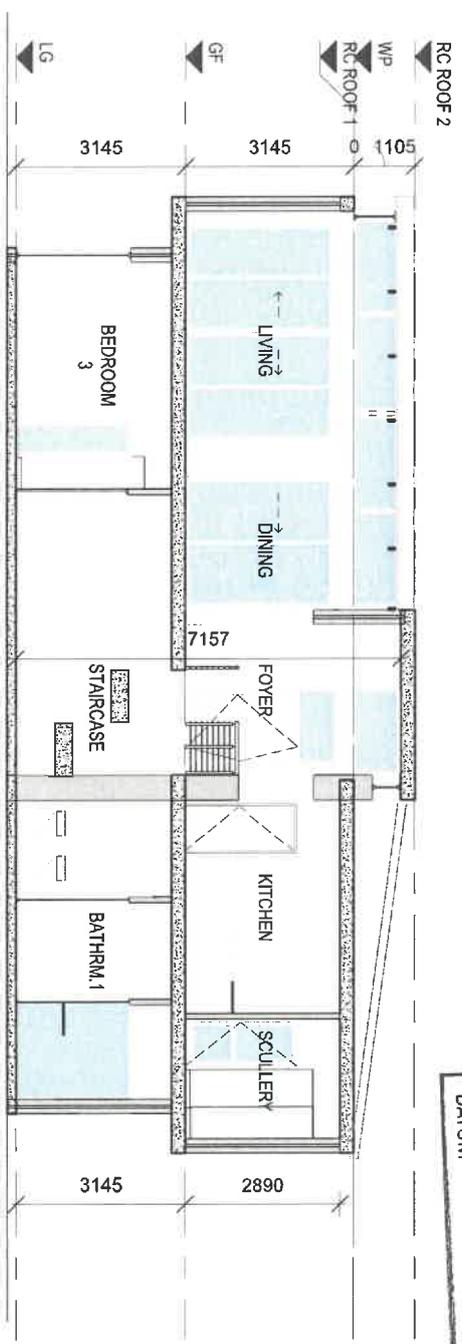
meere Group
 E-mail: info@meere.co.za
 34 Kaap de Goede Hoop, Hartenbos.
 Tel: + 27 (44) 690 5721
 Fax: + 27 (86) 590 9620

meere
 GROUP PTY LTD.



SECTION A-A.

Scale 1 : 100



SECTION B-B

Scale 1 : 100

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M. Hoop
 SENIOR MANAGER: TOWN PLANNING
 SENIOR OORTOESTER: STADSBEPLANNING

SECTIONS

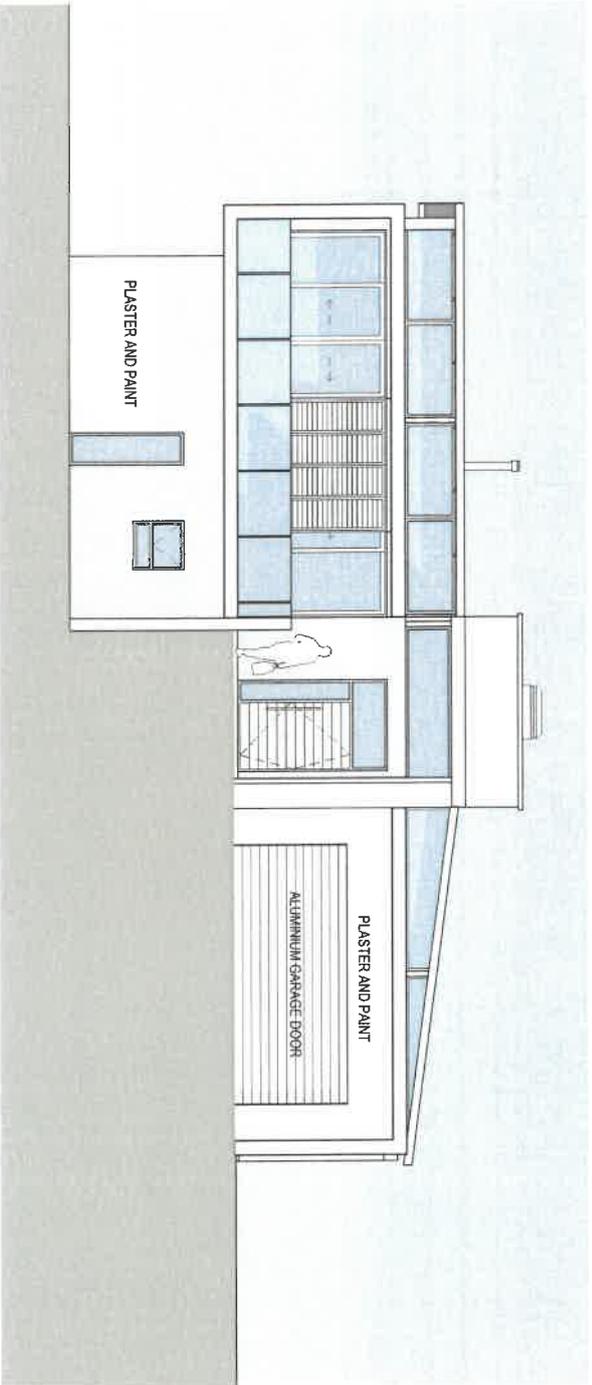
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STAND 104- UNIT A

Project # 023619
 Date 2023/11/06
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meire Group
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 34 Kaap de Goede Hoop, Hartenbos.
 Tel: + 27 (44) 690 5721
 Fax: + 27 (86) 590 2620





ELEVATION _NORTH

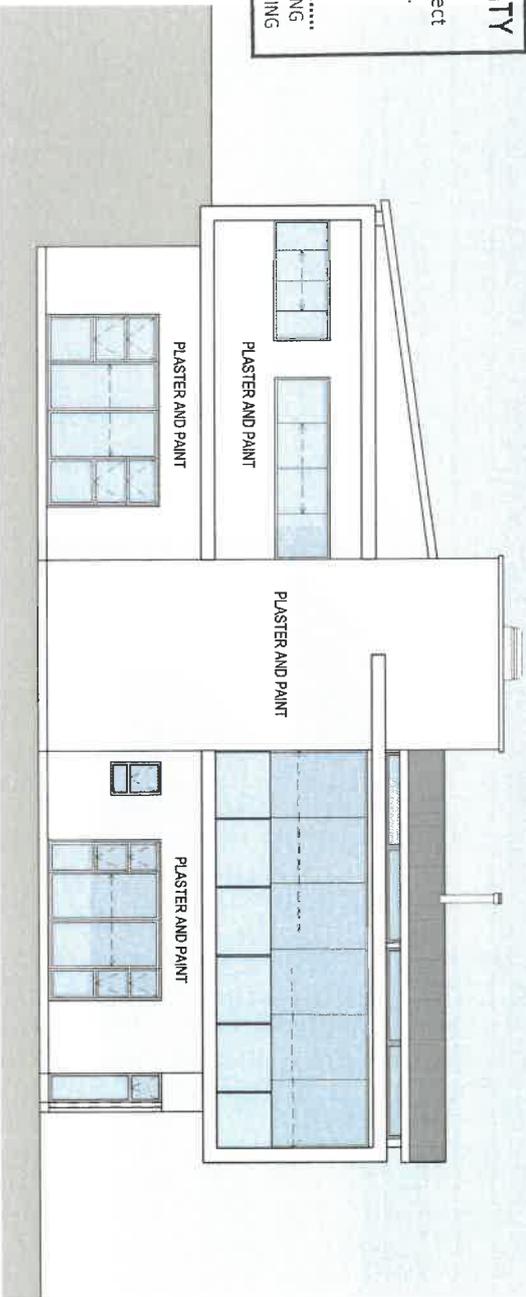
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MUNISIPALITEIT GEORGE MUNICIPALITY

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13/12/24
DATE
PATLW

H. Hoop
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING



ELEVATION _SOUTH

Scale 1 : 100

ELEVATIONS

SCALE : 1 : 100

STAND 104- UNIT Am

Project # 023619
Date 2023/1/06
Dwg 10 40 A

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E-mail: info@mere.co.za
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MERE
GROUP PTY LTD.

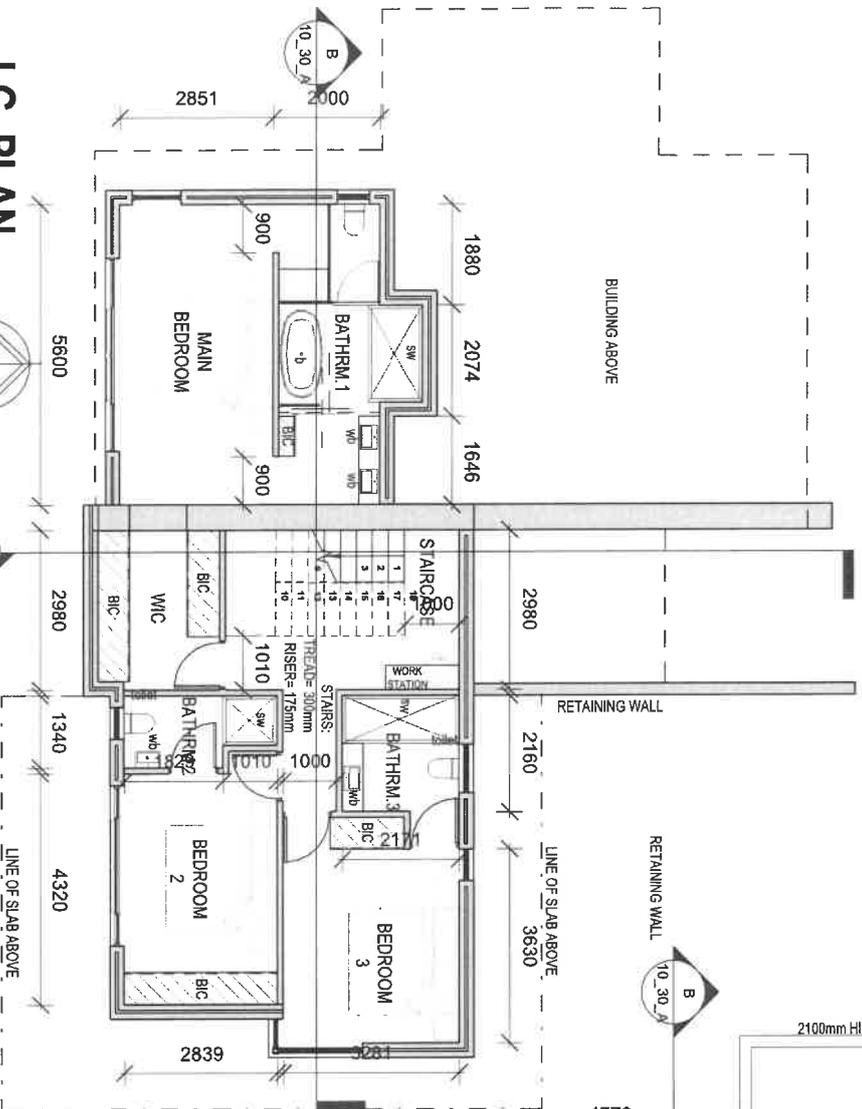
SCALE : 1 : 100

GF&LG_FLOOR PLAN

STAND 104- UNIT Am

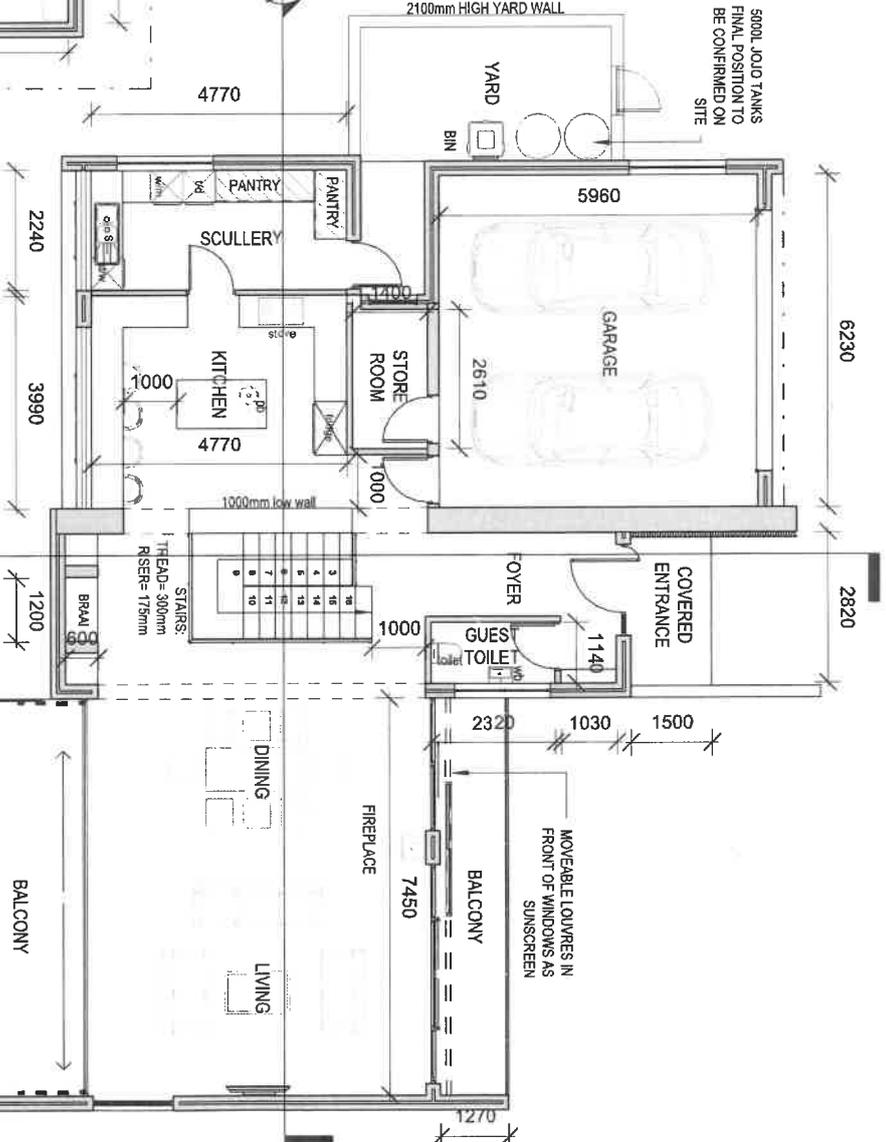
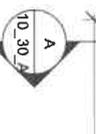
LG PLAN

Scale 1 : 100



GF PLAN

Scale 1 : 100



NORTH IS SUBJECT TO PLACEMENT ON SITE

NORTH IS SUBJECT TO PLACEMENT ON SITE

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

13/12/23
 DATE
 DATUM

Hiba
 SENIOR MANAGER: TOWN PLANNING
 SENIOR SUPERVISOR: STATISREPLANNING

Project # 023619
 Date 2023/11/06
 Dwg 10 20 A

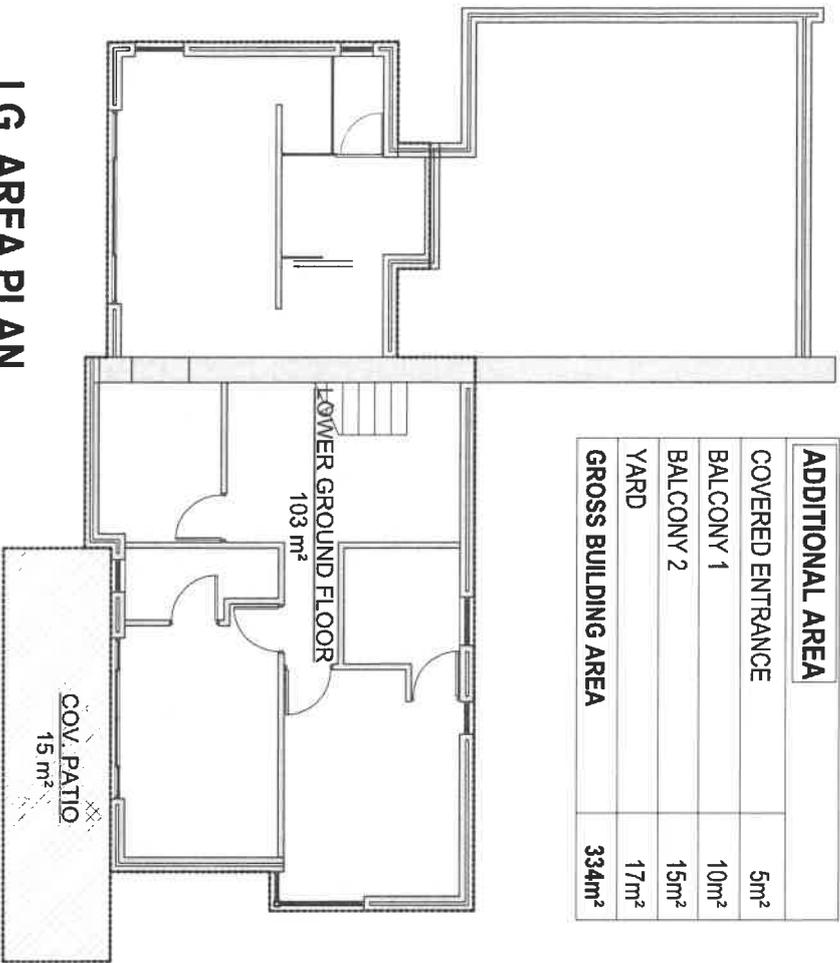
mere Group
 E-mail: info@mere.co.za
 34 Kaap de Goede Hoop, Hartenbos.
 Tel: + 27 (44) 690 5721
 Fax: + 27 (44) 690 5720

W E R E
 GROUP PTY LTD.

AREA SCHEDULE

COUNCIL AREAS	
LOWER GROUND FLOOR	103m ²
GROUND FLOOR AREA	125m ²
GARAGE	44m ²
COVERED PATIO	15m ²
TOTAL COUNCIL AREA	287m²

ADDITIONAL AREA	
COVERED ENTRANCE	5m ²
BALCONY 1	10m ²
BALCONY 2	15m ²
YARD	17m ²
GROSS BUILDING AREA	334m²

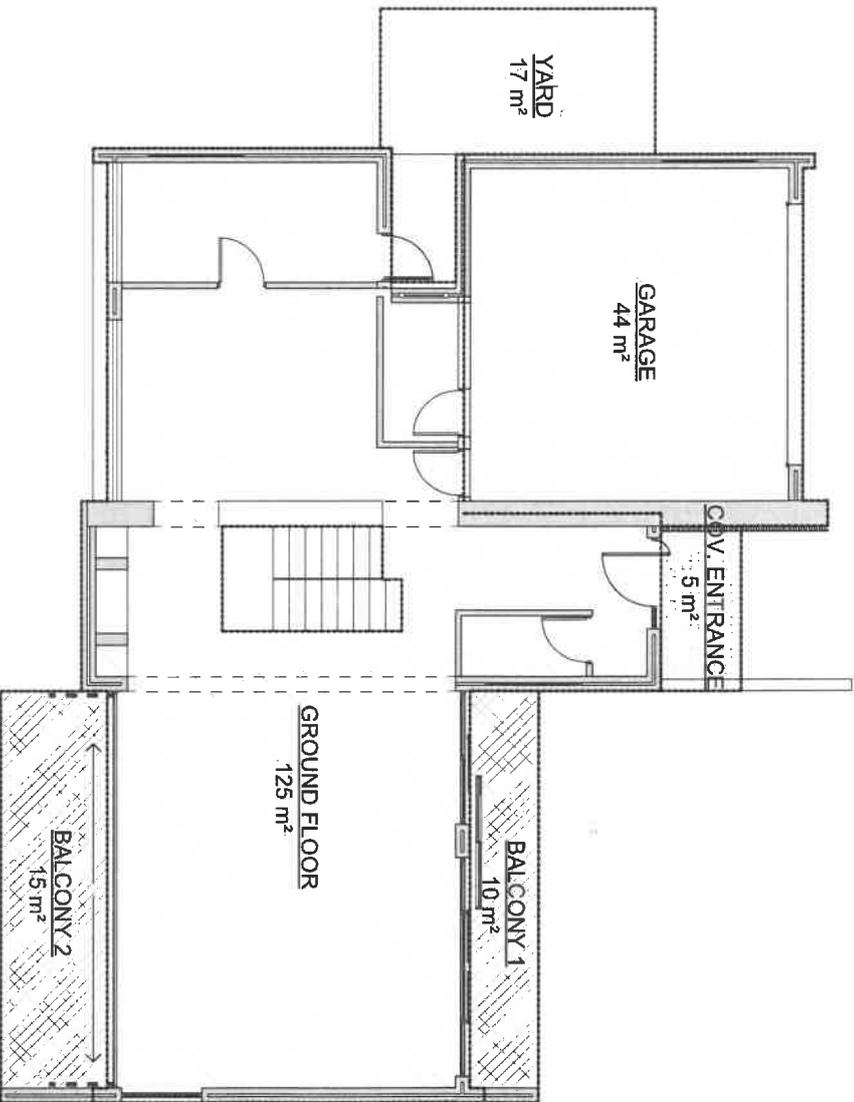


LG_AREA PLAN

Scale 1 : 100

AREA PLAN

SCALE : 1 : 100



GF_AREA PLAN

Scale 1 : 100

STAND 104- UNIT Am

MUNISIPALITEIT GEORGE MUNICIPALITY

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

13/12/24

DATE

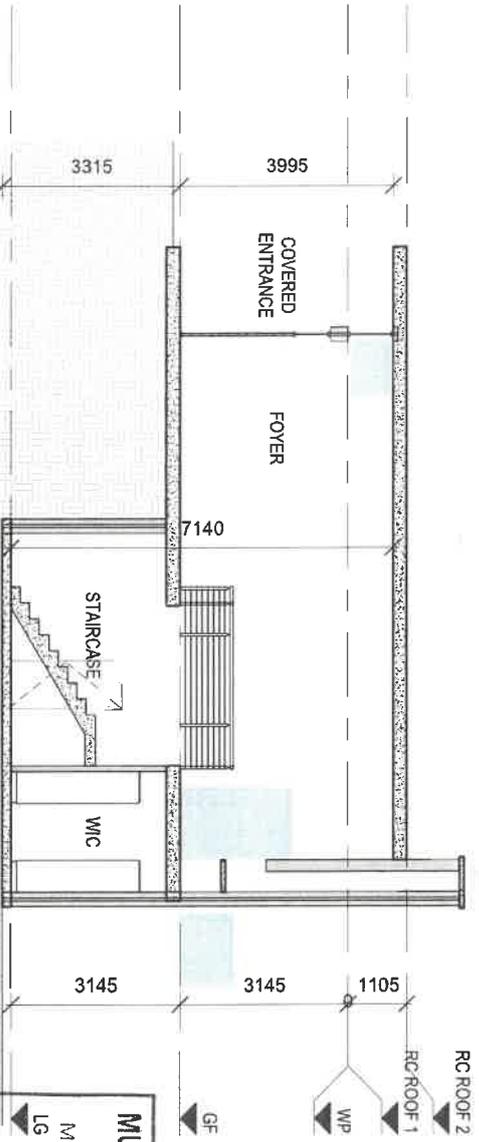
13/12/24

DATE

POHLEBE

SENIOR MANAGER: TOWN PLANNING

SENIOR BESTUURDER: STADSBEPLANNING

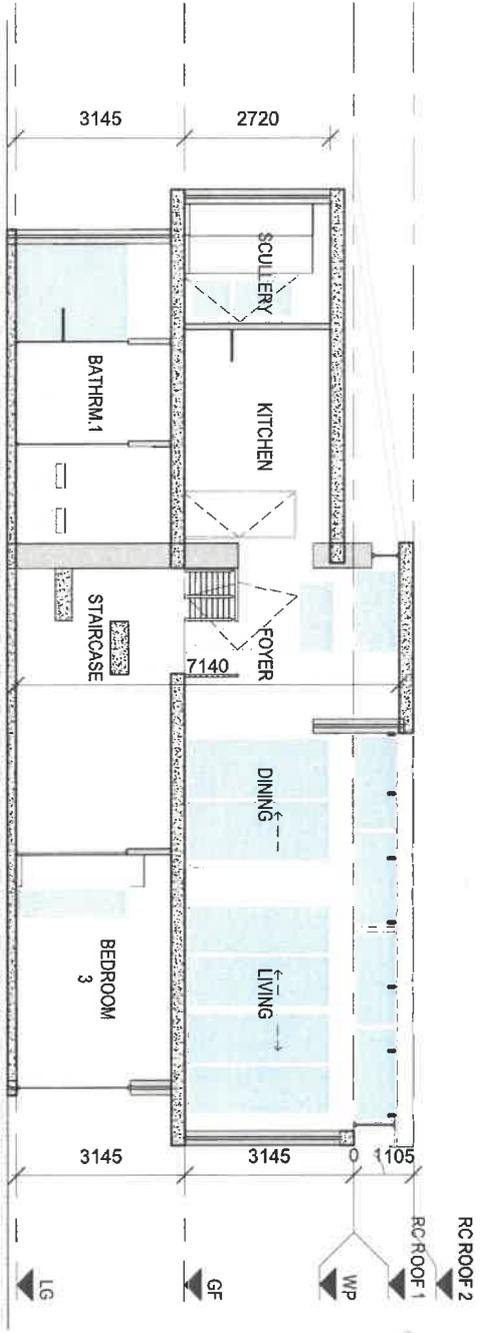


MUNICIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

31/2/24
 DATE
 DATUM

no Hloa
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSBEPLANNING

SECTION A-A.
 Scale 1 : 100



SECTION B-B
 Scale 1 : 100

SECTIONS
 SCALE : 1 : 100

STAND 104- UNIT Am

Project # 023619
 Date 2023/1/06
 Dwn 10 30 A

meire Group
 E-mail: info@meire.co.za
 34 Kaap de Goede Hoop, Hartenbos.
 Tel: + 27 (44) 690 5721
 Fax: + 27 (86) 540 2620



GROUP PTY LTD.



ELEVATION NORTH

Scale 1 : 100

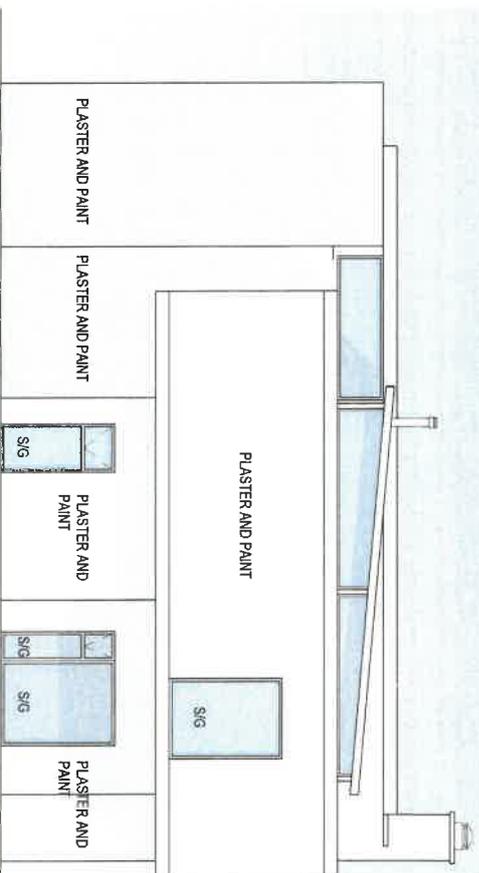
MUNICIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

13/12/24
 DATE
 DATUM
 M. Hlaek
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSBEPLANNING



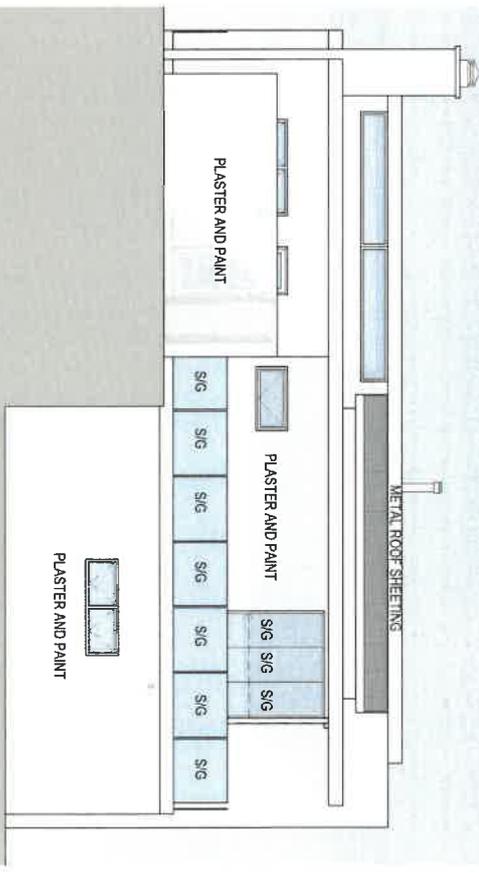
ELEVATION SOUTH

Scale 1 : 100



ELEVATION EAST

Scale 1 : 100



ELEVATION WEST

Scale 1 : 100

ELEVATIONS

SCALE : 1 : 100

STAND 104-UNIT B

Project# 0236719
 Date 2023/08/31
 DW 10 40

mere Group
 E-mail: info@mere.co.za
 34 Kaap de Goede Hoop, Hartenbos.
 Tel: + 27 (44) 690 5721
 Fax: + 27 (86) 590 2620



GROUP PTY LTD.

SCALE : 1 : 100

STAND 104-UNIT B

Project # 023619
Date 2023/08/31
DWG 10 20

mere Group
E-mail: info@mere.co.za
34 Kaap de Goede Hoop, Hartenbos.
Tel: + 27 (44) 690 5721
Fax: + 27 (86) 590 2620

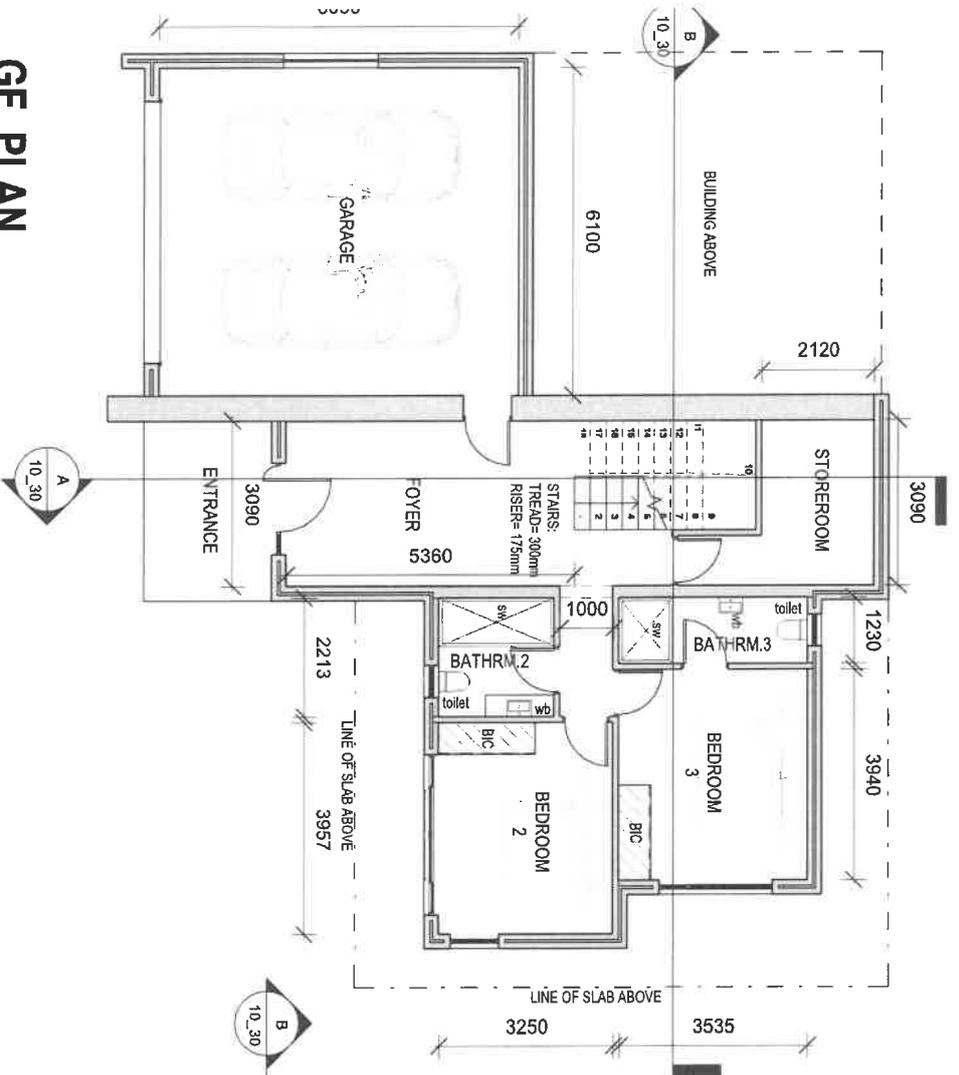
MERE GROUP PTY LTD.

NORTH IS SUBJECT TO
PLACEMENT ON SITE



GF_PLAN

Scale 1 : 100



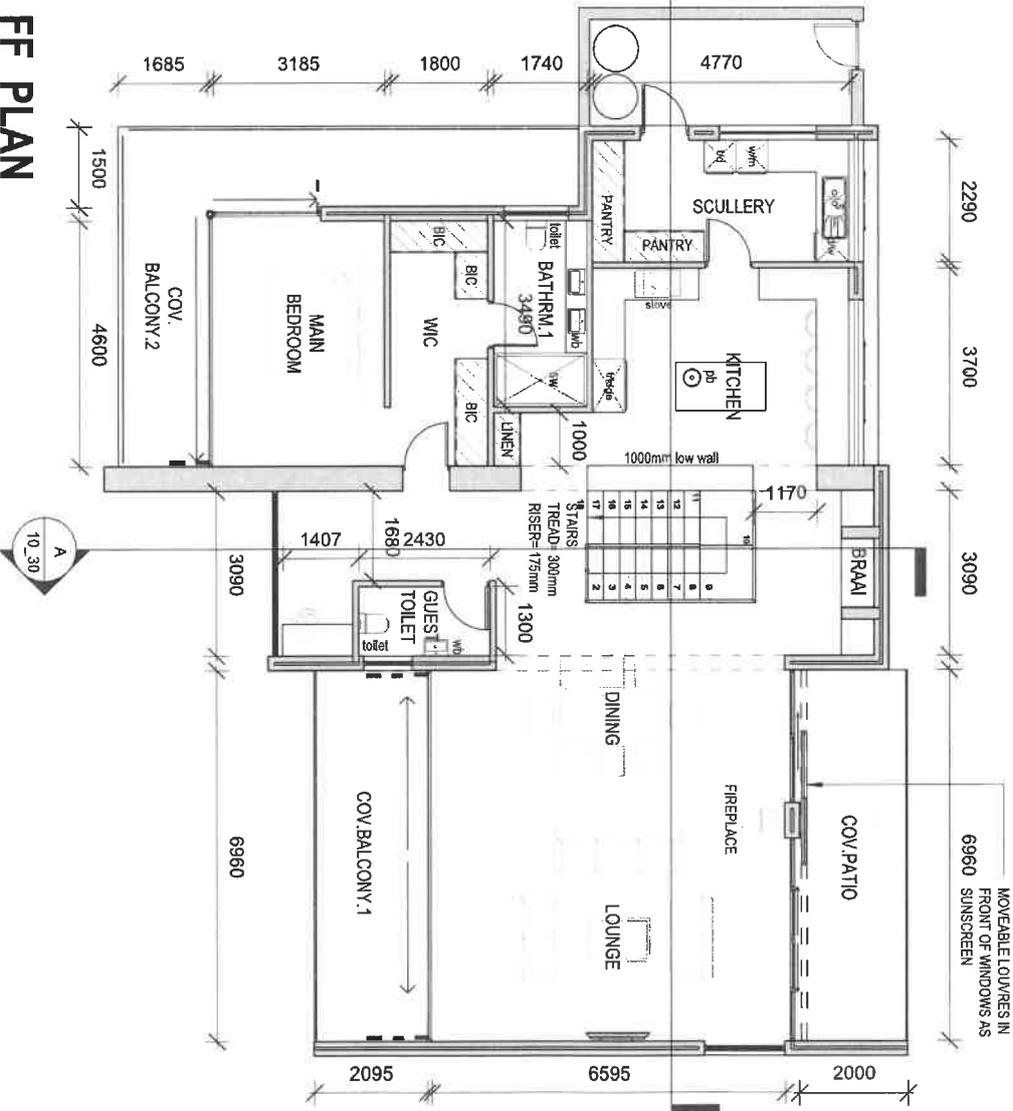
MUNISIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

13/12/24
DATE
13/12/24
DATE
13/12/24
DATE

Senior Manager: Town Planning
Senior Bestuurder: Statsbeplanning

FF_PLAN

Scale 1 : 100



Project # 023619
Date 2023/08/31
DWG 10 20

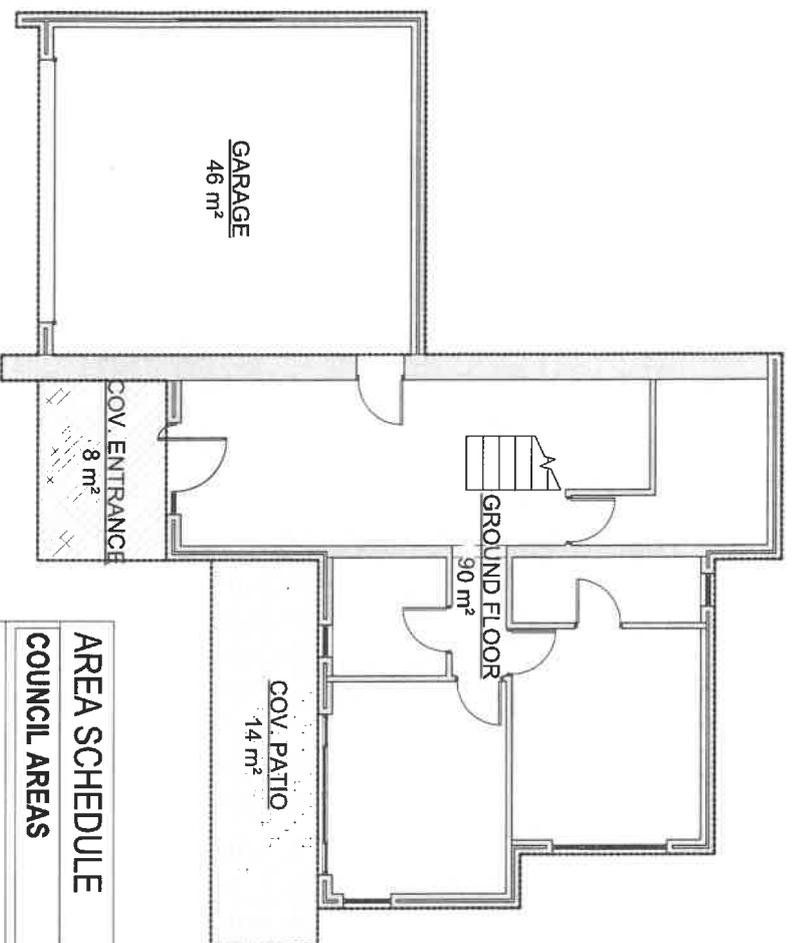
mere Group
E-mail: info@mere.co.za
34 Kaap de Goede Hoop, Hartenbos.
Tel: + 27 (44) 690 5721
Fax: + 27 (86) 590 2620

MERE GROUP PTY LTD.

MUNISIPALITEIT GEORGE MUNICIPALITY

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

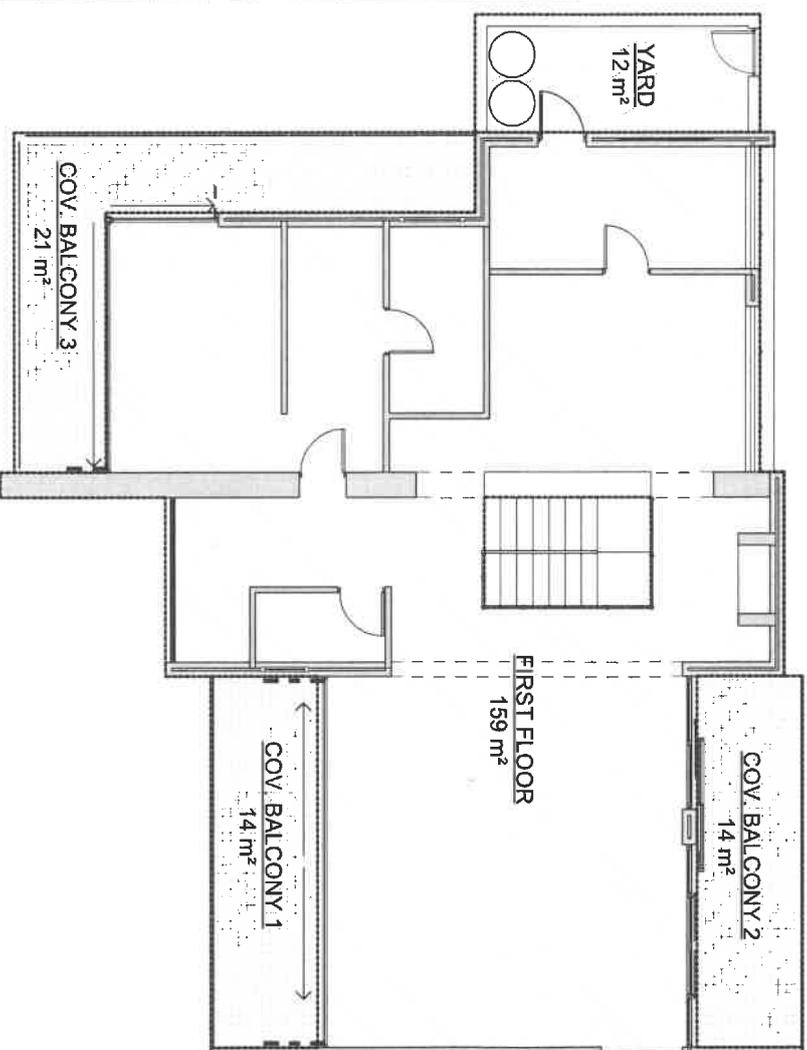
18/12/24
 DATE
 DATUM
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSPLEANNING



GF AREA PLAN

Scale 1 : 100

AREA SCHEDULE	
COUNCIL AREAS	
GROUND FLOOR	90m ²
FIRST FLOOR	159m ²
GARAGE	46m ²
COV. PATIO	14m ²
COV. BALCONY 1	14m ²
COV. BALCONY 2	14m ²
COV. BALCONY 3	21m ²
TOTAL COUNCIL AREA	358m²
ADDITIONAL AREA	
YARD	12m ²
COV. ENTRANCE	8m ²
GROSS BUILDING AREA	378m²



FF AREA PLAN

Scale 1 : 100

AREA PLAN

SCALE : 1 : 100

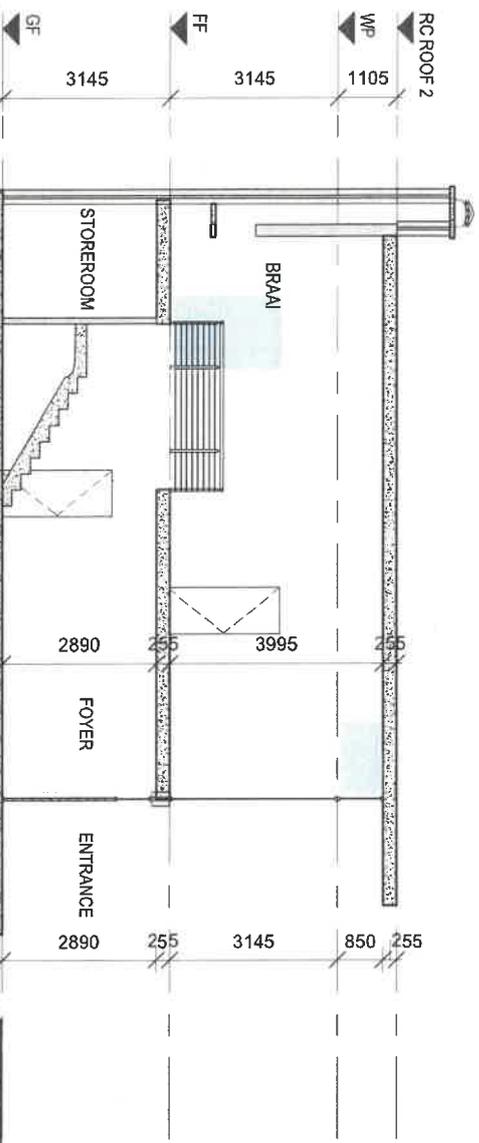
STAND 104-UNIT B

Project # 023619
 Date 2023/08/31
 DW 10 22

mere Group
 E-mail: info@mere.co.za
 34 Kaap de Goede Hoop, Hartenbos.
 Tel: + 27 (44) 690 5721
 Fax: + 27 (86) 590 9620

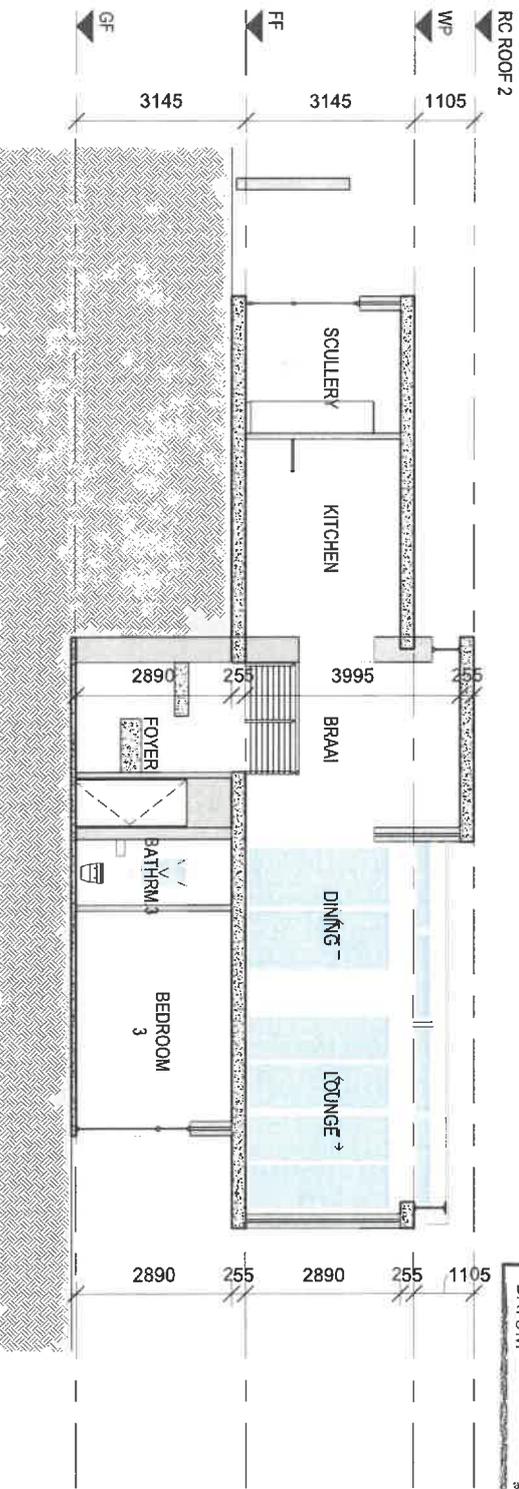
MERE

GROUP PTY LTD.



SECTION A-A
Scale 1 : 100

MUNISIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 60 of the George Municipality: Land Use Planning By-law (2023) subject to the conditions contained in the covering letter.
 18/12/24
 DATE
 DATUM
 HRO
 SENIOR MANAGER, TOWN PLANNING
 SENIOR BESTUURDER, STADSRUPLANNING



SECTION B-B
Scale 1 : 100

SECTIONS

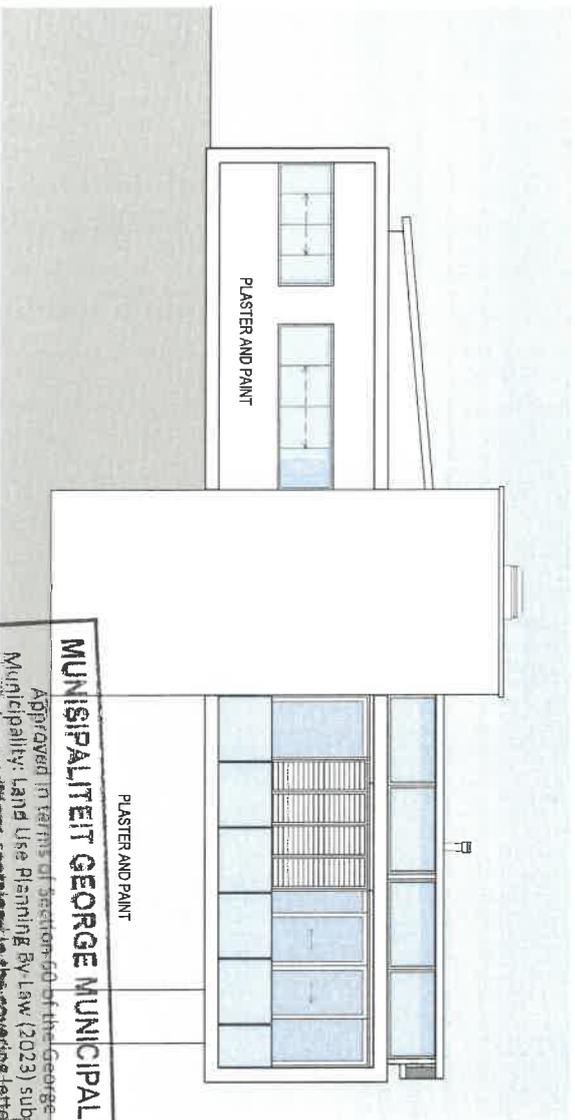
SCALE : 1 : 100

STAND 104-UNIT B

Project # 0236719
 Date 2023/08/31
 DW 10 30

mere Group
 E-mail: info@mere.co.za
 34 Kaap de Goede Hoop, Hartenbos.
 Tel: + 27 (44) 690 5721
 Fax: + 27 (44) 590 2620





ELEVATION _NORTH

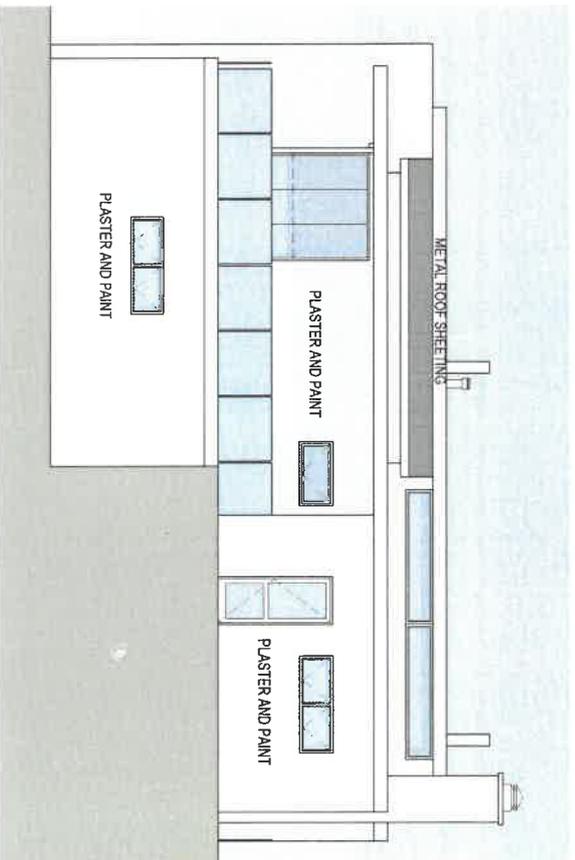
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ELEVATION _SOUTH

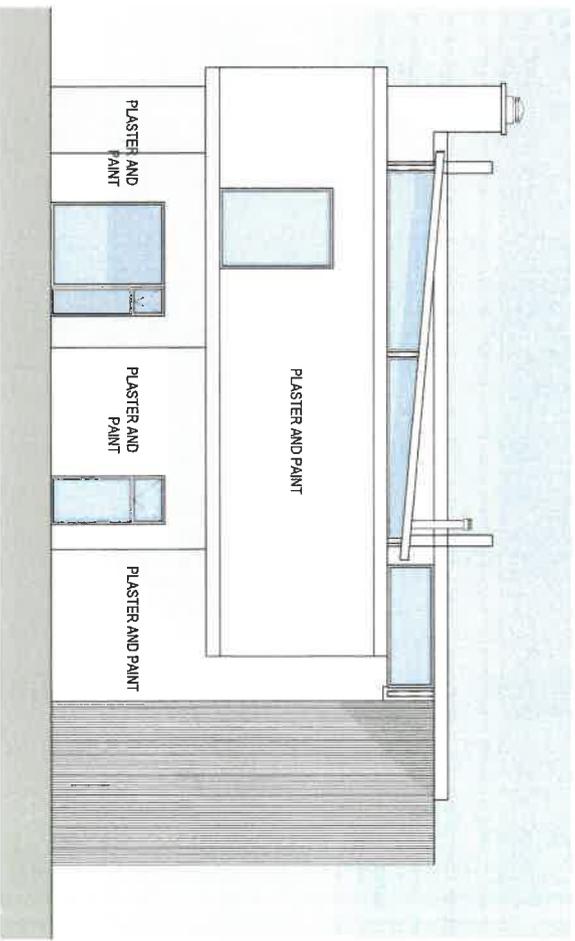
Scale 1 : 100

MUNISIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of section 50 of the George Municipality: Land Use Planning By Law (2023) subject to the conditions contained in the covering letter.
 13/12/24
 DATE
 DATUM
 Hs Hbae
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTURDER: STADSBEPLANNING



ELEVATION _EAST

Scale 1 : 100



ELEVATION _WEST

Scale 1 : 100

ELEVATIONS

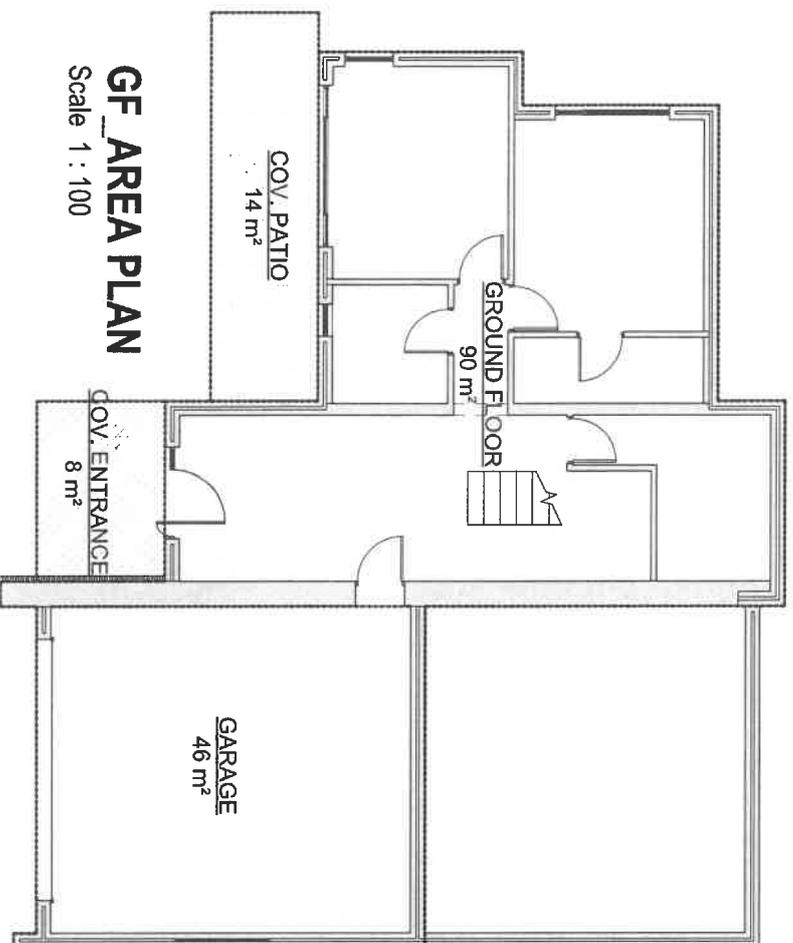
SCALE : 1 : 100

STAND 104-UNIT Bm

Project # 0236719
 Date 2023/11/06
 Dwn 10 40 A

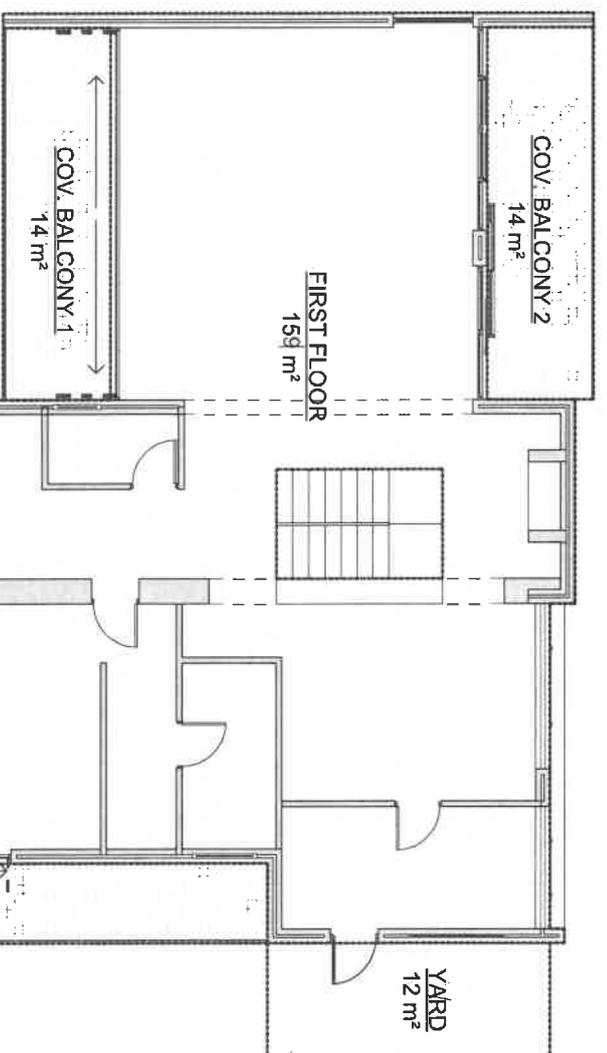
mere Group
 E-mail: info@mere.co.za
 34 Kaap de Goede Hoop, Hartenbos.
 Tel: + 27 (44) 690 5721
 Fax: + 27 (44) 590 2620





GF AREA PLAN

Scale 1 : 100



FF AREA PLAN

Scale 1 : 100

AREA SCHEDULE	
COUNCIL AREAS	
GROUND FLOOR	90m ²
FIRST FLOOR	159m ²
GARAGE	46m ²
COV. PATIO	14m ²
COV. BALCONY 1	14m ²
COV. BALCONY 2	14m ²
COV. BALCONY 3	21m ²
TOTAL COUNCIL AREA	358m²
ADDITIONAL AREA	
YARD	12m ²
COV. ENTRANCE	8m ²
GROSS BUILDING AREA	378m²

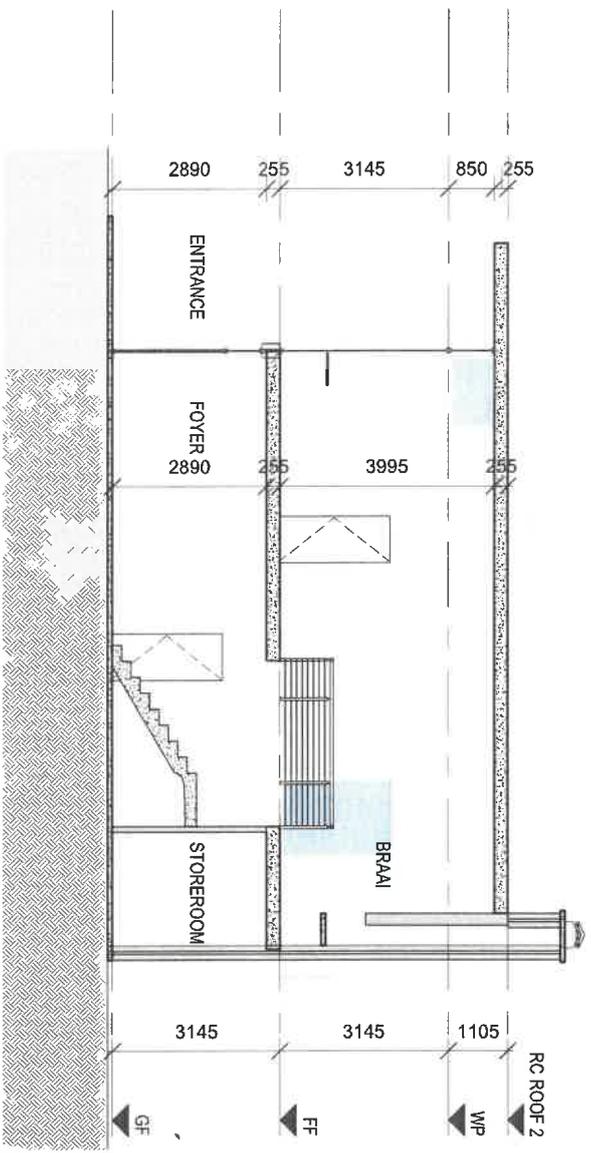
MUNISIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
 18/12/24
 DATE
 DATUM
 M. H. G. a.
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATISBEPLANNING

AREA PLAN

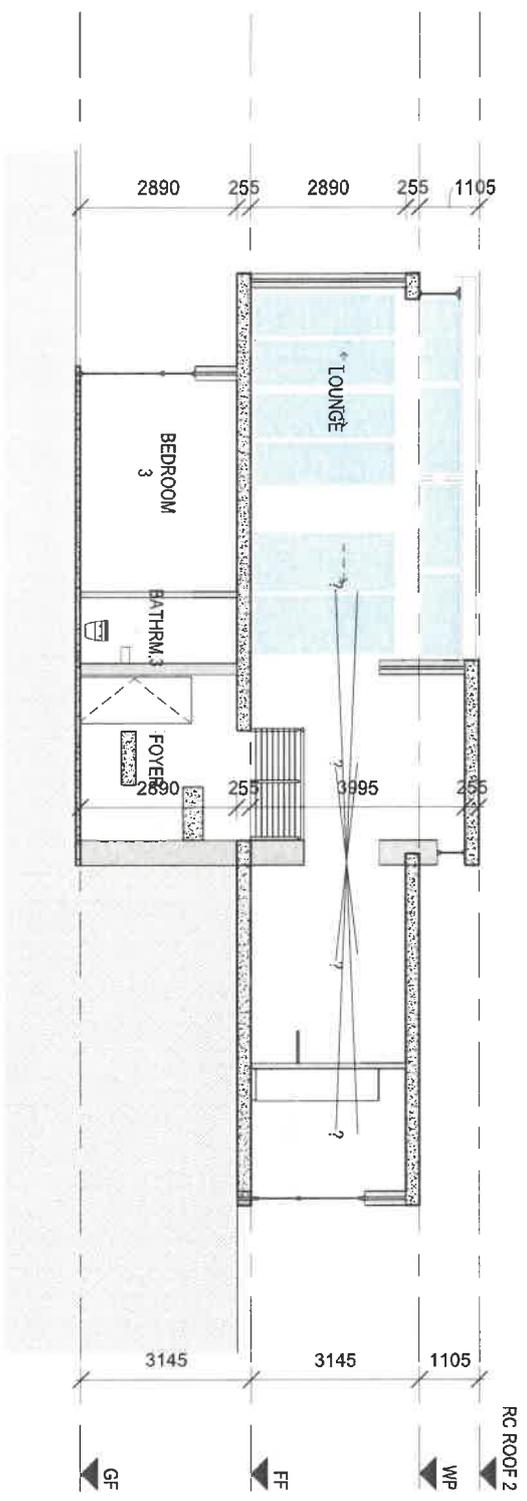
SCALE : 1 : 100

STAND 104-UNIT Bm

meire Group
 Project # 023619
 Date 2023/1/106
 E-mail: info@meire.co.za
 34 Kaap de Goede Hoop, Hartenbos.
 Tel: + 27 (44) 690 5721
 Fax: + 27 (86) 590 2620
M E R E
 GROUP PTY LTD.



SECTION A-A
Scale 1 : 100



SECTION B-B
Scale 1 : 100

MUNISIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 60 of the George Municipality Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
 13/12/24
 DATE
 BATHUM
 W. H. G. R.
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSBEPLANNING

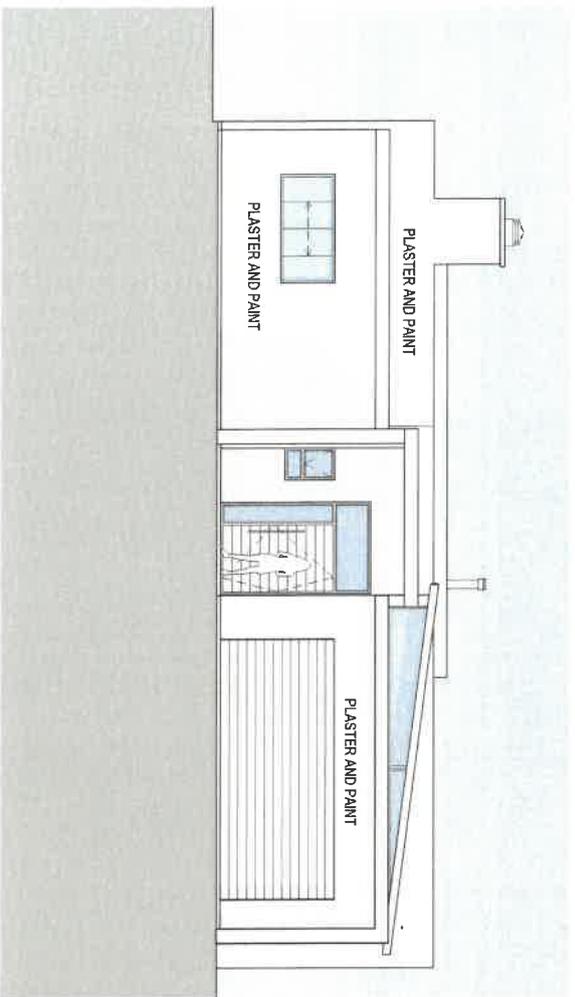
SECTIONS
SCALE : 1 : 100

STAND 104-UNIT Bm

Project # 023619
 Date 2023/1/06
 DW 10 30 A

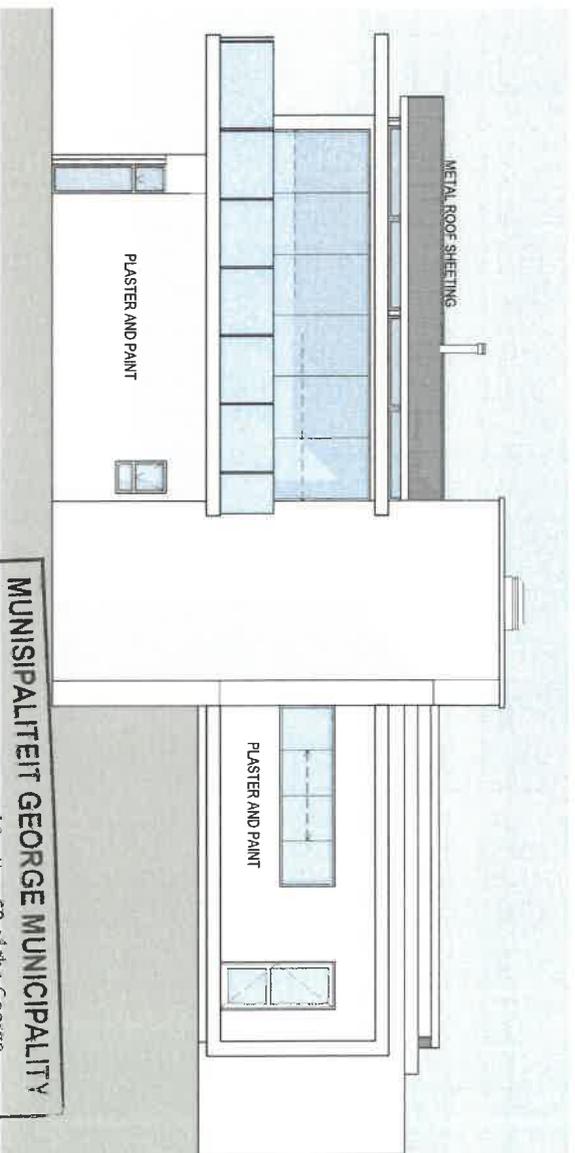
mere Group
 E-mail: info@mere.co.za
 34 Kaap de Goede Hoop, Hartenbos.
 Tel: + 27 (44) 690 5721
 Fax: + 27 (86) 590 2620

MERE
 GROUP PTY LTD.



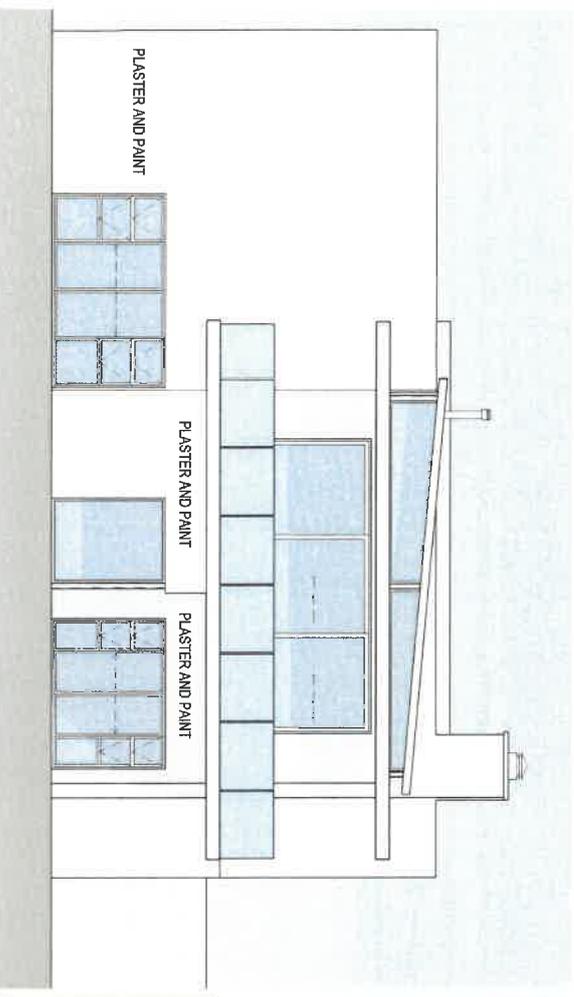
ELEVATION _NORTH

Scale 1 : 100



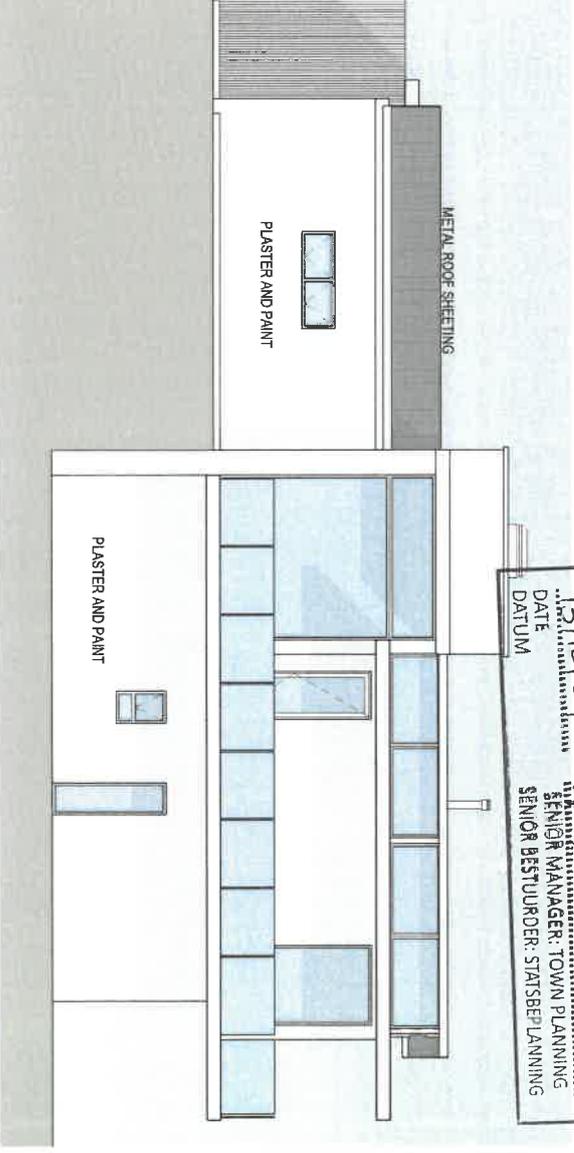
ELEVATION _EAST

Scale 1 : 100



ELEVATION _SOUTH

Scale 1 : 100



ELEVATION _WEST

Scale 1 : 100

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

13/12/24
 DATE
 DATUM

H. Heer
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSEPLANNING

ELEVATIONS
 SCALE : 1 : 100

STAND 104-UNIT C

Project # 023619
 Date 2023/1/06
 DW 10 40 A

mere Group
 E-mail: info@mere.co.za
 34 Kaap de Goede Hoop, Hartenbos.
 Tel: + 27 (44) 690 5721
 Fax: + 27 (86) 590 2620

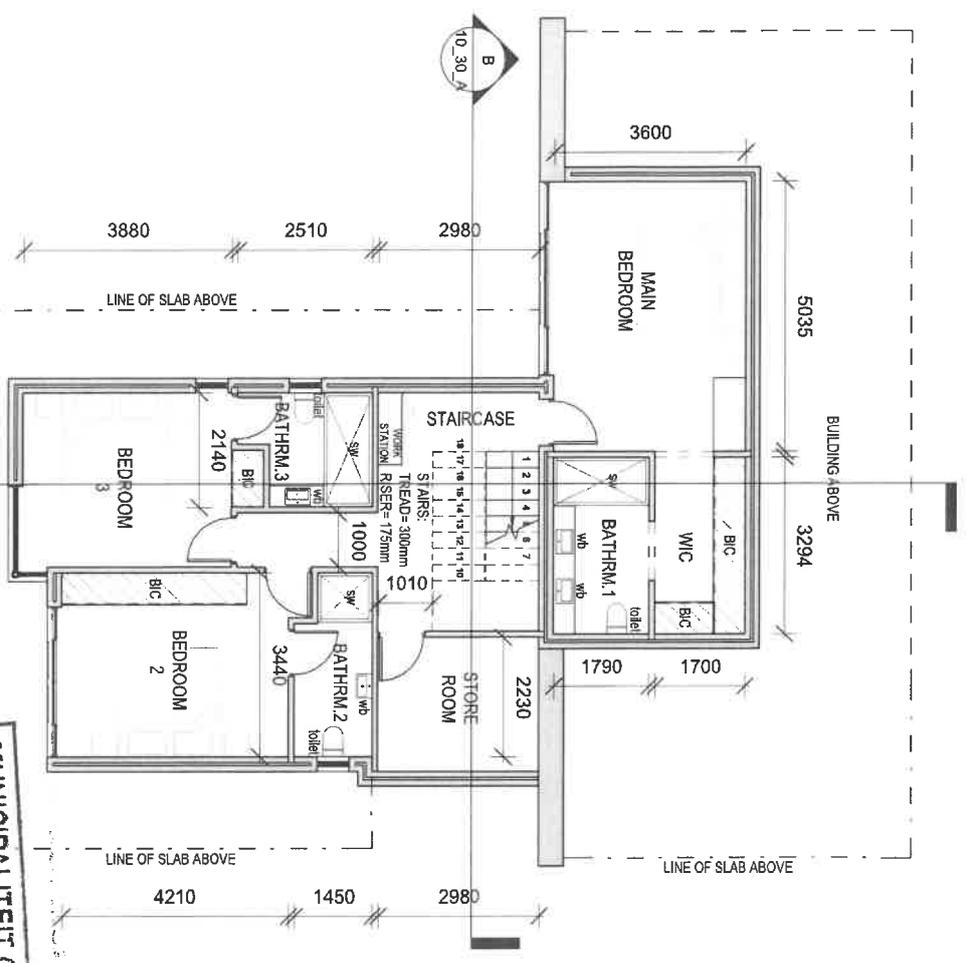
MERE
 GROUP PTY LTD.



NORTH IS SUBJECT TO
PLACEMENT ON SITE

LG-PLAN

Scale 1 : 100



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

13/12/24
 DATE
 HBS
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTURDER: STADSBEPLANNING

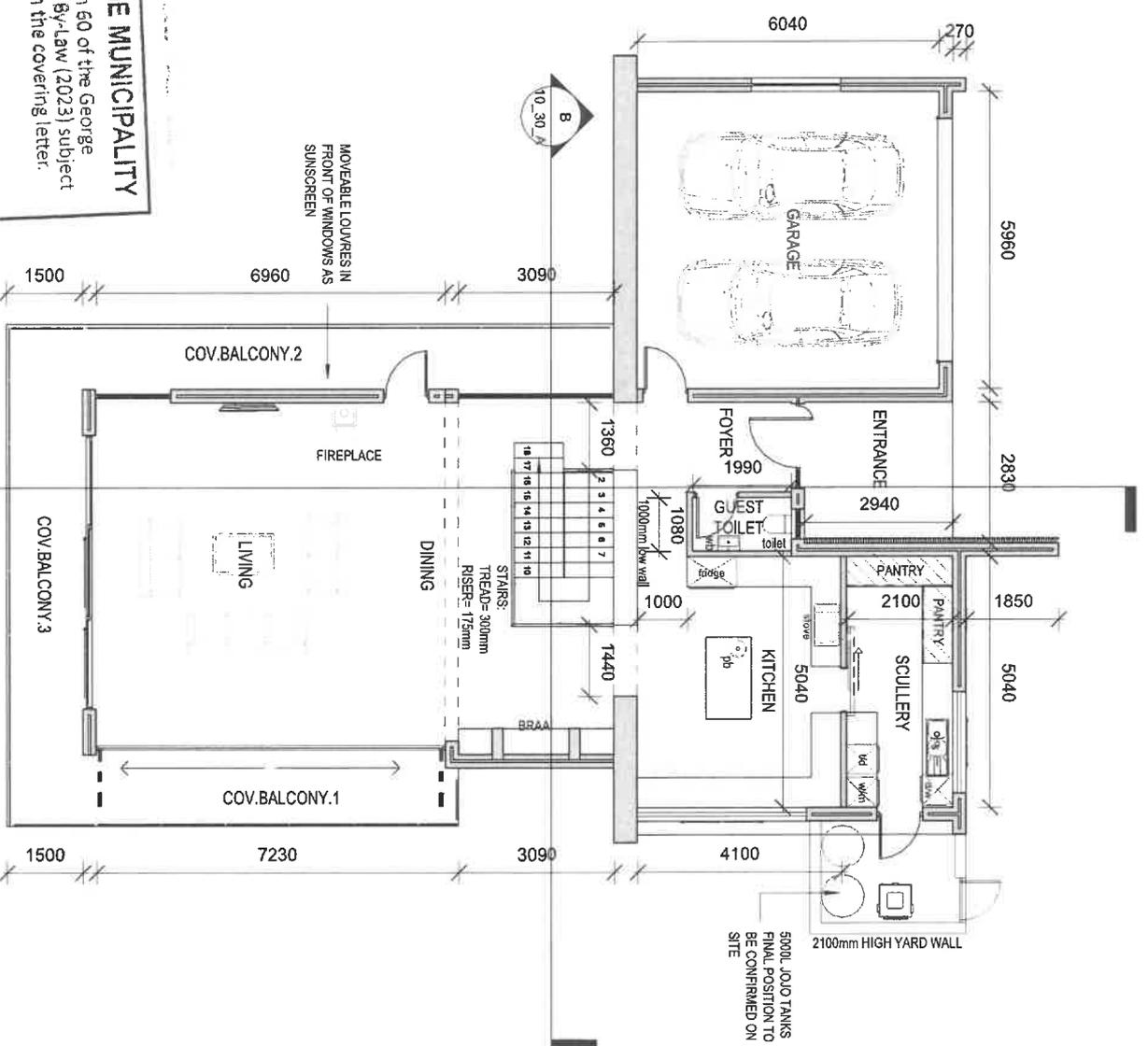
GF&LG FLOOR PLAN

SCALE : 1 : 100

STAND 104-UNIT C

GF PLAN

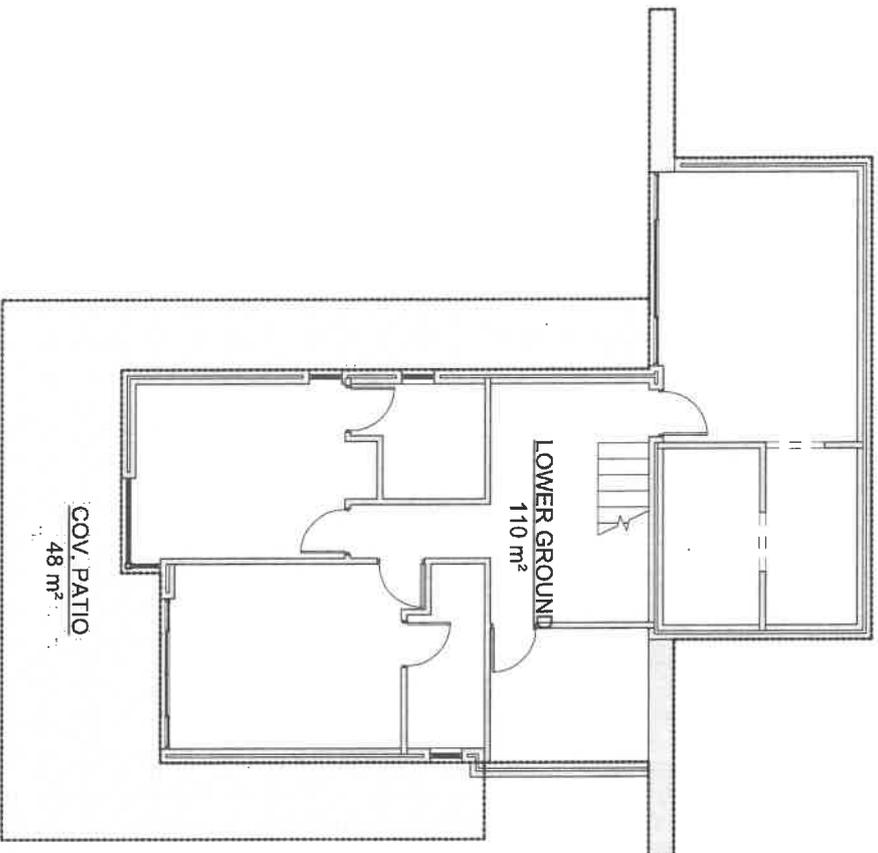
Scale 1 : 100



Project #
 023619
 Date
 2023/1/106
 DW
 10 20 A

mere Group
 E-mail: info@mere.co.za
 34 Kaap de Goede Hoop, Hartenbos.
 Tel: + 27 (44) 690 5721
 Fax: + 27 (86) 590 2620





LG AREA PLAN

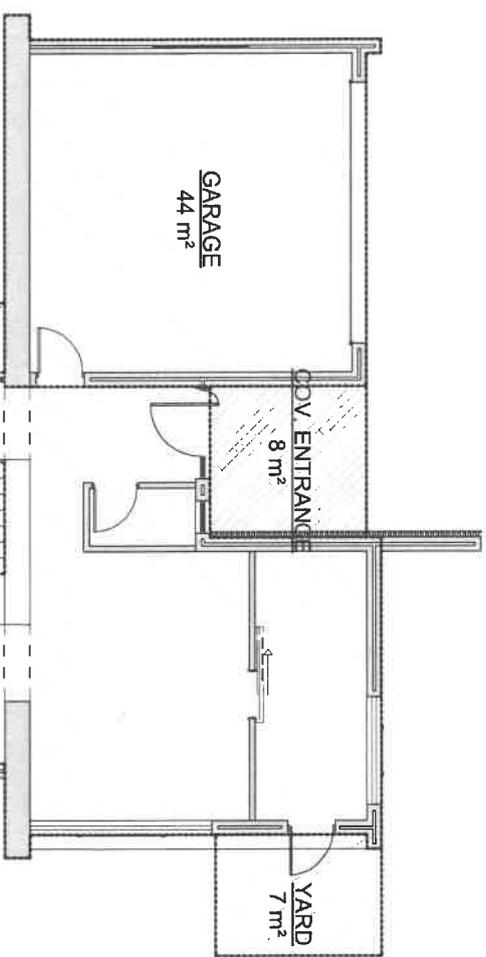
Scale 1 : 100

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

13/12/24
 DATE
 BANTUM

H. Koen
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATISIEPLANNING

AREA SCHEDULE	
COUNCIL AREAS	
LOWER GROUND FLOOR	110m ²
GROUND FLOOR	124m ²
GARAGE	44m ²
COV. PATIO	48m ²
COV. BALCONY	40m ²
TOTAL COUNCIL AREA	366m²
ADDITIONAL AREA	
YARD	7m ²
COV. ENTRANCE	8m ²
GROSS BUILDING AREA	381m²



GF AREA PLAN

Scale 1 : 100

AREA PLAN

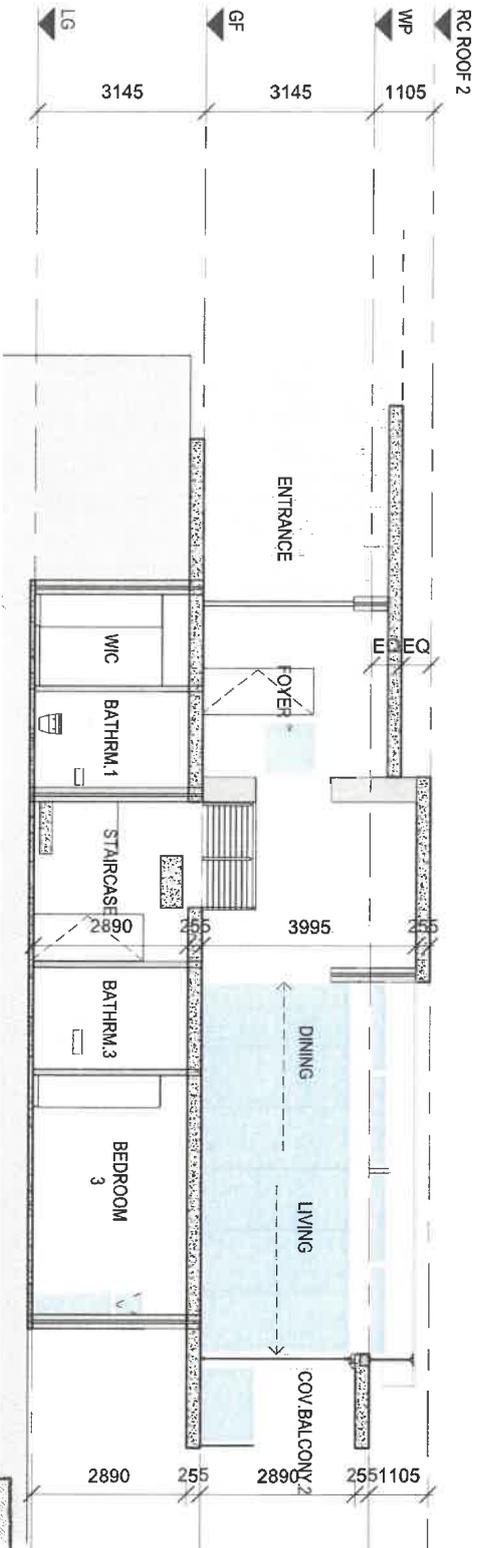
SCALE : 1 : 100

STAND 104-UNIT C

Project #
023679
Date
2023/11/06
DW
10 22 A

mere Group
E-mail: info@mere.co.za
34 Kaap de Goede Hoop, Hartenbos.
Tel: + 27 (44) 690 5721
Fax: + 27 (86) 590 2620

mere
GROUP PTY LTD.



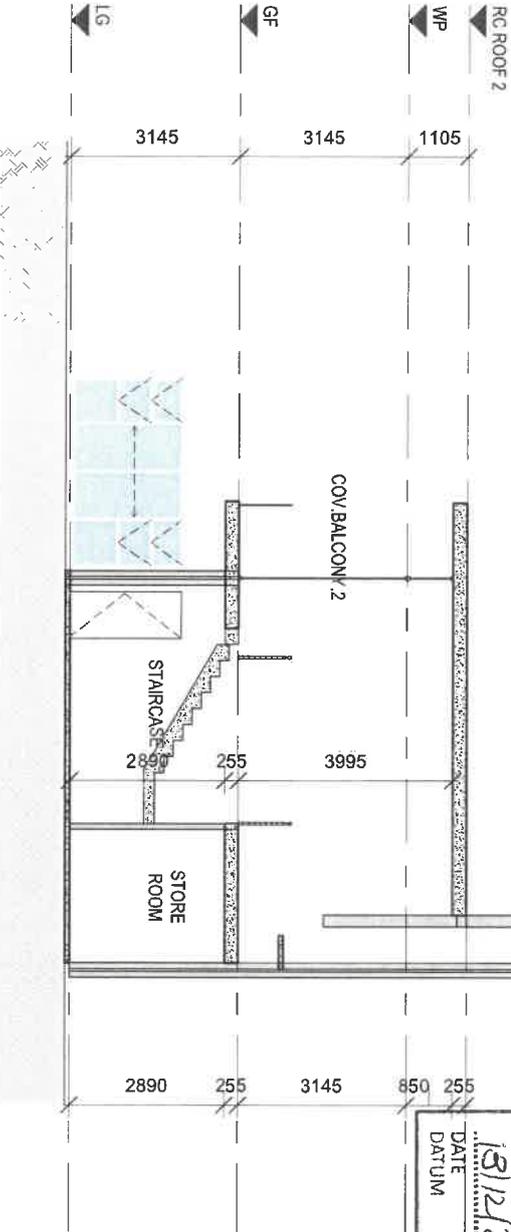
SECTION A-A

Scale 1 : 100

MUNISIPALITEIT GEORGE MUNICIPALITY

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

DATE: 18/12/24
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSBEPLANNING



SECTION B-B.

Scale 1 : 100

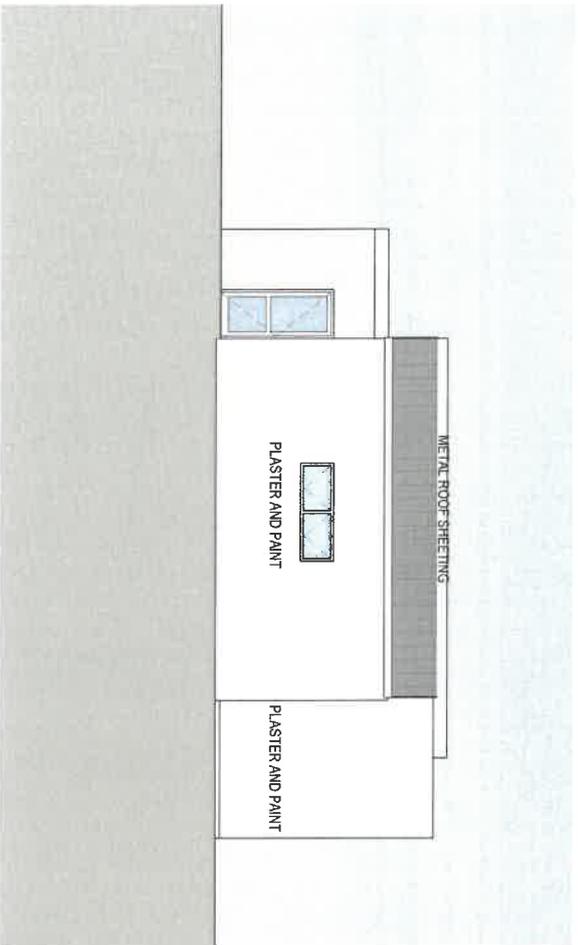
SECTIONS
 SCALE : 1 : 100

STAND 104-UNIT C

Project # 023619
 Date 2023/11/06
 Dwg 10 30 A

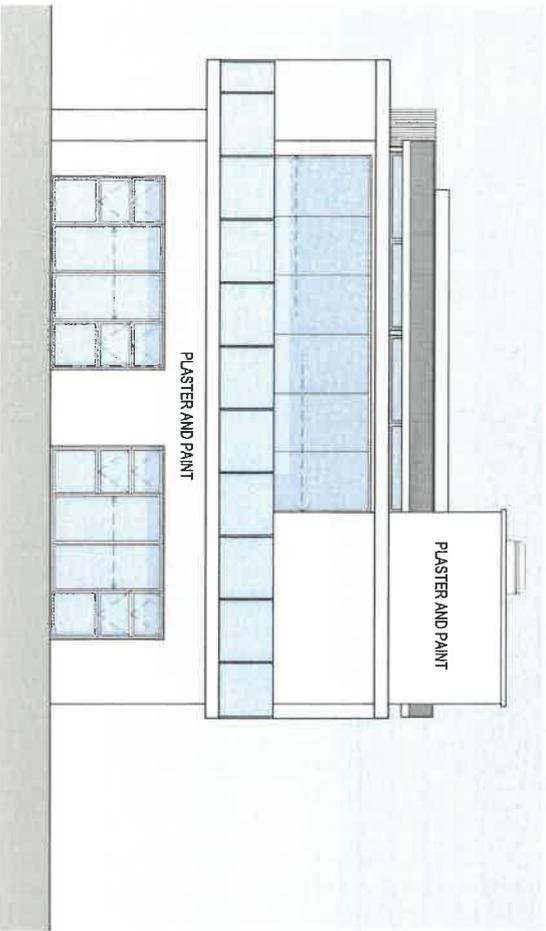
mere Group
 E-mail: info@mere.co.za
 34 Kaap de Goede Hoop, Hartenbos.
 Tel: + 27 (44) 690 5721
 Fax: + 27 (44) 690 5720

mere
 GROUP PTY LTD.



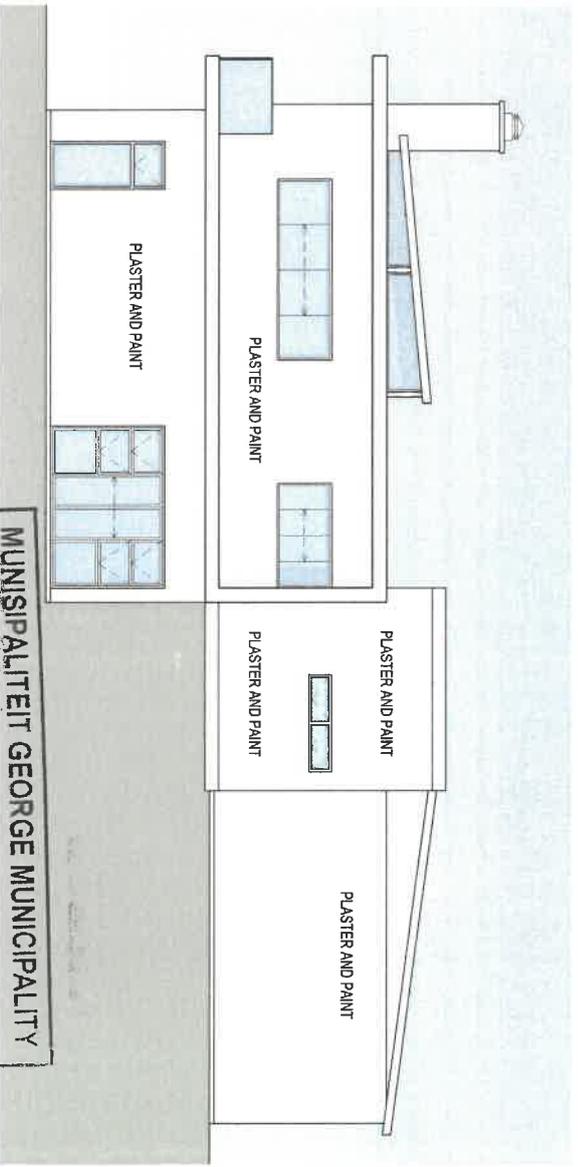
ELEVATION _NORTH

Scale 1 : 100



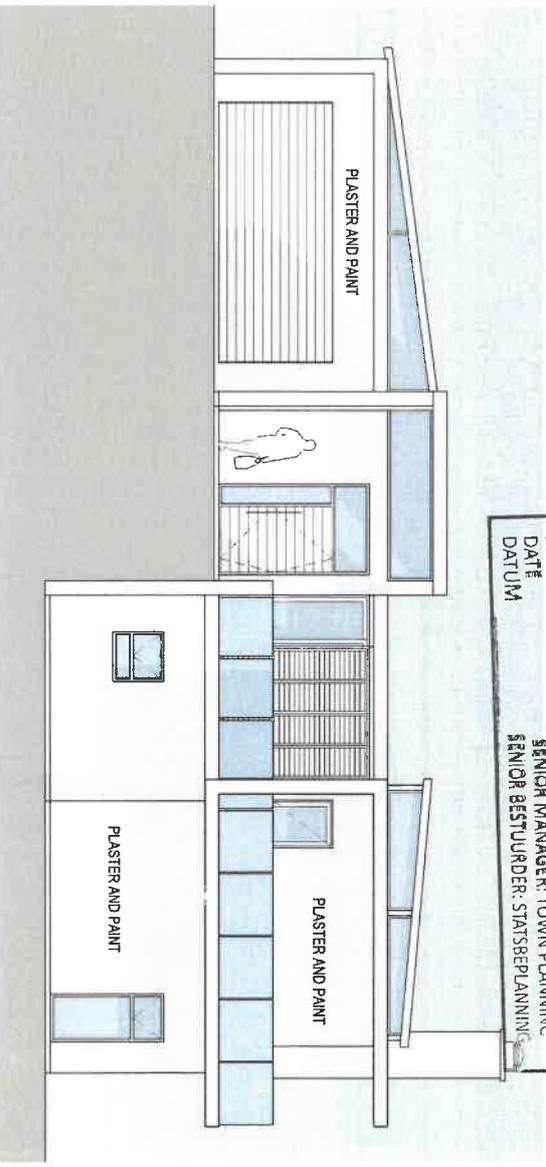
ELEVATION _SOUTH

Scale 1 : 100



ELEVATION _EAST

Scale 1 : 100



ELEVATION _WEST

Scale 1 : 100

MUNISIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
 DATE: 13/12/24
 SENIOR MANAGER: TOWN PLANNING: M. H. B. C.
 SENIOR BESTURDER: STATSEPLANNING: M. H. B. C.

ELEVATIONS

SCALE : 1 : 100

STAND 104- TYPE D

Project # 023619
 Date 2023/11/06
 Drawn 10 40 A

mere Group
 E-mail: info@mere.co.za
 34 Kaap de Goede Hoop, Hartenbos.
 Tel: + 27 (44) 690 5721
 Fax: + 27 (86) 590 2620

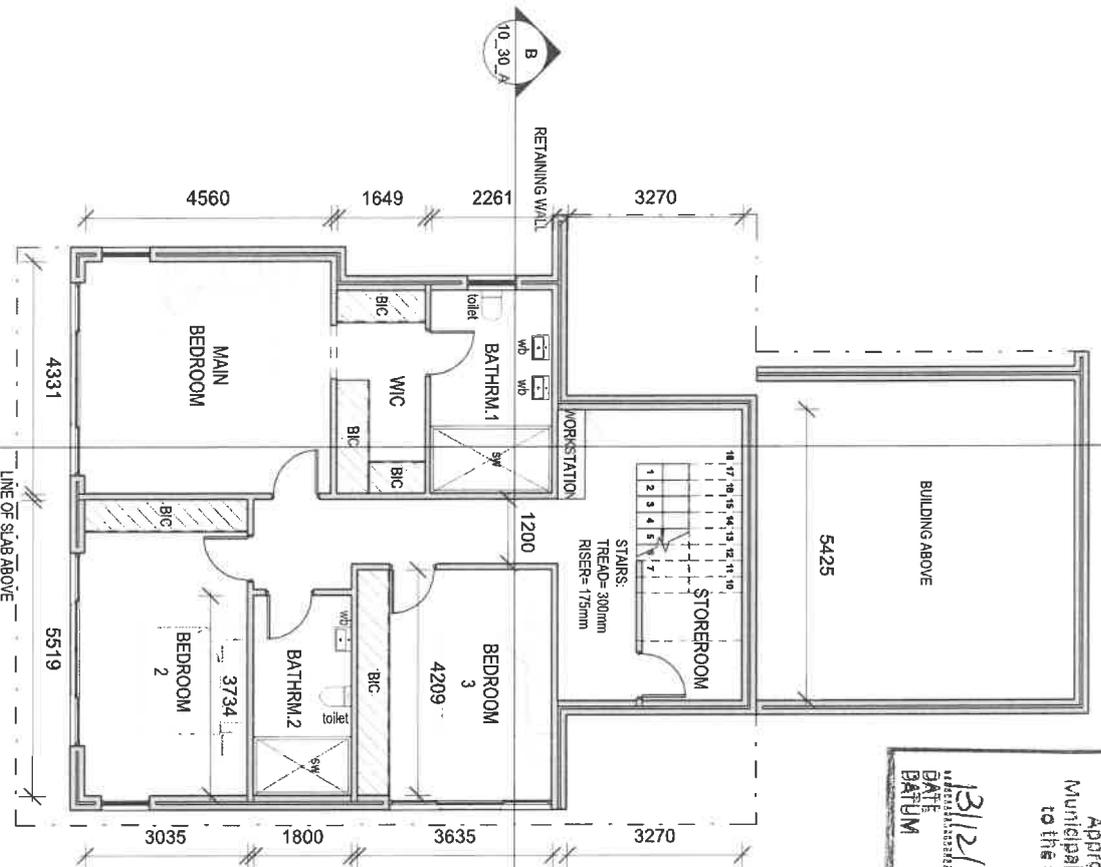


MUNISIPALITEIT GEORGE MUNICIPALITY

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

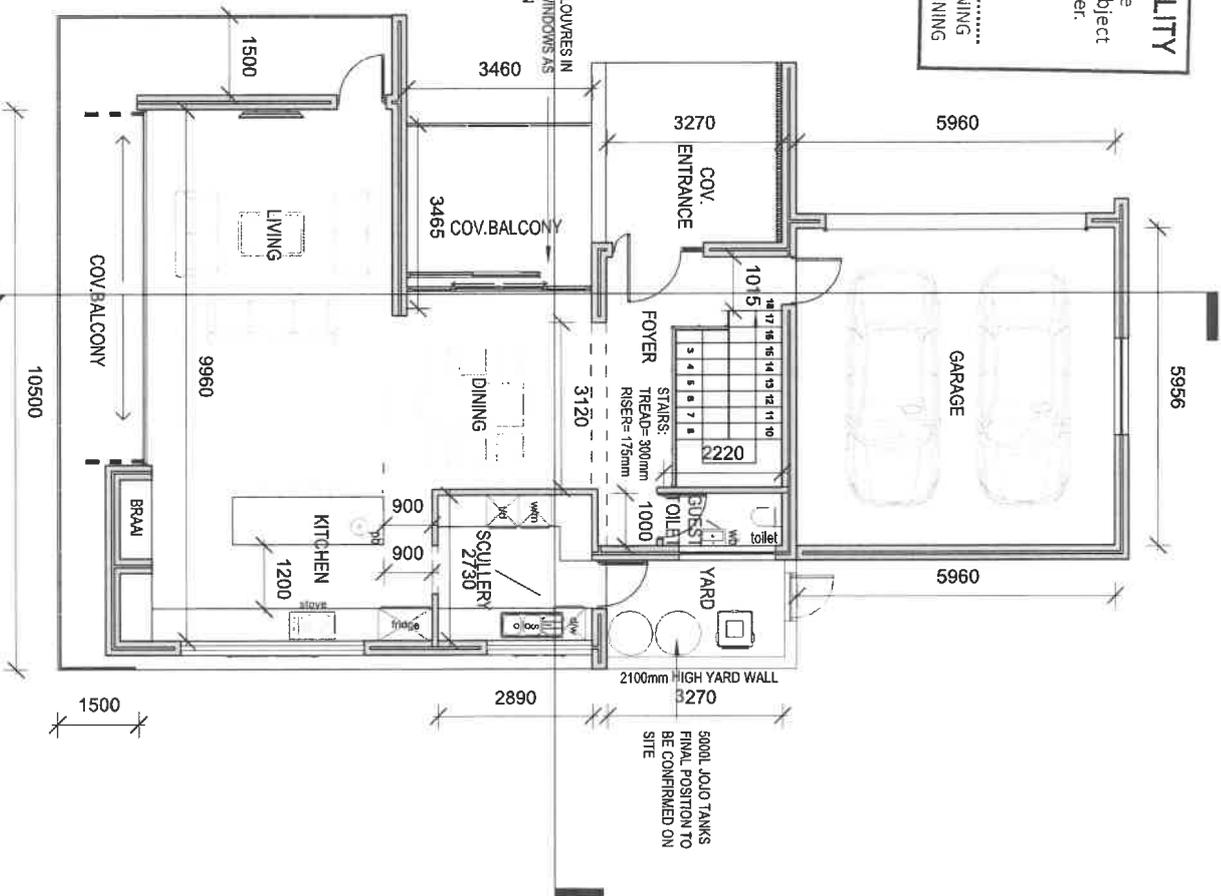
13/12/24
DATE
BY
BATHUM

MR. H. H. H. H.
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSEPLANNING

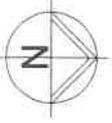


LG PLAN
Scale 1 : 100

GF PLAN
Scale 1 : 100



NORTH IS SUBJECT TO PLACEMENT ON SITE



LG&GF FLOOR PLAN

STAND 104-TYPE D

Project # 023619
Date 2023/11/06
Dw 10 20 A

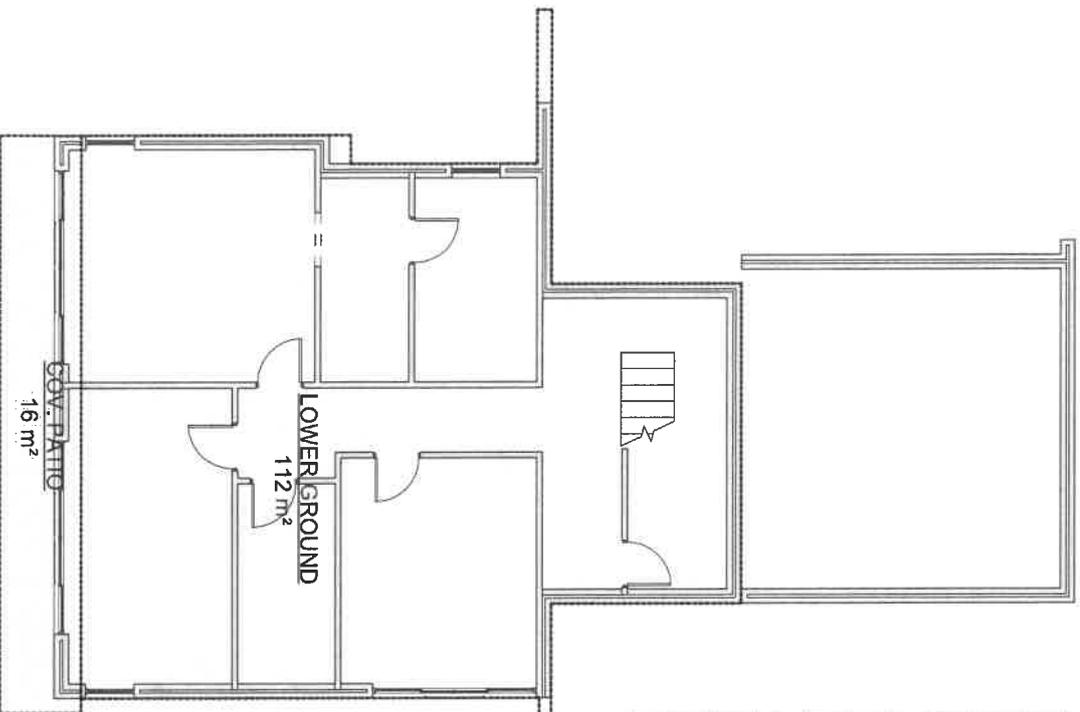
metre Group
E-mail: info@metre.co.za
34 Kaap de Goede Hoop, Hartenbos.



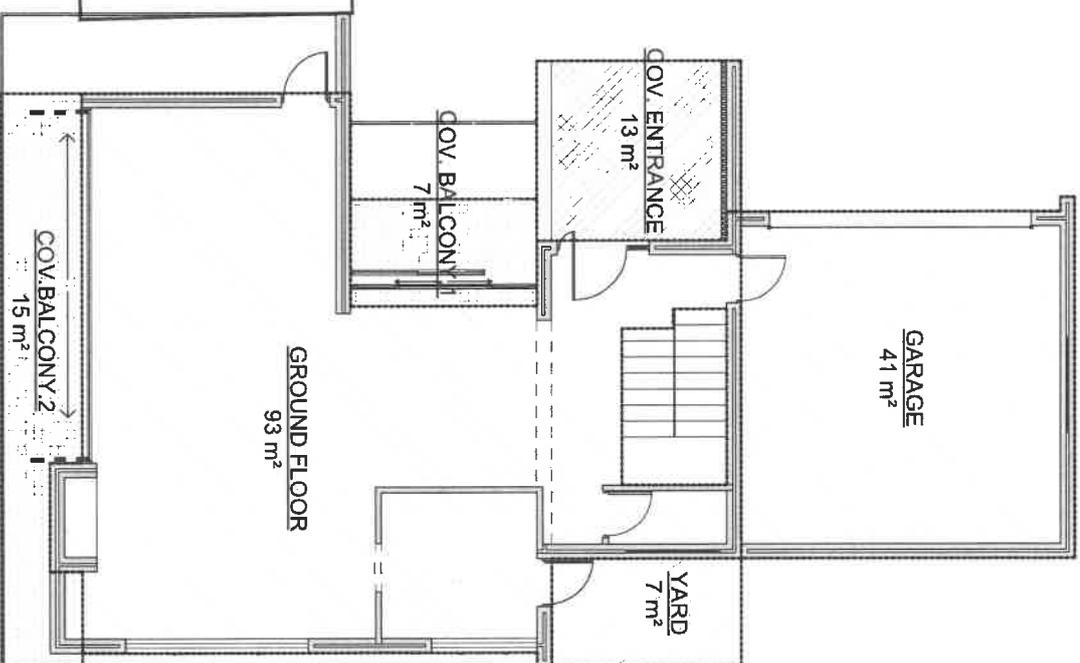
GROUP PTY LTD.

AREA SCHEDULE

COUNCIL AREAS	
LOWER GROUND FLOOR	112m ²
GROUND FLOOR	93m ²
GARAGE	41m ²
COV. PATIO	16m ²
COV. BALCONY 1	7m ²
COV. BALCONY 2	15m ²
TOTAL COUNCIL AREA	284m²
ADDITIONAL AREA	
YARD	7m ²
COV. ENTRANCE	13m ²
GROSS BUILDING AREA	304m²



LG_AREA PLAN
Scale 1 : 100



GF_AREA PLAN
Scale 1 : 100

MUNISIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of section 50 of the George Municipality; Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

13/12/24
 DATE
 DATUM

M. H. Kock
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATISBEREPLANNING

AREA PLAN

SCALE : 1 : 100

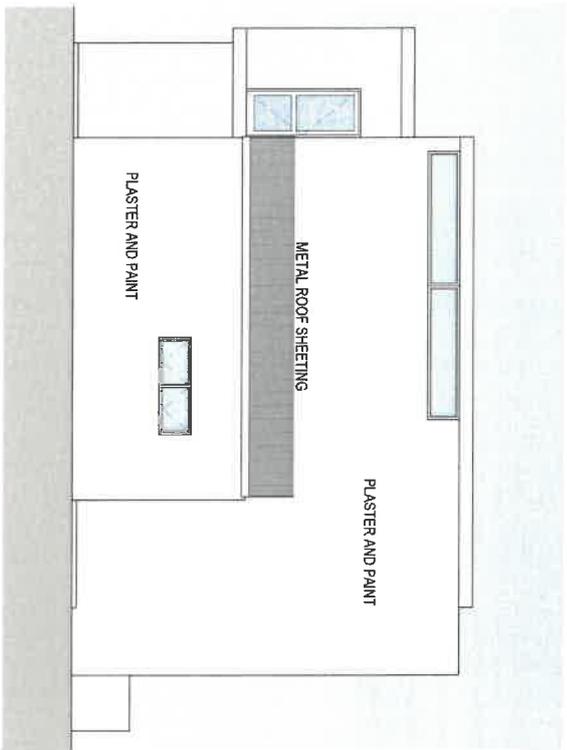
STAND 104- TYPE D

Project # 023619
 Date 2023/11/06
 DW 10 22 A

mere Group
 E-mail: info@mere.co.za
 34 Kaap de Goede Hoop, Hartenbos.
 Tel: + 27 (44) 690 5721
 Fax: + 27 (86) 590 2620

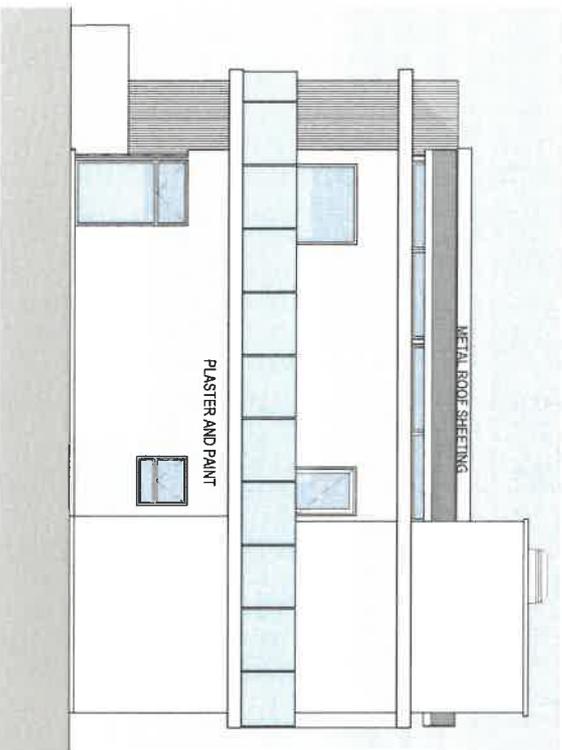
MERE

GROUP PTY LTD.



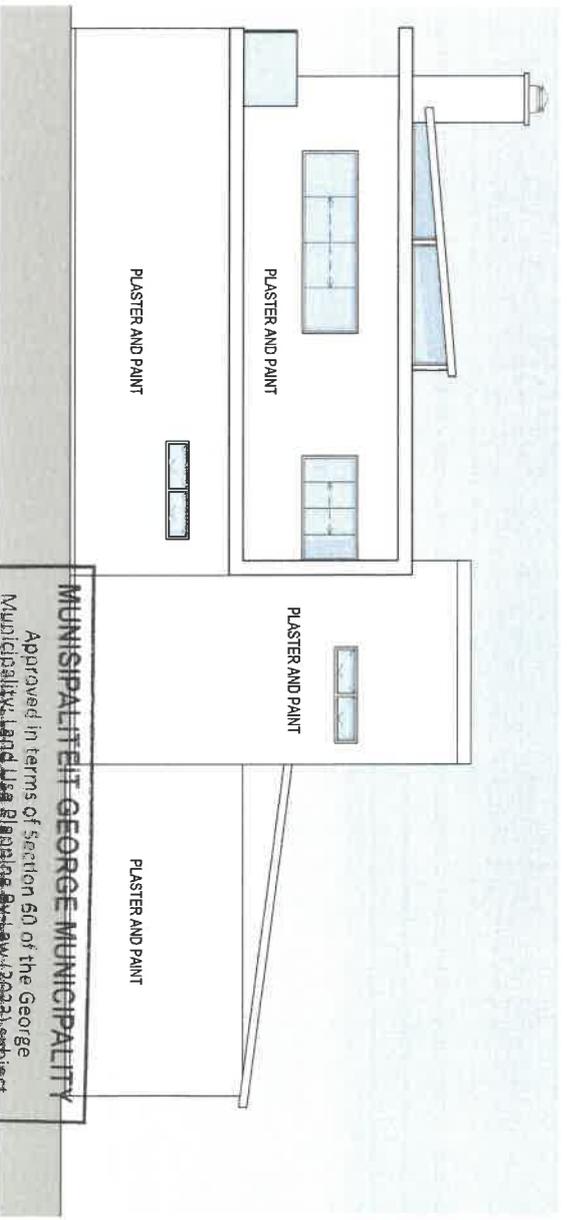
ELEVATION _NORTH

Scale 1 : 100



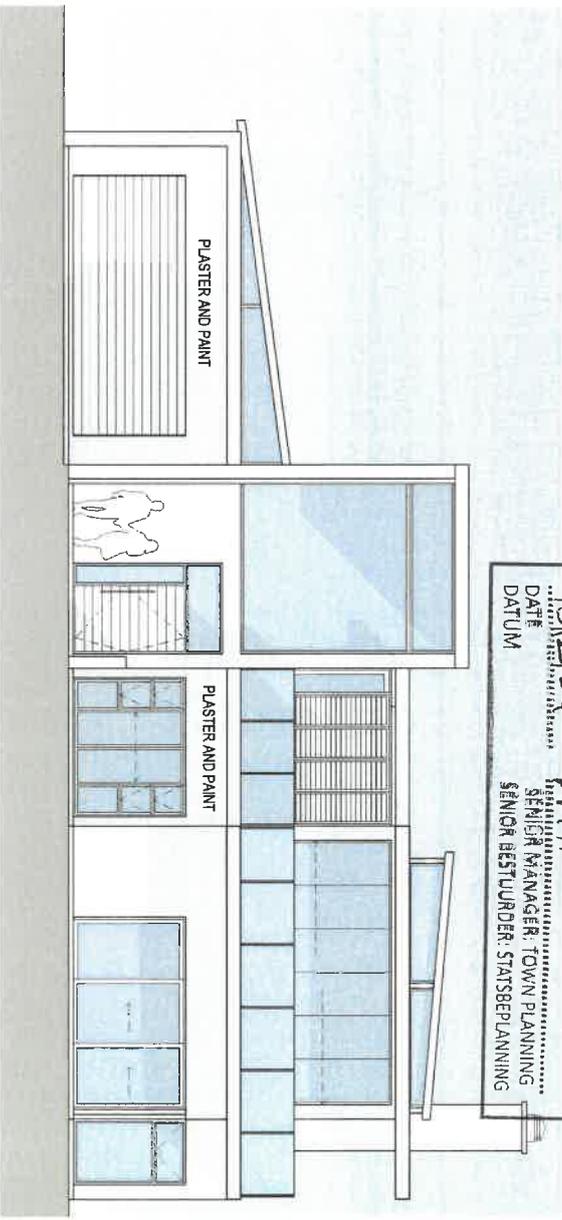
ELEVATION _SOUTH

Scale 1 : 100



ELEVATION _EAST

Scale 1 : 100



ELEVATION _WEST

Scale 1 : 100

MUNICIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 60 of the George Municipality Land Use Planning By-law (2023) subject to the conditions contained in the covering letter.
 18/12/24
 H. Hoorn
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSBEPLANNING
 DATE
 DATUM

ELEVATIONS

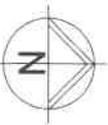
SCALE : 1 : 100

STAND 104- TYPE E

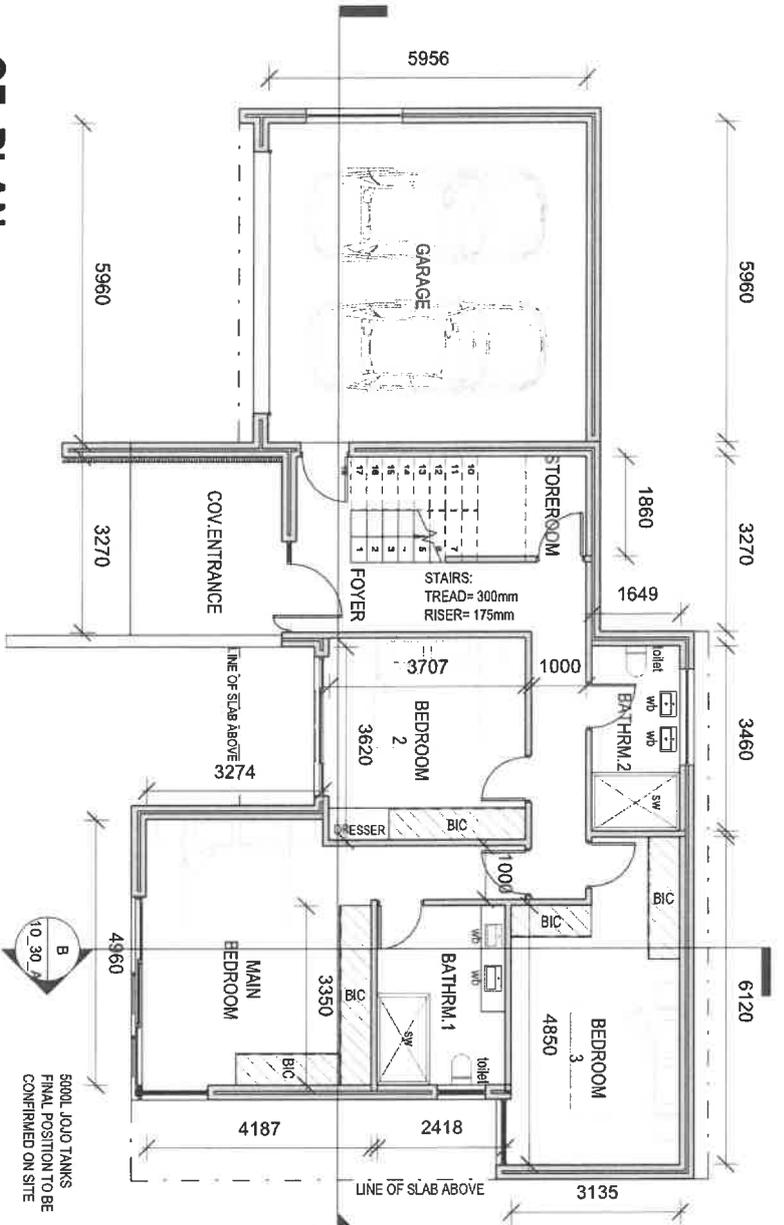
Project # 023619
 Date 2023/11/06
 DW 10 40 A

mere Group
 E-mail: info@mere.co.za
 34 Kaap de Goede Hoop, Hartenbos.
 Tel: + 27 (44) 690 5721
 Fax: + 27 (44) 590 2620

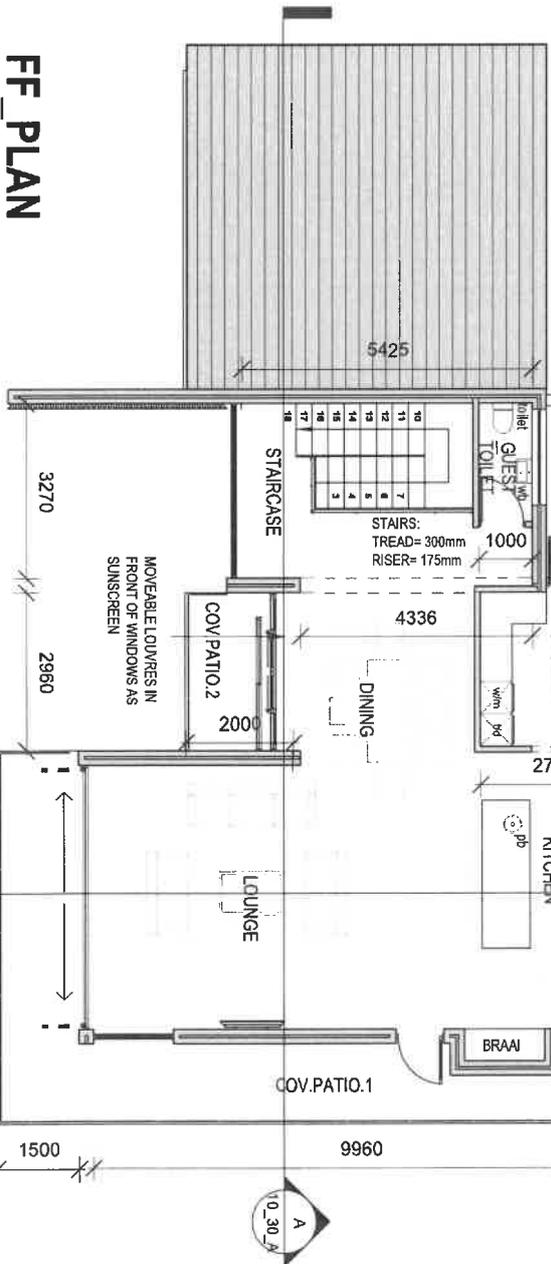




NORTH IS SUBJECT TO
PLACEMENT ON SITE



GF PLAN
Scale 1 : 100



FF PLAN
Scale 1 : 100

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

18/12/24
DATE
DATION

op. H. P. H. P.
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATISBEPLANNING

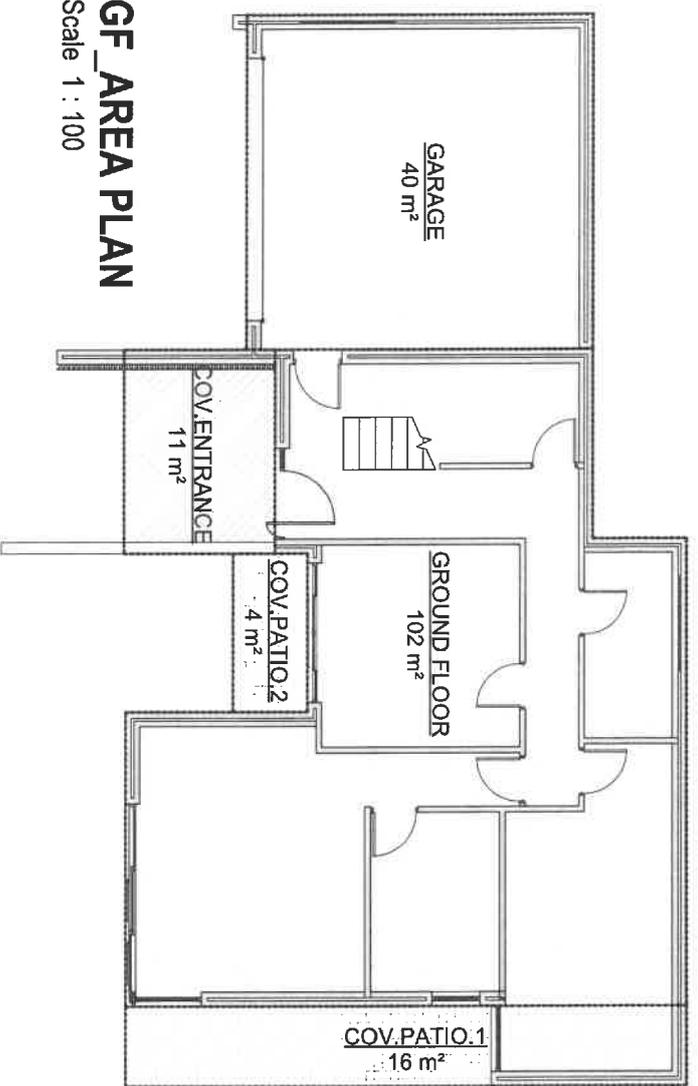
LG&GF FLOOR PLAN

STAND 104- TYPE E

Project # 023619
Date 2023/11/06
DW 10 20 A

mere Group
E-mail: info@mere.co.za
34 Kaap de Goede Hoop, Hartenbos.
Tel: + 27 (44) 690 5721
Fax: + 27 (86) 590 9670

MERE
GROUP PTY LTD.

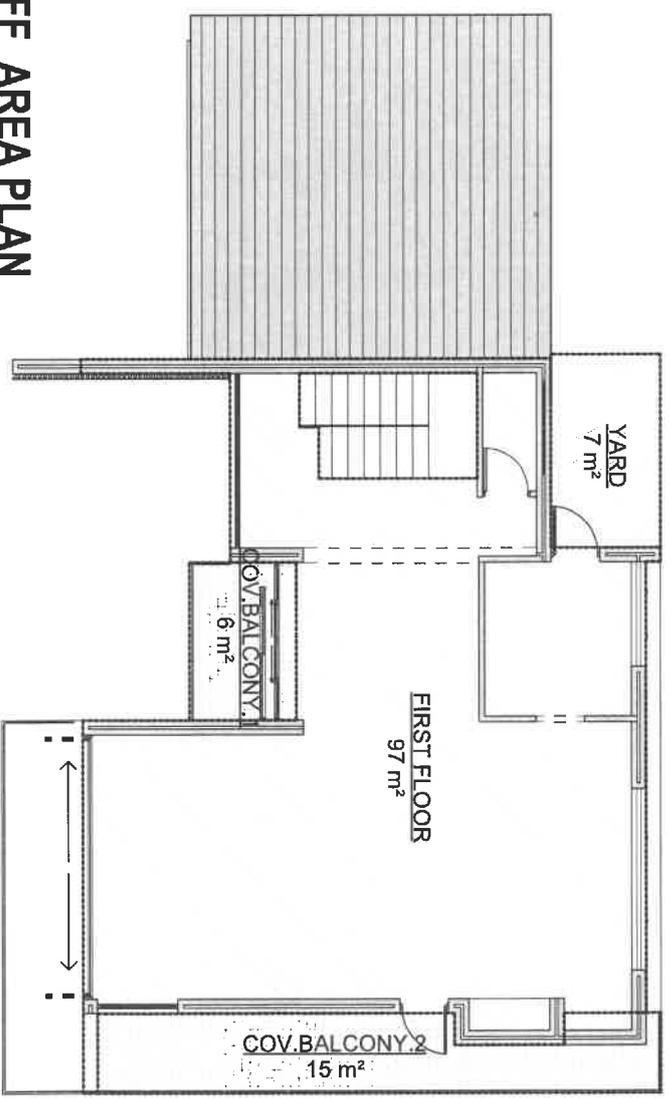


GF AREA PLAN

Scale 1 : 100

AREA SCHEDULE	
COUNCIL AREAS	
GROUND FLOOR	102m ²
FIRST FLOOR	97m ²
GARAGE	40m ²
COV. BALCONY 1	6m ²
COV. BALCONY 2	15m ²
COV. PATIO 1	16m ²
COV. PATIO 2	4m ²
TOTAL COUNCIL AREA	280m²
ADDITIONAL AREA	
YARD	7m ²
COV. ENTRANCE	11m ²
GROSS BUILDING AREA	298m²

MUNISIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
 13/12/24
 DATE
 GATUM
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSBEPLANNING



FF AREA PLAN

Scale 1 : 100

AREA PLAN

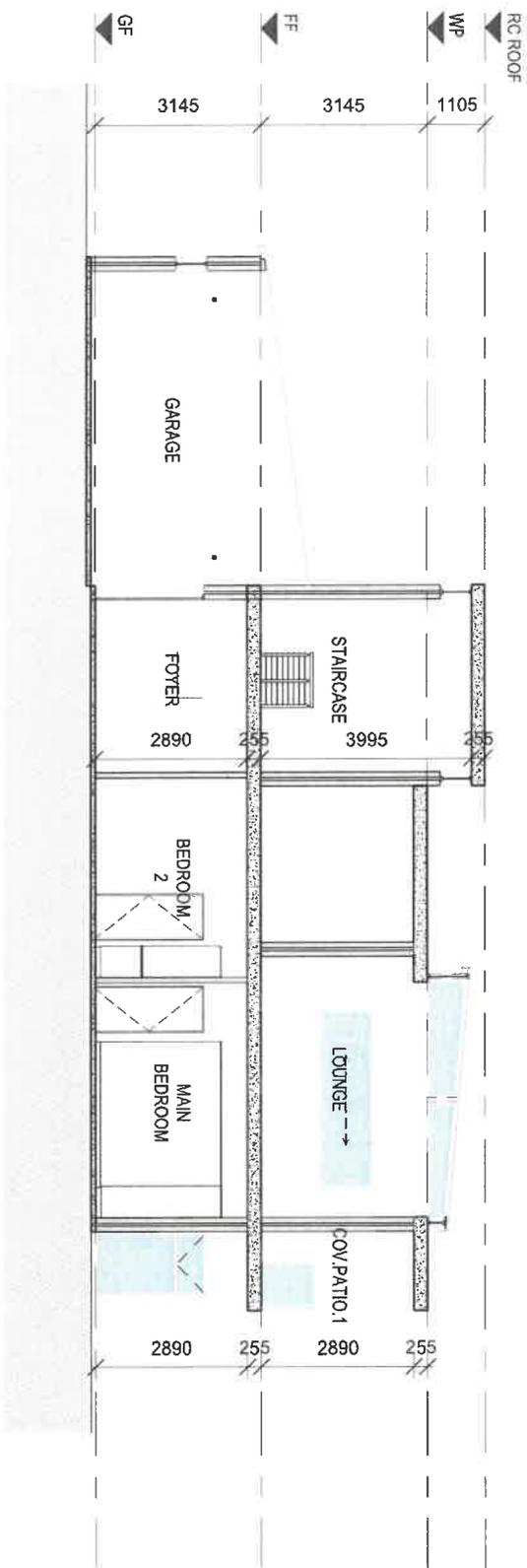
SCALE : 1 : 100

STAND 104- TYPE E

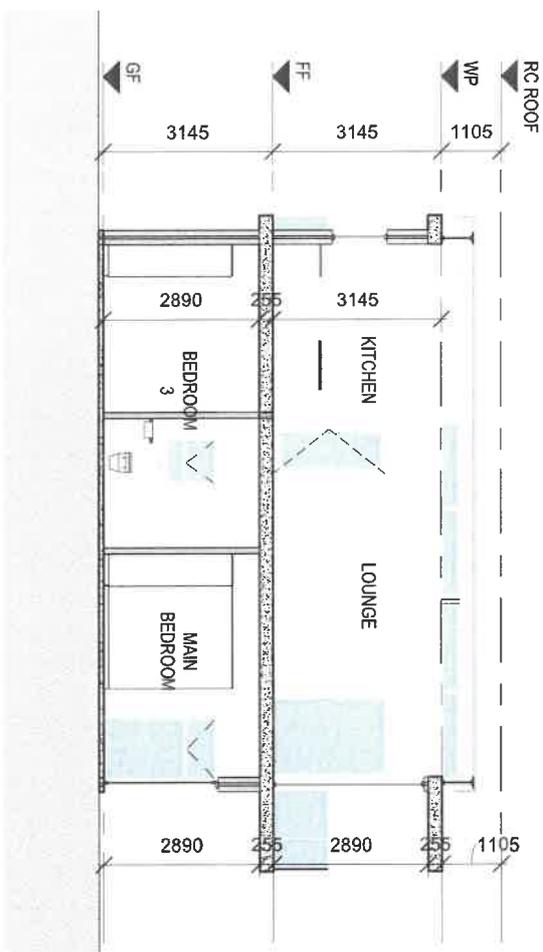
Project # 023619
 Date 2023/11/06
 DW 10 22 A

mere Group
 E-mail: info@mere.co.za
 34 Kaap de Goede Hoop, Hartenbos
 Tel: + 27 (44) 690 5721
 Fax: + 27 (44) 590 2620





SECTION A-A
Scale 1 : 100



SECTION B-B
Scale 1 : 100

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

13/12/24
 DATE
 DATUM

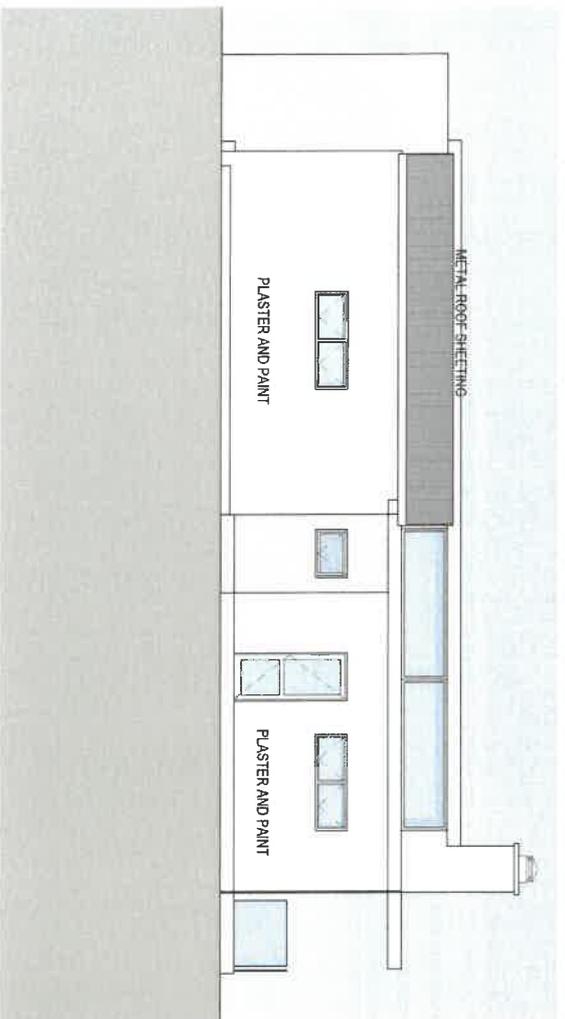
MR H. B. de
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATSEPLANNING

SECTIONS
SCALE : 1 : 100

STAND 104- TYPE E
 Project # 023619
 Date 2023/11/06
 DW 10 30 A

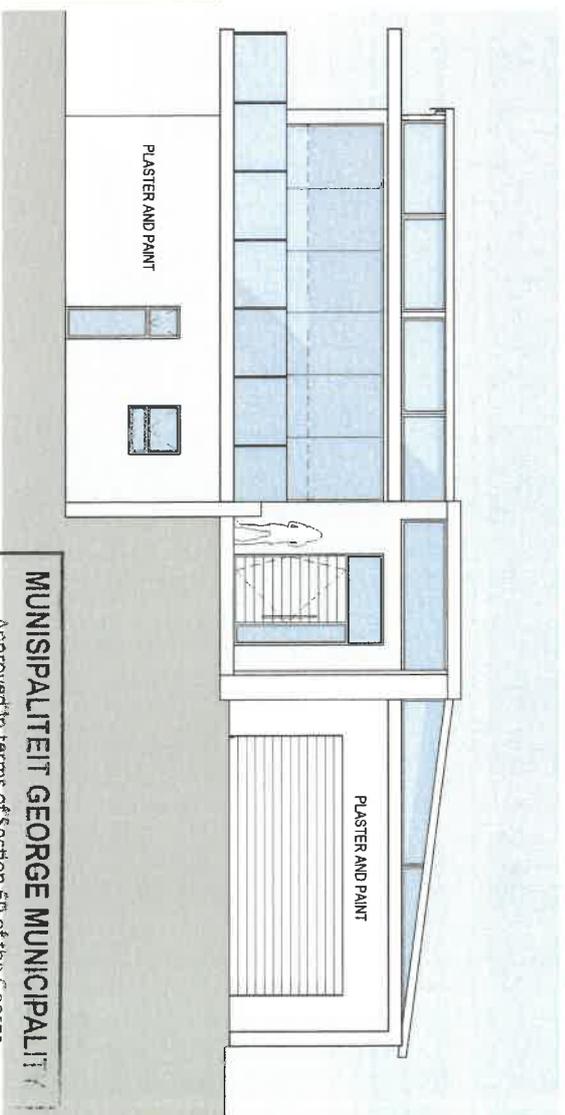
mere Group
 E-mail: info@mere.co.za
 34 Kaap de Goede Hoop, Hartenbos.
 Tel: + 27 (44) 690 5721
 Fax: + 27 (86) 590 2620

mere
 GROUP PTY LTD.



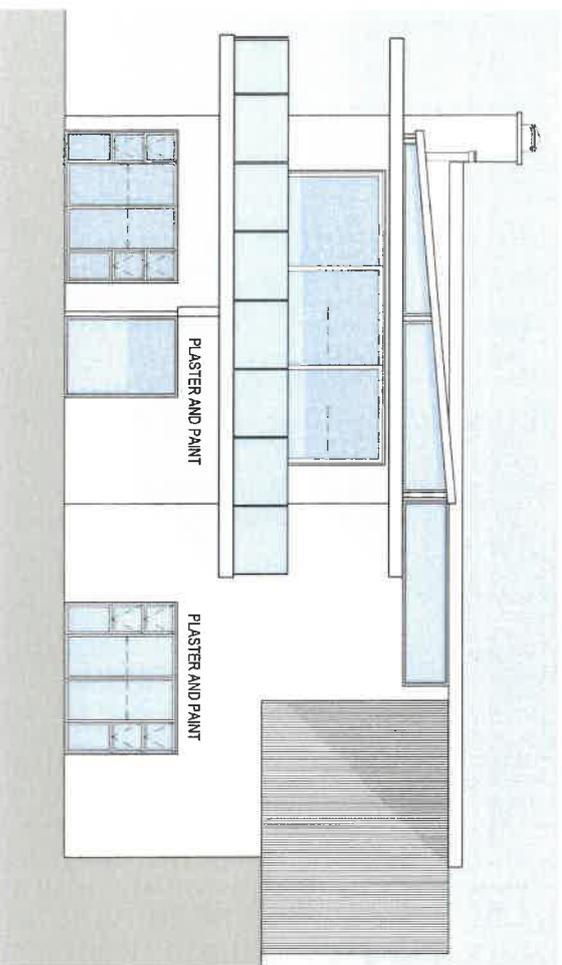
ELEVATION _NORTH

Scale 1 : 100



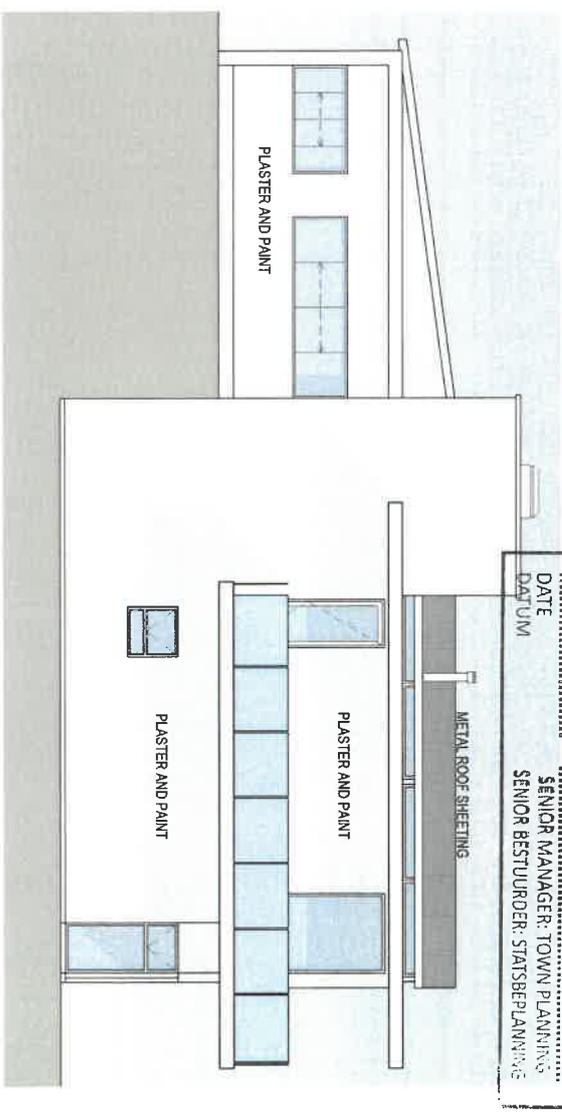
ELEVATION _EAST

Scale 1 : 100



ELEVATION _SOUTH

Scale 1 : 100



ELEVATION _WEST

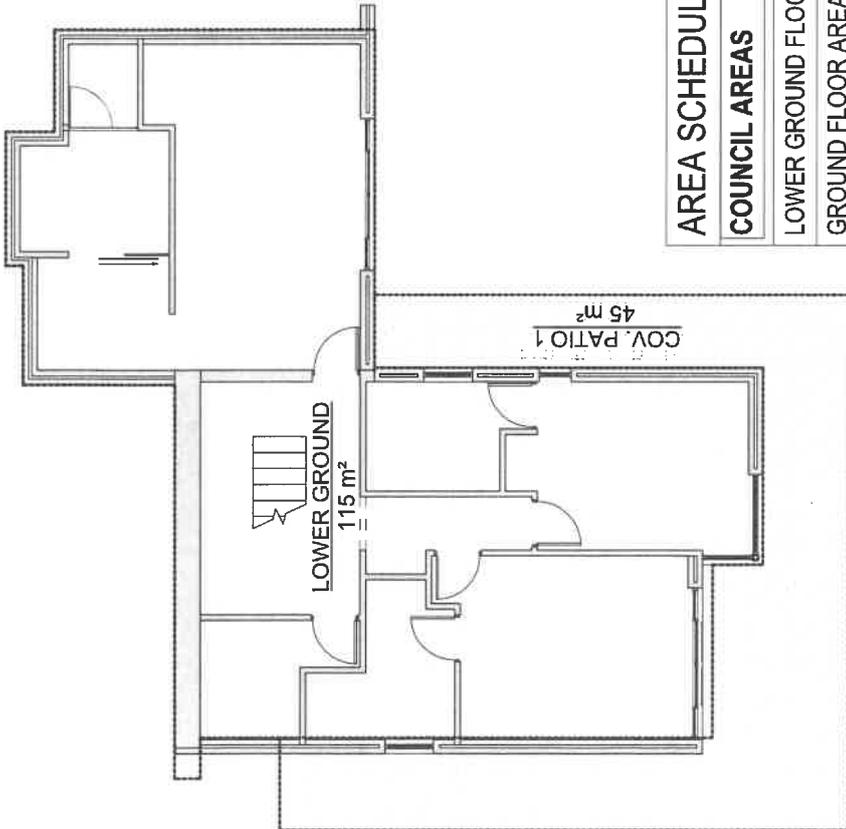
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MUNISIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 60 of the George Municipality: Land Use Planning By-law (2023) subject to the conditions contained in the covering letter.
 18/12/24 M HSCA
 DATE SENIOR MANAGER: TOWN PLANNING
 DATUM SENIOR BESTURDER: STATISBERPLANNING

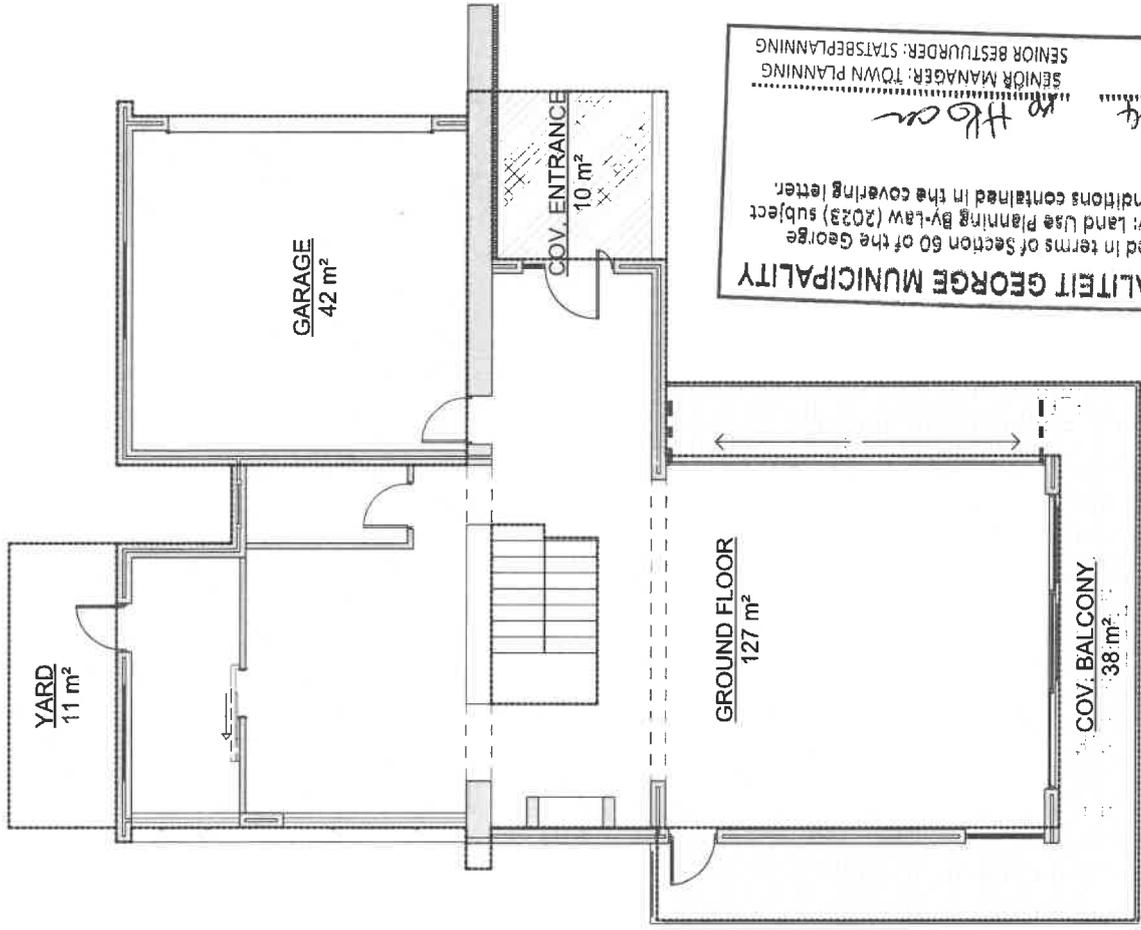
ELEVATIONS
 SCALE : 1 : 100

STAND 104- TYPE F
 Project # 023619
 Date 2023/11/06
 DW 10 40 A

mere Group
 E-mail: info@mere.co.za
 34 Kaap de Goede Hoop, Hartenbos.
 Tel: + 27 (44) 690 5721
 Fax: + 27 (86) 590 2620
MERE
 GROUP PTY LTD.



LG_AREA PLAN
Scale 1 : 100

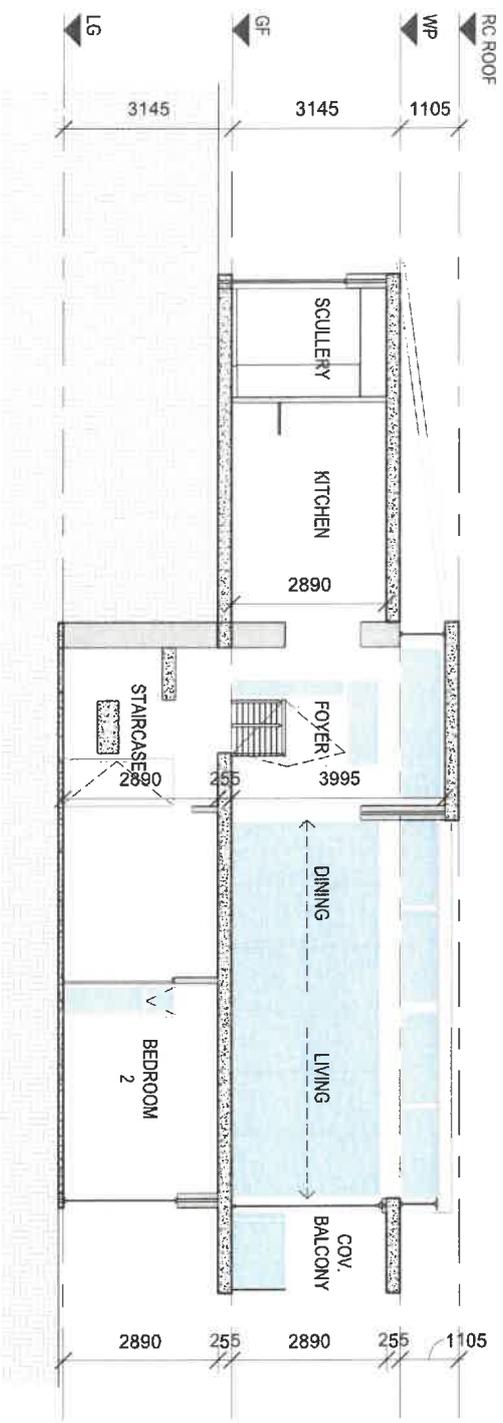


GF_AREA PLAN
Scale 1 : 100

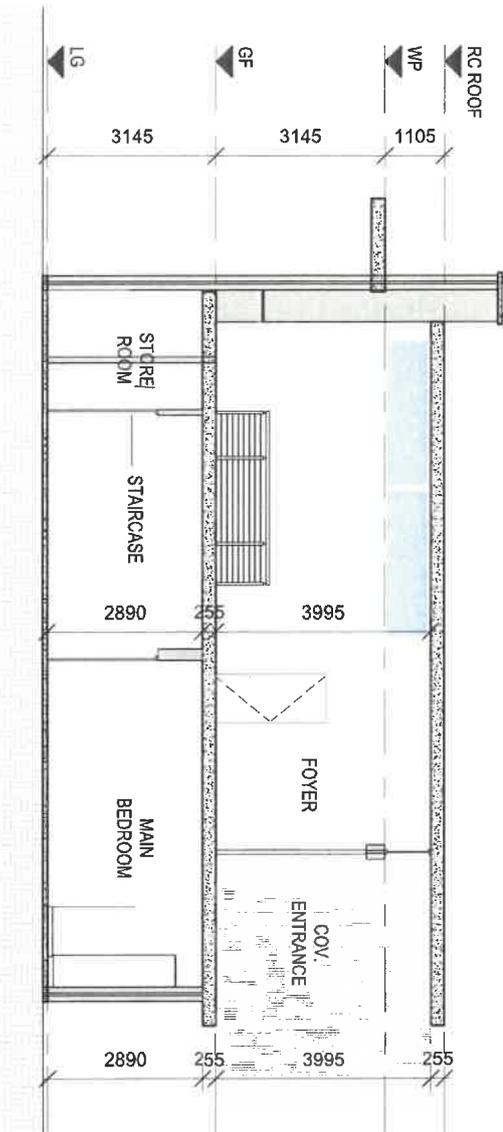
AREA SCHEDULE	
COUNCIL AREAS	
LOWER GROUND FLOOR	115m ²
GROUND FLOOR AREA	127m ²
GARAGE	42m ²
COV. PATIO	45m ²
COV. BALCONY	38m ²
TOTAL COUNCIL AREA	367m²
ADDITIONAL AREA	
YARD	11m ²
COV. ENTRANCE	10m ²
GROSS BUILDING AREA	388m²

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

no H/600
B/1/2/24
DATE 13/12/24
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING



SECTION A-A
Scale 1 : 100



SECTION B-B
Scale 1 : 100

MUNISIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 60 of the George Municipality Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
 13/12/2024
 DATE
 M. H. H. H.
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSPLEANNING

SECTIONS
SCALE : 1 : 100

STAND 104- TYPE F
 Project # 023619
 Date 2023/1/06
 DW 10 30 A

Mere Group
 E-mail: info@mere.co.za
 34 Kaap de Goede Hoop, Hartenbos.
 Tel: + 27 (44) 690 5721
 Fax: + 27 (86) 590 2620

MERE
 GROUP PTY LTD.

SPECIAL SPECIFICATIONS

The permit is granted by the Municipal Council of the City of Vancouver, British Columbia, for the construction of a building, including a parking garage and other structure, in accordance with the provisions of the City of Vancouver Act, Chapter 1, Section 1000.0 - A.

The Design Professional for the design of engineering and architectural services is: **Table 2. Design Professional, of VAN10000 - A.**

Standard
As recommended to be in accordance with the National Building Code of Canada, Part 9, Division 1, and Standards and Codes of Practice, and certified by or on behalf of a registered professional engineer or architect.

Planning Notes
All planning work to be undertaken by a registered professional engineer or architect.

Hot Water System Notes
All hot water system work to be undertaken by a registered professional engineer or architect.

Electric Notes
All electrical work to be undertaken by a registered professional engineer or architect.

Water Notes
All water system work to be undertaken by a registered professional engineer or architect.

Other Notes
All other work to be undertaken by a registered professional engineer or architect.

GENERAL ENGINEERING SPECIFICATIONS:
All engineering work to be undertaken by a registered professional engineer or architect, including, but not limited to, foundation, retaining wall, slope, retaining wall, drainage, and other structures.

FOUNDATION SPECIFICATIONS:
All foundation work to be undertaken by a registered professional engineer or architect, including, but not limited to, foundation, retaining wall, slope, retaining wall, drainage, and other structures.

APPROVED IN TERMS OF SECTION 60 OF THE MUNICIPALITY OF VANCOUVER ACT
MUNICIPALITY OF VANCOUVER
LAND USE PLANNING BY-LAW
TO THE CONDITIONS CONTAINED IN THE

13/12/24
DATE

11/1/2024
DATE

SENIOR MANAGER, TOWN PLANNING
SENIOR BESTUURDER, STADTBEPLANNING

MINI-MUNICIPALITY OF VANCOUVER
LAND USE PLANNING BY-LAW
TO THE CONDITIONS CONTAINED IN THE

13/12/24
DATE

11/1/2024
DATE

SENIOR MANAGER, TOWN PLANNING
SENIOR BESTUURDER, STADTBEPLANNING

ROOFS

ROOFING MATERIALS:
All roofing materials to be installed in accordance with the provisions of the City of Vancouver Act, Chapter 1, Section 1000.0 - A.

ROOFING MATERIALS:
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All roofing materials to be installed in accordance with the provisions of the City of Vancouver Act, Chapter 1, Section 1000.0 - A.

CHIMNEYS

CHIMNEYS:
All chimneys to be constructed in accordance with the provisions of the City of Vancouver Act, Chapter 1, Section 1000.0 - A.

CHIMNEYS:
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CHIMNEYS:
All chimneys to be constructed in accordance with the provisions of the City of Vancouver Act, Chapter 1, Section 1000.0 - A.

WALLS

WALLS:
All walls to be constructed in accordance with the provisions of the City of Vancouver Act, Chapter 1, Section 1000.0 - A.

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All walls to be constructed in accordance with the provisions of the City of Vancouver Act, Chapter 1, Section 1000.0 - A.

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WALLS:
All walls to be constructed in accordance with the provisions of the City of Vancouver Act, Chapter 1, Section 1000.0 - A.

FOUNDATIONS AND FLOORS

FOUNDATIONS AND FLOORS:
All foundations and floors to be constructed in accordance with the provisions of the City of Vancouver Act, Chapter 1, Section 1000.0 - A.

FOUNDATIONS AND FLOORS:
All foundations and floors to be constructed in accordance with the provisions of the City of Vancouver Act, Chapter 1, Section 1000.0 - A.

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All foundations and floors to be constructed in accordance with the provisions of the City of Vancouver Act, Chapter 1, Section 1000.0 - A.

SANS 10400 ENERGY COMPLIANCE

SANS 10400 ENERGY COMPLIANCE:
All energy compliance measures to be implemented in accordance with the provisions of the City of Vancouver Act, Chapter 1, Section 1000.0 - A.

SANS 10400 ENERGY COMPLIANCE:
All energy compliance measures to be implemented in accordance with the provisions of the City of Vancouver Act, Chapter 1, Section 1000.0 - A.

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SANS 10400 ENERGY COMPLIANCE:
All energy compliance measures to be implemented in accordance with the provisions of the City of Vancouver Act, Chapter 1, Section 1000.0 - A.

NOTES/LAANTERINGEN

NOTES/LAANTERINGEN:
All notes and annotations to be included in the drawings in accordance with the provisions of the City of Vancouver Act, Chapter 1, Section 1000.0 - A.

NOTES/LAANTERINGEN:
All notes and annotations to be included in the drawings in accordance with the provisions of the City of Vancouver Act, Chapter 1, Section 1000.0 - A.

NOTES/LAANTERINGEN:
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NOTES/LAANTERINGEN:
All notes and annotations to be included in the drawings in accordance with the provisions of the City of Vancouver Act, Chapter 1, Section 1000.0 - A.

studio
Professional Architectural Firm

Professional Architectural Firm
1111 West Broadway, Vancouver, BC V6H 2G6
Tel: 604-681-1111
www.studioarchitectural.com

Professional Architectural Firm
1111 West Broadway, Vancouver, BC V6H 2G6
Tel: 604-681-1111
www.studioarchitectural.com

PERSON/S	SIGNATURE	DATE
Owner / Client		
Architect		2023/06/28
Engineer		

PROJECT INFORMATION
Project Name: HEROLDS BAY COUNTRY ESTATE
Address: Farm No. 7099, Southminster, BC V2X 2K2

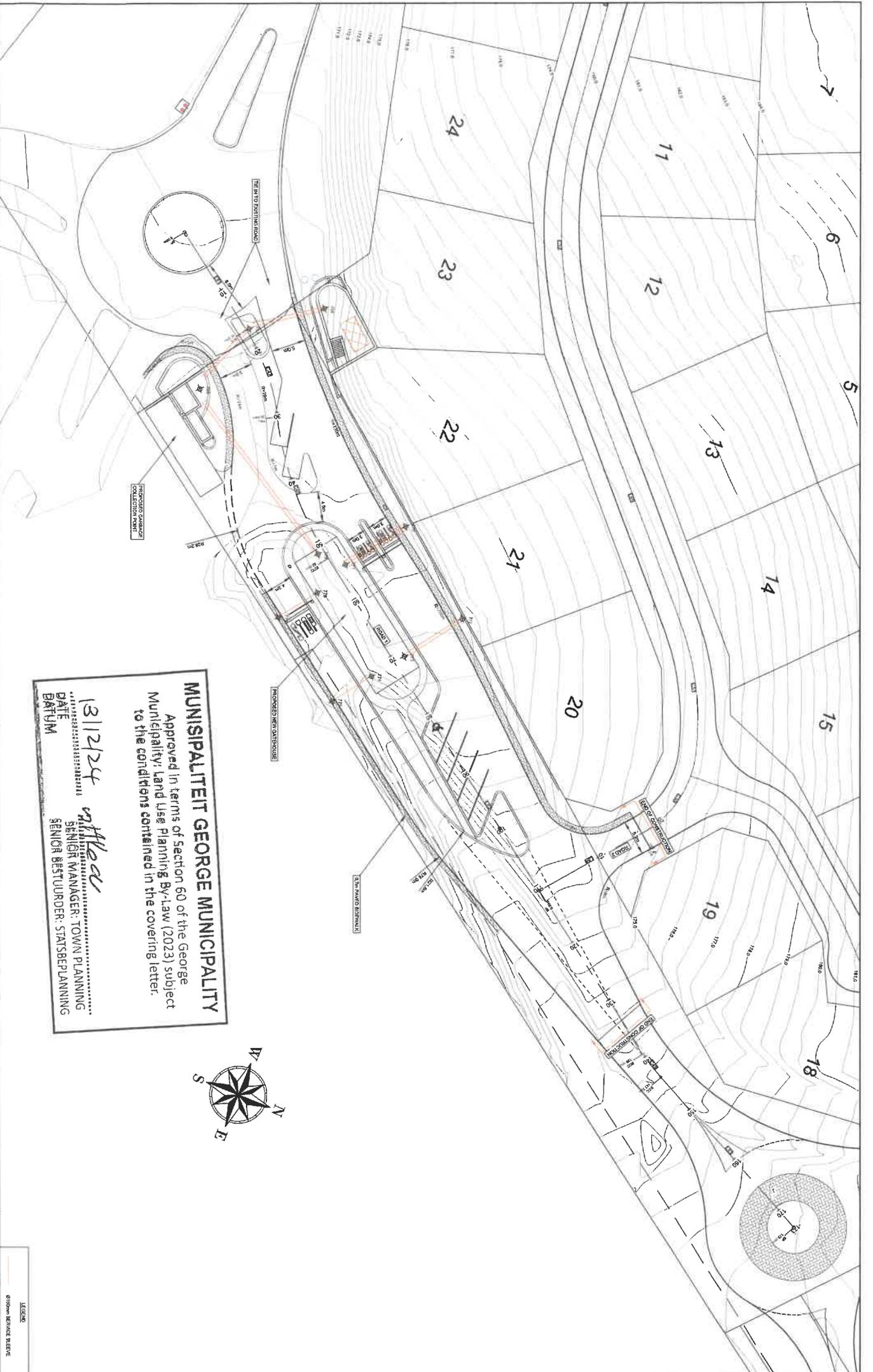
CLIENT
HEROLDS BAY COUNTRY ESTATE

DESCRIPTION
Proposed New Gatehouse and Entrance Structures.

ENTRANCE ROAD RESERVE
HEROLDS BAY COUNTRY ESTATE, KAS2021

PROPERTY INFORMATION
Project Number: HBC-001-AR2023
Date: April 2023
Checked by: I. Webbech
Specification: Decide and Energy Efficiency Report

Sheet Number: HCC - 001FE2023 - 009/007
As indicated



Author	SA
Checked	SA
Drawn	SA
Scale	1:1
Date	13/12/24
Project	HEROLDS BAY ESTATE
Sheet	1

ELEMENT
Consulting Engineers
A FIFTH DIMENSION TO ENGINEERING

83 Victoria Street,
George, 6120
P.O. Box 8823
George, 6120
Tel: 027 44 88 1151
Cell: 083 308 3133
Call: 083 308 3133



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

13/12/24
DATE
BATHUM

officer
SENIOR MANAGER: TOWN PLANNING
SENIOR SURVEYOR: STATSBEPANNING

Project	HEROLDS BAY ESTATE
Plan Description	MAIN ACCESS GATE LAYOUT

Scale	1:250
Original Size	A1
Drawing No.	1701561
Approved	1701561/C/R/200
By Wh.	1

Annexure 20

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

13/12/24
 DATE
 DATUM

Ht Roer
 SENIOR MANAGER, TOWN PLANNING
 SENIOR ESTIMATOR: STAS BEPLANNING



Scale 1 : 350

LANDSCAPING SITE PLAN

LANDSCAPING LEGEND

NOTE:
 EACH STAND TO PROVIDE LANDSCAPING AS PER APPROVED DESIGN GUIDELINES

NOTE:
 27x 100L TREES PROVIDED

TREES: Small to medium canopy	<ul style="list-style-type: none"> • Rhoicarpus albus - Coastal Silver Oak • Kogelvaal eiken - VMD Peach • Helderse leucis - Tree Mahoe
SCHRUBS: Large - up to 2m tall	<ul style="list-style-type: none"> • Acacia drepanolobium • Gwees succulentia - Knutselaai • Pondoelike ams - Spekboom
SCHRUBS: Medium - up to 1m	<ul style="list-style-type: none"> • Polygala sp - Spandier bos • Escopellata sp - Suidbos
GROUND COVERS: Clipping / spreading	<ul style="list-style-type: none"> • Goldenroosie sp. • Gazanthe sp. • Violette

GENERAL NOTES

- All building works comply with SANS 10400
- No Dimensions to be scaled or assumed from drawings
- All dimensions to be checked on site
- Where appropriate the contractor is to check on site
- Contractor is responsible for correct siting out of the buildings, at external internal walls with particular reference to boundaries, including fences, etc. and to provide on the work in hand
- Contractor is to locate and identify existing services on the works
- Contractor is to check the drawings throughout the duration of the works
- Any errors, discrepancies or omissions to be reported immediately.
- Any work to be held in approved light D.C. weather or not (these are shown on drawings, to all walls at every floor, beams, lintels and to all windows, doors, gables or other openings)
- Any queries arising from all the above must be reported and clarified before any work starts in all in hand



mere Group
 E-mail: Info@mere.co.za
 34 Kaap de Goede Hoop, Hartenbos
 Tel: + 27 (44) 630 5721
 Fax: + 27 (86) 590 2620

WERE GROUP PTY LTD.

HEROLDS BAY COUNTRY ESTATE PROPRIETARY LIMITED RE. NO. 2008/013491/07

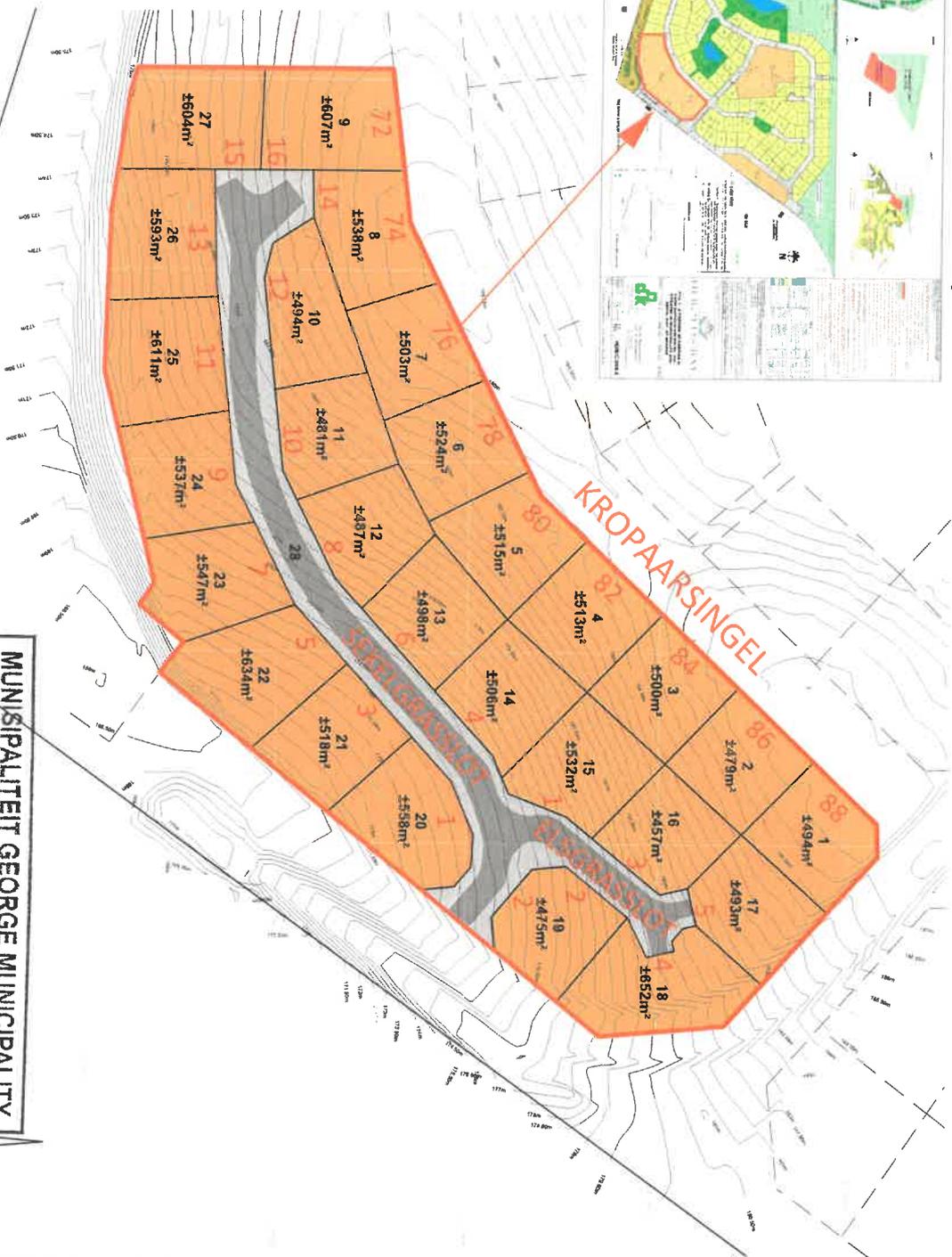
PORTION NOT OF THE FARM BUFFELSPONTEN 204 (UNREGISTERED ERF 1455 HEROLDS BAY)

LANDSCAPING SITE PLAN

PROJECT # 023619
 DATE 2023/11/16
 SCALE AS SHOWN
 DRAWN ALBUR
 CHECKED NENE PER.
 REGION B

Annexure C - Subdivision Plan

Locality Map: (True to scale)



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

18/12/24
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BEWINDER: STADSBEPLANNING

Proposed Subdivision and Permission required in terms of a Condition of Approval: Portion 7 of the Farm Buffelfontein No. 204, George (unregistered Erf 1585, Herolds Bay), situated at Herolds Bay in the Municipality and Administrative District of George

Application is being made in terms of Section 15 of the 2023, for the following:
 1. Subdivision of Portion 104 in terms of Section 15(2)(a) as shown on Plan No. HDB/C/204-4; 32 units.
 2. A permission required in terms of a condition of approval in terms of Section 15(2)(b) in order to approve attached Site Development Plan No. 00 Rev. C by Mere Group Pty. Ltd.

Table 1

Zoning	Land Use Pin. No's	Area (ha)	Total
Single Residential	127	14,4ha	27
Single Residential	Private Road	10,2ha	1
Total		14,7ha	28

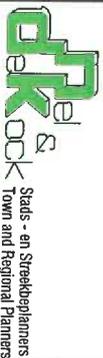
* Portion 104 forms part of an Estate Housing project approved on 10 January 2022 as per Plan No. HDB/C/204-4.

Remarks:
 1. This plan is accompanied by a Site Development Plan (Plan No. 30, 00 Rev. C) with full spectrum of development specifications compiled by Mere Group Pty. Ltd.
 2. Maximum Density: 19units/ha.
 3. Number of Units approved according to approved Plan No. HDB/C/204-4: 32 units.
 4. Each proposed Grid/Street/Erff allows for more than the prescribed 50m² functional open space.

Notes:
 1. Geospatial Information by Azur Aerial Services.
 2. Contours provided by Precursors Openings.
 3. Contour intervals: 0,5m.



Portion 7 of the Farm Buffelfontein No. 204, George (unregistered Erf 1585, Herolds Bay)



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SKAAL	1:1000 (A3)	SCALE
BEPLANN	D.N.	PLAN
GETEKEN	A.H.	HDB/D/200-4
DRAWN		
DATUM	November 2023	
DATE		

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