

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

Collaborator No.: 3190823
Reference / Verwysing: Erven 29932, George (Previously Remainder Erf 19001 and 19031, George)
Date / Datum: 14 February 2025
Enquiries / Navrae: Marisa Arries

Email: planning@delplan.co.za

DELPLAN
PO BOX 9956
GEORGE
6530

APPLICATION FOR DEPARTURE, AMENDMENT OF CONDITIONS OF APPROVAL, PERMISSION FOR THE APPROVAL OF SITE DEVELOPMENT PLAN (SDP) FOR PHASE 2-6 AND AMENDED ARCHITECTURAL GUIDELINES: ERF 29932, GEORGE (PREVIOUSLY REMAINDER ERF 19001 AND 19031, GEORGE)

Your application in the above regard refers.

The Senior Manager: Town / Spatial Planning (Authorised Official) has, under delegated authority, 4.17.1.24 of 30 June 2022 decided that the following applications applicable to Erf 29932, George (Previously Remainder Erf 19001 and Erf 19031, George):

1. Amendment in terms of Sections 15(2)(h) of the Land Use Planning By-law for George Municipality, 2023 of Condition 2 of the approval letter dated 9 October 2023 to amend the subdivision plan applicable to Remainder Erf 29932, George (Previously Rem Erf 19001 & Erf 19031, George) to read as follows:

"2. This approval shall be taken to cover only the Consolidation, Rezoning and Subdivision as applied for as indicated on the Subdivision Plan with plan no. Annexure 5 attached as "Annexure A", Consolidation Plan with Plan no. ANNEXURE 6 attached as "Annexure B" drawn by "Delplan Consulting" dated August 2023, and Subdivision & Zoning Plan with Plan no. : ANNEXURE (2x plans) attached as "**Annexure C**" drawn by "Delplan Consulting" dated June 2024.
2. Permission in terms of Sections 15(2)(l) of the Land Use Planning By-law for George Municipality, 2023 for the approval of the Site Development Plan (SDP) for phase 2 -6, Landscape Plan for phase 1-6 of the Arbour Nature Estate development in terms of condition 6 & 7 of approval letter dated 9 October 2023 applicable to Erf 29932, George (Previously Rem Erf 19001 & Erf 19031, George) attached as **Annexure A** – Plan no. Master Layout Rev 26 dated 11.06.2024 drawn by Robert Silke & Partners, and Landscape 77355-LMP-01 Rev- S dated 30/05/2024 drawn by Planning Partners.
3. Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for the relaxation of the rear and lateral building lines only for house type d as per the architectural guidelines from 3m to 0m for the garage and 1,5m for the house from the external street to Erf 29932, George (Previously Rem Erf 19001 & Erf 19031, George).
4. Permission in terms of Sections 15(2)(l) of the Land Use Planning By-law for George Municipality, 2023 for the approval of the amended Architectural Guidelines in terms of condition 10 of approval letter dated 9 October 2023 applicable to Erf 29932, George (Previously Rem Erf 19001 & Erf 19031, George) attached as **Annexure B**.

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

REASONS FOR DECISION

1. The proposed amendment of condition submitted will not result in any negative impact on the surrounding developments or character of the area.
2. The proposal meets the requirements of Section 65 of the Land Use Planning Bylaw for George Municipality, 2023.
3. The proposed amendments are consistent with the previous approvals and basket of rights.
4. The proposed SDP is in line with the Integrated Zoning Scheme By-Law, 2023, development rights as approved and Architectural Guidelines.
5. The proposed departure will not have an adverse impact on the neighbouring properties in terms of privacy, noise, views or sunlight.

Note:

- *No conditions of approval are applicable as the departure is captured in the SDP and architectural guidelines.*
- *CES comment: Service plans to be amended accordingly.*

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 07 MARCH 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

I. HUYSER

ACTING SENIOR MANAGER: TOWN PLANNING

C:\Marsa\Decisions_New By-Law Pro formas_(applicant)\Erf 29932, George(amendment of condition of approval, sdp and departure_approved).docx



Robert Silke & partners
 400 Old Derby Road, Derby, George, 6520
 23 Malgas Street, George, 6520
 Tel: 021 209 6666
 Fax: 021 209 6667
 www.robertsilke.com

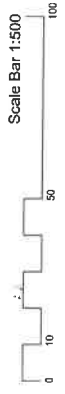
ANNEXURE A

Note: Site Development Plan subject to the implementation and alignment of the subdivisions as approved by the Municipality.

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.

14/02/2025

DATE: SENIOR MANAGER: TOWN PLANNING
 STATUM: SENIOR BESTUURDER: STATSBEPLANNING



APARTMENTS:
 BLOCK 1 - 2 BEDROOM FLAT - 54 FLATS
 RIGHT TO PARKING BAYS = 108 BAYS

2x2 HOUSES

- TYPE A - 100m² 2-BEDROOM DUPLEX + 40m² DOUBLE GARAGE (AVERAGE 300m² PLOTS) - 45
- TYPE B - 110m² 2-BEDROOM DUPLEX + 30m² DOUBLE GARAGE (AVERAGE 220m² PLOTS) - 45
- TYPE C - 140m² 2-BEDROOM DUPLEX + 40m² DOUBLE GARAGE (PLOT SIZE - 300m²) - 45
- TYPE D - 140m² 2-BEDROOM DUPLEX + 40m² DOUBLE GARAGE (PLOT SIZE - 300m²) - 45
- TYPE E - 210m² 4-BEDROOM DUPLEX + 60m² TRIPLE GARAGE (PLOT SIZE - 1000m²) - 15

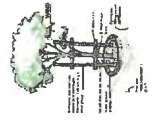
Masterplan Layout
 Revision 28 | 11.08.2024

LEGEND

- MIXED INDIGENOUS TREES
- PALM-LIKE SPECIES
- SHRUBS & GROUNDCOVERS
- VERMIL LANDSCAPE PLANT TO ACCOMMODATE DEPRESSURED POKER
- LAWN
- REGENTIAN FOOTPATH
- PROTECTIVE ROAD CORRIDORS
- ROADS
- ROADS WITH PROTECTIVE CORRIDORS
- CHILDSHOOD PARKING
- HOUSE GARAGES TO MATCH FORM AND FUNCTION
- HOUSE FRONT GARDENS BY MATURE TREES INCLUDING CANOPIES
- STONEWATER WALLS / CHANNEL INCLUDING GARDEN
- QUARRY WALLS / FENCES TO PROTECT ON BOTH SIDES
- SELECTED OAK TREES TO REMAIN
- PROPOSED FENCE OF 2 METERS TO PROTECT FROM COLLISION
- SECURITY FOOTPATH ALONG FENCE LINE ON BOTH SIDES
- INDICATIVE FOREST FOOTPATH TO BE INFILLED BY P&S
- INDIGENOUS FOREST PLANT TO ACCOMMODATE
- MALGAS RIVER
- PAVED ROAD CORRIDORS TO BE INFILLED BY P&S



Note: Site Development Plan subject to the implementation and alignment of the subdivisions as approved by the Municipality.



- LANDSCAPE MASTER PLAN NOTES:**
- Implementation and maintenance of the landscape with the same complexity for the duration of the project.
 - Implementation of the landscape plan shall be to the satisfaction of the Director.
 - The cost of implementation of the landscape plan shall be the responsibility of the developer.
 - No payment shall be made for the landscape plan until the landscape plan is approved by the Director.
 - Water source
 - Implementation of the landscape plan shall be in accordance with the approved landscape plan.
 - Implementation of the landscape plan shall be in accordance with the approved landscape plan.
 - Implementation of the landscape plan shall be in accordance with the approved landscape plan.
 - Implementation of the landscape plan shall be in accordance with the approved landscape plan.
 - Implementation of the landscape plan shall be in accordance with the approved landscape plan.

INDIGENOUS PLANT LIST	INDIGENOUS PLANT LIST	INDIGENOUS PLANT LIST	INDIGENOUS PLANT LIST	INDIGENOUS PLANT LIST
<ul style="list-style-type: none"> Acacia saligna Acacia drepanolobium Acacia saligna Acacia drepanolobium Acacia saligna Acacia drepanolobium Acacia saligna Acacia drepanolobium Acacia saligna Acacia drepanolobium 	<ul style="list-style-type: none"> Acacia saligna Acacia drepanolobium Acacia saligna Acacia drepanolobium Acacia saligna Acacia drepanolobium Acacia saligna Acacia drepanolobium Acacia saligna Acacia drepanolobium 	<ul style="list-style-type: none"> Acacia saligna Acacia drepanolobium Acacia saligna Acacia drepanolobium Acacia saligna Acacia drepanolobium Acacia saligna Acacia drepanolobium Acacia saligna Acacia drepanolobium 	<ul style="list-style-type: none"> Acacia saligna Acacia drepanolobium Acacia saligna Acacia drepanolobium Acacia saligna Acacia drepanolobium Acacia saligna Acacia drepanolobium Acacia saligna Acacia drepanolobium 	<ul style="list-style-type: none"> Acacia saligna Acacia drepanolobium Acacia saligna Acacia drepanolobium Acacia saligna Acacia drepanolobium Acacia saligna Acacia drepanolobium Acacia saligna Acacia drepanolobium

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.

11/07/2025
 DATE
 DATUM

SENIOR MANAGER: TOWN PLANNING
 SENIOR BESOURDER: STATSBEPANNING



Robert Silke & partners

6th Floor Waalburg
28 Wale Street
Cape Town, 8001
(021) 200 5966
hello@robertsilke.com

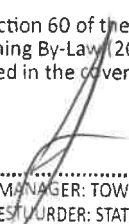
AUGUST 26TH 2024 | ANNEXURE i

ARBOUR NATURE ESTATE | DESIGN RULES FOR FUTURE ALTERATIONS & ADDITIONS

PREAMBLE | Since *Arbour Nature Estate* is not a plot-and-plan development, and the Developer is constructing an architecturally-complete environment, these rules are not intended for the new buildings to be constructed by the Developer, but are rather intended to regulate the future alterations to the buildings to be developed.


GENERALLY SUBJECT TO | Notwithstanding the rules that follow, no Proposed Alteration may be constructed without having first obtained prior approvals from the relevant local authorities and the HoA:

- All Guidelines subject to Local Authority Approval of Proposed Alterations
- All Guidelines subject to HOA Approval of Proposed Alterations
- All Guidelines subject to HOA Architect's Approval of Proposed Alterations
- Permissibility in these rules does not necessarily indicate permissibility in terms of local and other relevant authorities.

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.	
14/02/2025	
DATE DATUM	SENIOR MANAGER: TOWN PLANNING SENIOR BESTUURDER: STADSBEPLANNING

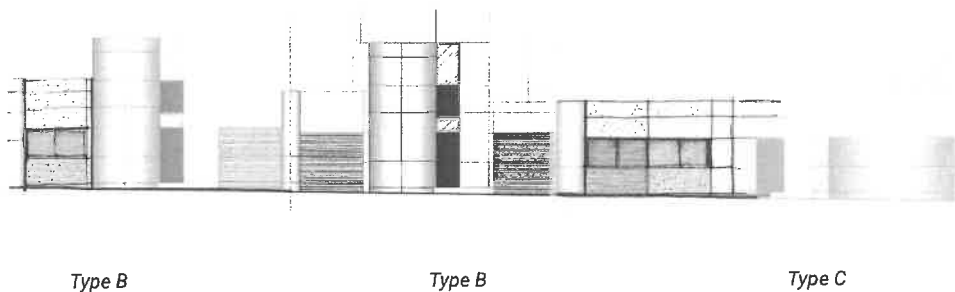
HOUSES | The following rules apply to proposed alterations to all houses:

- **STREET FAÇADES** | The aesthetic and spatial arrangement of the street environment and public realm has been carefully curated by the Developer and its professionals, and (as such) any alterations visible from the public streets and parks are generally prohibited. In the few following instances where such street-facing alterations are permissible, they are to be highly regulated:
 - No alterations or additions to any house may have the effect of moving the house closer to the street in any way. IE. No house may be extended towards the street.
 - No carports of any sort may be erected at all, or under any circumstances.
 - No additional front doors may be added to any given house.
 - No street-facing windows (or any other vents or apertures) may be modified or added to on any of the street façades.
 - As a general rule, the street façades shall not be altered or added to in any way, unless specifically allowed for below.
 - Notwithstanding ownership of the applicable erf, the front gardens (ie. street-facing gardens) of all houses are to be considered as part of the public realm of the estate and are not to be enclosed or privatised in any way. For these purposes, any street-facing garden behind a boundary wall (as built by the Developer) shall not be regarded as a Front Garden.
 - External boundary walls & fences (external to the development) shall be a maximum of 2.1m tall. Boundaries facing the river-front will be visually-permeable metal fences (black-powdercoated). All others shall be plastered and painted masonry walls.
 - Internal boundary walls are designed to be 2.3m tall but (owing to the slope of the land) may range between a minimum of 1,8m and a maximum of 2.5m in height, in order to achieve harmonious uniformity. All to be plastered and painted.
 - The above notwithstanding, no additional boundary walls or fencing or alterations to existing boundary walls are permissible on or near any street-facing boundary, under any circumstances.
 - No external burglar bars or security gates are permissible on any street façade under any circumstances.
 - Internal gates or burglar bars (eg. American Shutters) in neutral colours may be permitted by the HoA and its Architect at their sole discretion.
 - Blinds or Curtains visible from the street shall always be in a neutral colour.

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.	
14/02/2025	
DATE DATUM	SENIOR MANAGER: TOWN PLANNING SENIOR BESTUURDER: STATSBEPLANNING

- **GARAGE CONVERSIONS** | The above notwithstanding, converting the garages into habitable rooms is permissible:
 - But only in situations where a house is left with at least two on-site parking spaces after conversion. EG. Type A2 Houses (“Mid Cul-de-Sac” centred at the end of a Close), Type A4 Houses (on Hyacinth Lane) and Type A5 Houses (along the Closes) will not qualify, as they have no open parking aprons.
 - Converting a garage into a habitable room may only take place where the relevant garage door is set back at least 5m from the boundary used to access such garage (typically the street boundary).
 - When converting a single garage into a habitable room/s (for example in a typical Type B duplex) the garage door opening may be replaced with glazed aluminium sliding windows to a design approved by the HoA and its Architect. The size of the structural opening may not be reduced or altered in any way, except that an upstand wall (at least 1m above ground floor level) must be created under the proposed new window (see *sketch below*). Alternatively, the garage door opening may be bricked up completely and plastered over, with no windows facing the street (but should then have back-garden-facing windows).

APPLE ESTATE
 PERMISSIBLE STREET-FACADE GLAZING
 TO GARAGES
 ROBERT SILKE & PARTNERS JULY 2023



- When converting an entire double garage into a habitable room/s, the garage door opening may be replaced with glazed aluminium sliding windows to a design approved

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.

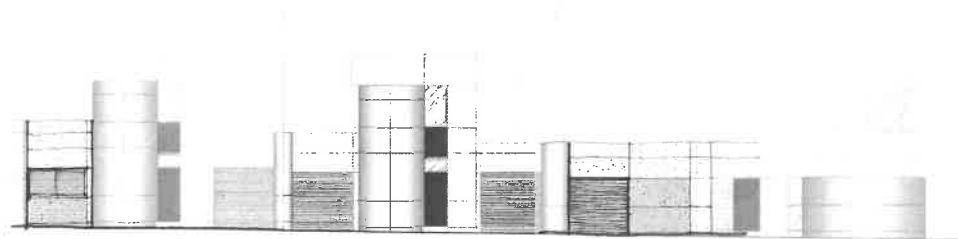
2025/02/14
 DATE
 DATUM

.....
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATSBEPLANNING

by the HoA and its Architect. The size of the structural opening may not be reduced or altered in any way, except that a 1m upstand must be created under the proposed new window (see sketch above). Alternatively, the garage door opening may be bricked up completely and plastered over, with no windows facing the street (but should then have back-garden-facing windows).

- When converting only half of a double garage into a habitable room, the double garage door opening must be replaced with a single garage door opening (to match existing) aligned to the side of the existing double-door aperture that is closest to the common boundary (see sketch below). The converted (habitable) half of the garage shall have no street-facing windows (but should then have garden-facing windows) and shall always comprise the half of the garage farthest from the common boundary.

ARBOUR ESTATE
PERMISSIBLE STREET-FACED GLAZING
TO GARAGES
ROBERT SILKE & PARTNERS JULY 2023



Type B

Type B

Type C

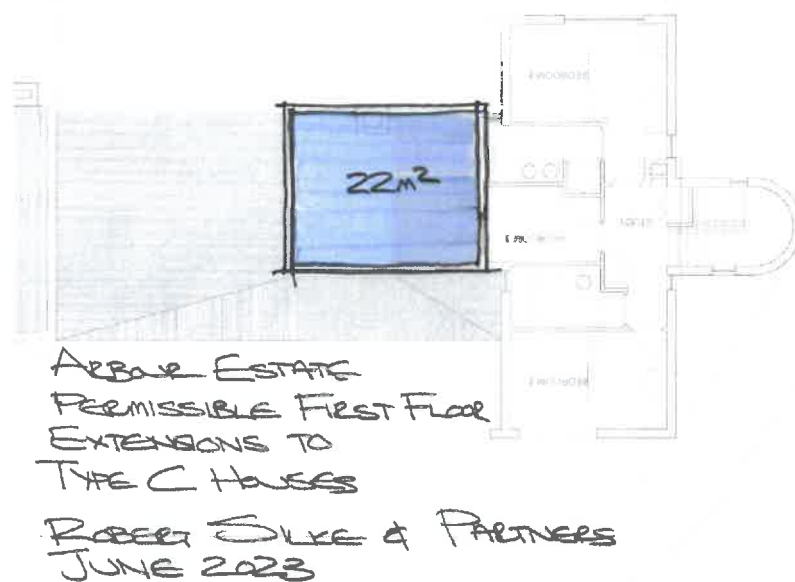
- No garage extension (or any extension) may have the effect of creating a second dwelling (or self-catering flatlet) on any given property - with the overall principle being that no more than one dwelling may ever be permitted on any given house erf.

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.

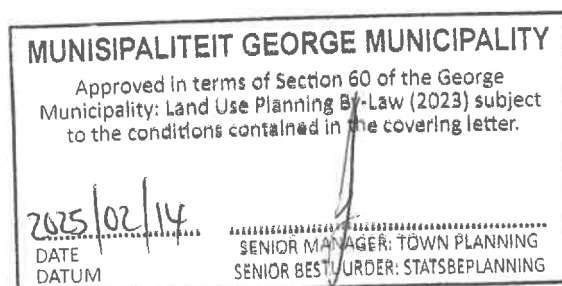
14/02/2025
DATE
DATUM

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

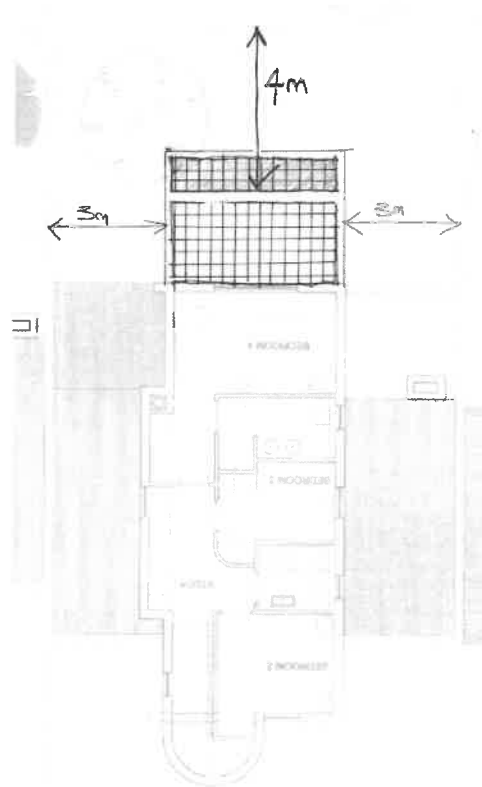
- **ADDING HEIGHT** | In order to protect the spatial aesthetics of the streetscape, no vertical extensions (eg. additional storeys) may be permitted under any circumstances to any Type A, Type B, Type D or Type E House.
 - The above notwithstanding, a limited vertical extension (at 1st floor level) is permissible in Type C Houses only (*see sketch below*), which extension may not extend further than the service yard and scullery directly below it, as built by the Developer. The below illustration depicts a 3-bedroom Type C House, but is also applicable to a 4-bedroom Type C.



- **EXTENSIONS INTO BACK GARDENS** | Owing to their lesser visual and spatial effect on the public realm, house extensions within the private gardens (ie. the back gardens) are permissible, but only at ground floor level.
 - The highest point of any given ground floor extension may rise to no more than 3.5m above ground floor level of the given house and neither should any point on such extension rise to higher than the house's nearest respective garage, as built by the Developer. Whichever is the lower height shall apply.
 - No overlooking features (eg. 1st floor balconies) may be created - unless such overlooking feature is set back at least 4m from the rear common boundary and at least 3m from the side common boundaries (*see sketch below*).



- Any remaining flat concrete roof over any ground floor extension (that falls outside of the permissible balcony setback) shall be made into a planter for shrubbery (see sketch below).



ALBAE ESTATE
 PERMISSIBLE 1ST FLOOR OVERLOOKING
 FEATURES - TYPE B HOUSES
 ROBERT SILKE & PARTNERS
 JUNE 2023

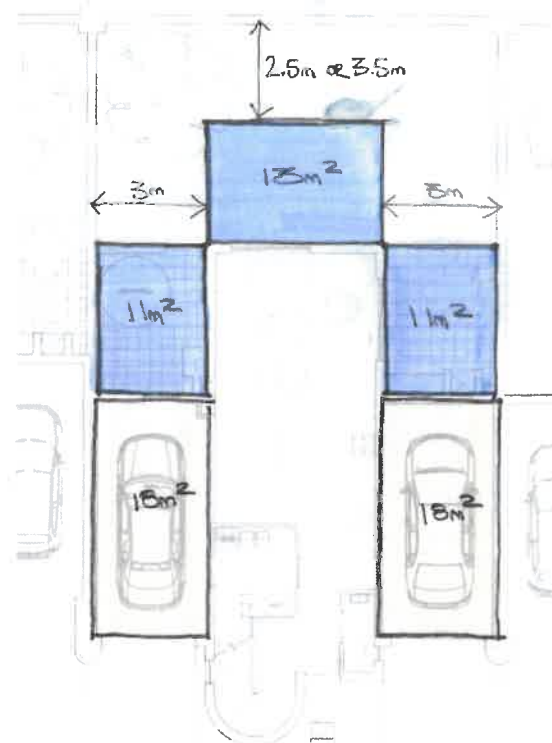
- No first floor balcony (ie. roof terrace) may be created on any house that is single-storey (eg. Type A or Type D Simplexes).
- The roof over any ground floor extension may be a flat concrete roof, or it may be a flat steel roof to match the existing garage roofs, but may not be a double-pitched roof.
- Any such ground floor roof shall be concealed from the public street by the use of a parapet facing any street boundary and side common boundary and no such parapet may be taller than the parapet over the nearest applicable garage.

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.

2025/02/14
 DATE
 DATUM

SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATSBEPLANNING

- The extension of the ground floors of Type B and Type C Houses into the braai terraces (as built by the Developer) is permissible. In these situations (and only in these situations) the extension may have a setback of 0m from the common boundary (see sketch below).



ARBOUR ESTATE
 PERMISSIBLE GROUND FLOOR EXTENSIONS
 TYPE B HOUSES
 ROBERT SILKE & PARTNERS
 JUNE 2023

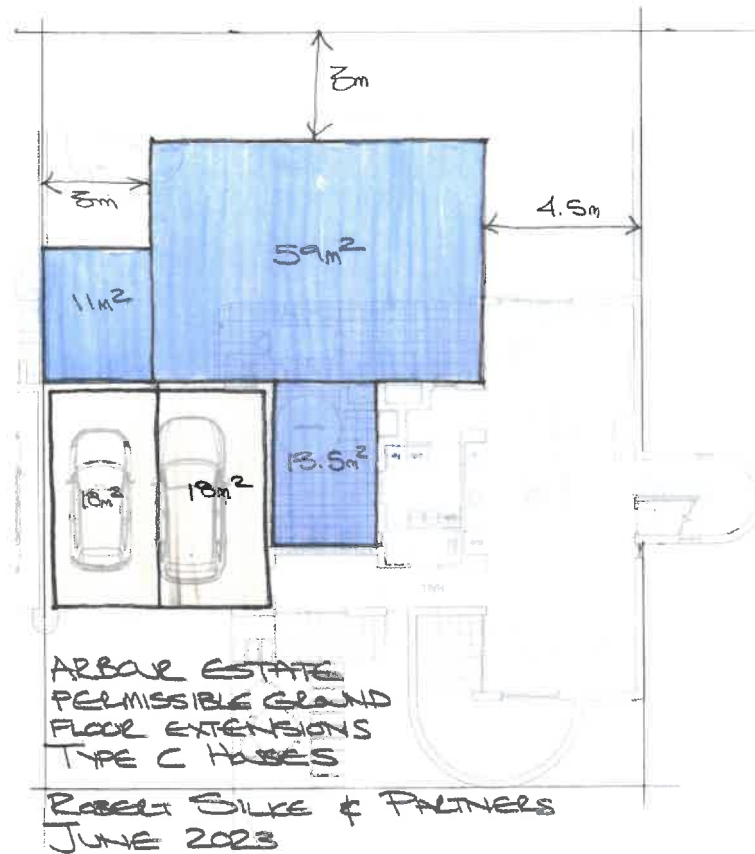
- The extension of the ground floors of Type B, Type C and Type D Houses into the paved service yards (as built by the Developer) is similarly permissible. In these situations the extension may have a setback of 0m from the common boundary (see sketch above).
- Ground floors of Type C Houses may additionally extend to 0m from the common boundary, but only to the extent where the immediate neighbour has a paved service

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.

14/02/2025
 DATE
 DATUM

.....
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATSBEPANNING

yard or covered terrace against that same common boundary (as built by the Developer) and would similarly be permitted to enclose/extend (see sketch below).



- Other than extensions into existing paved service yards or braai areas (as built by the Developer) no extension of any Type B, Type C, Type D or Type E House may be erected within 3m of any side common boundary (see sketches above).
- No extension of any Type C, Type D or Type E House may be erected within 3m of any rear common boundary (see sketches above).
- No extension of any Type B House may be erected within 2.5m of any rear common boundary, but no extension of any Type B House may have the effect of extending it more than 3m beyond the rear wall of the existing house, as built by the Developer (see sketches above).
- No extension of any Type B, Type C, Type D or Type E House may be erected within 4.5m of any street boundary (see sketches above).

MUNISIPALITEIT GEORGE MUNICIPALITY

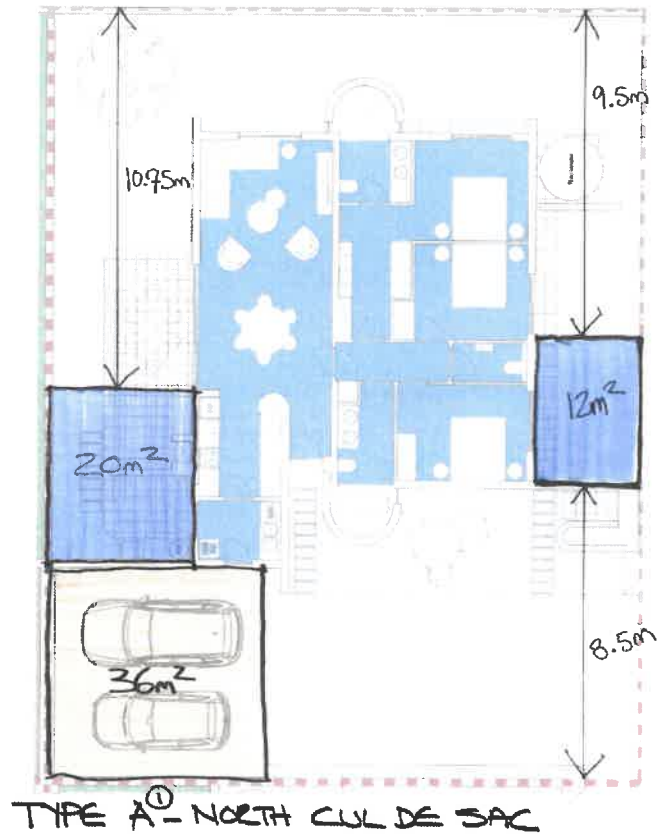
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-law (2023) subject to the conditions contained in the covering letter.

14/02/2025

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

- Notwithstanding the above, the extension of the ground floors of Type A1 ("North Cul-de-Sac") Houses is permissible with a 0m side common boundary setback, provided that any such extension must be set back at least 10.7m from the rear boundary (on the north side) and at least 9.5m from the rear boundary and 8.5m from the front boundary - on the south side (see sketch below). In order to preserve the light and views of neighbours, these are the only such extensions permissible for this type.



MUNISIPALITEIT GEORGE MUNICIPALITY

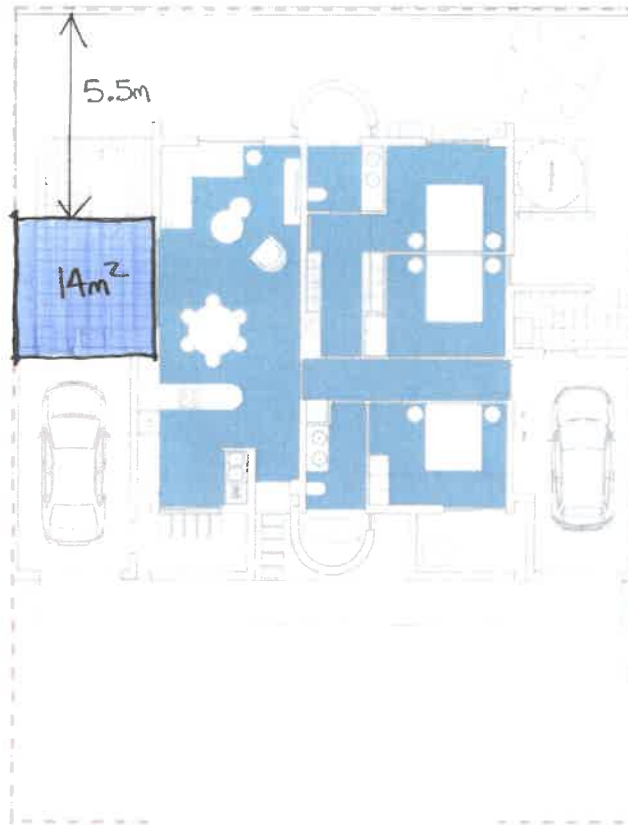
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

14/02/2025

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

- Notwithstanding the above, the extension of the ground floors of Type A2 ("Mid Cul-de-Sac") Houses is permissible with a 0m side common boundary setback on only the north side, provided that any such extension must be set back at least 5.5m from the rear boundary (see sketch below). In order to preserve the light and views of neighbours, these are the only such extensions permissible for this type.



TYPE A² MID CUL DE SAC

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.

14/07/2025
 DATE
 DATUM

.....
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATSBEPLANNING

- Notwithstanding the above, the extension of the ground floors of Type A3 ("South Cul-de-Sac") Houses is permissible with a 0m side common boundary setback, provided that any such extension must be set back at least 7.5m from the rear boundary and 9.6m from the front boundary (on the north side) and at least 10.75m from the rear boundary - on the south side (see sketch below). In order to preserve the light and views of neighbours, these are the only such extensions permissible for this type.

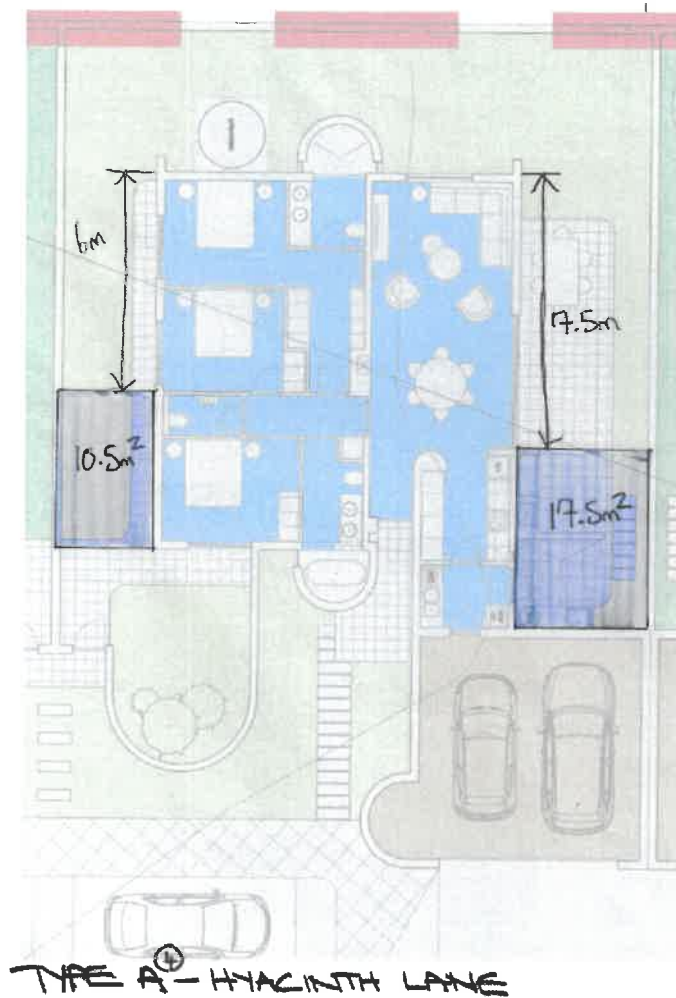


MUNICIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

14/02/2025
 DATE DATUM

SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSBEPLANNING

- Notwithstanding the above, the extension of the ground floors of Type A4 ("Hyacinth Lane") Houses is permissible with a 0m side common boundary setback, provided that any such extension must be set back at least 9.75m from the rear boundary (on the bedroom side, as built by the Developer) and at least 11.25m from the rear boundary - on the living side, as built by the Developer (see sketch below). In order to preserve the light and views of neighbours, these are the only such extensions permissible for this type.



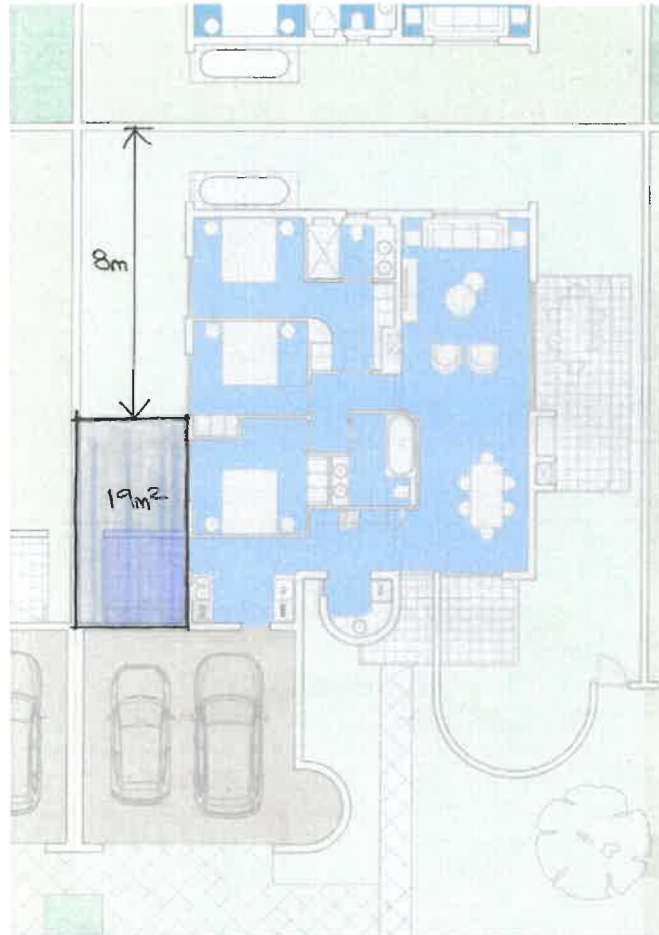
MUNISIPALITEIT GEORGE MUNICIPALITY

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.

14/02/2025
 DATA
 DATUM

.....
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATSBEPLANNING

- Notwithstanding the above, the extension of the ground floors of Type A5 ("Along Cul-de-Sac") Houses is permissible with a 0m side common boundary setback on only the garage side (as built by the developer), provided that any such extension must be set back at least 8m from the rear boundary (see sketch below). In order to preserve the light and views of neighbours, these are the only such extensions permissible for this type.



TYPE A5 - ALONG CUL-DE-SAC

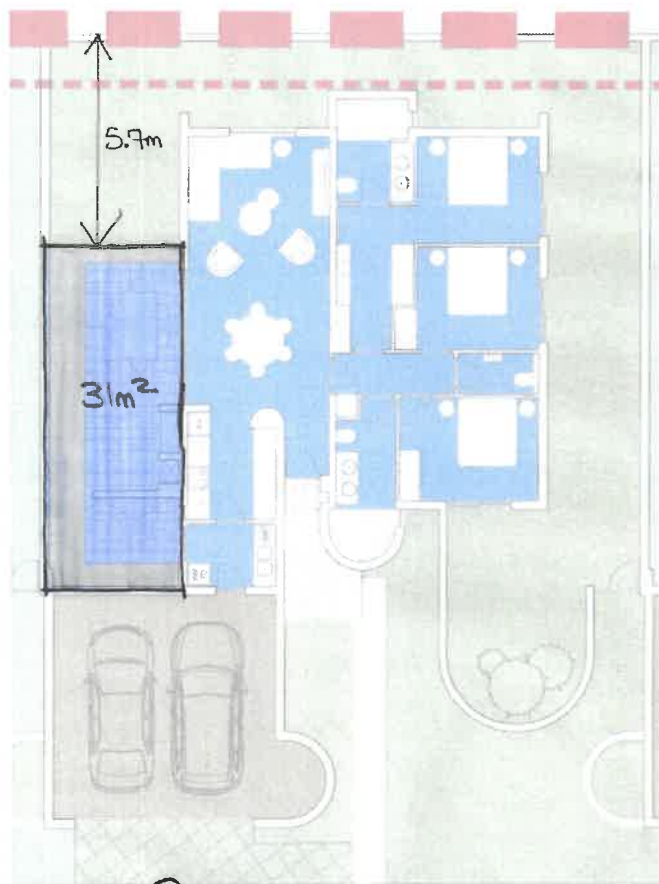
MUNISIPALITEIT GEORGE MUNICIPALITY

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.

14/02/2025
DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

- Notwithstanding the above, the extension of the ground floors of Type A6 ("Nature Boulevard") Houses is permissible with a 0m side common boundary setback on only the garage side (as built by the developer), provided that any such extension must be set back at least 5.7m from the rear boundary (see sketch below). In order to preserve the light and views of neighbours, these are the only such extensions permissible for this type.



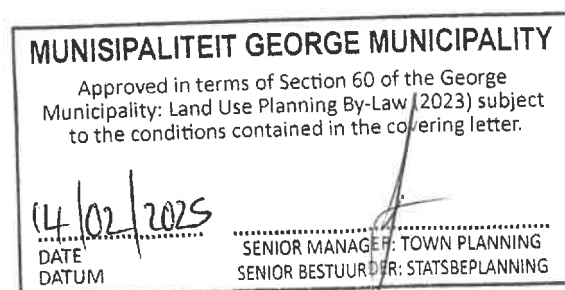
TYPE A6 - NATURE BOULEVARD

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.	
11/02/2025
DATE	SENIOR MANAGER: TOWN PLANNING
DATUM	SENIOR BESTUURDER: STADSBEPLANNING

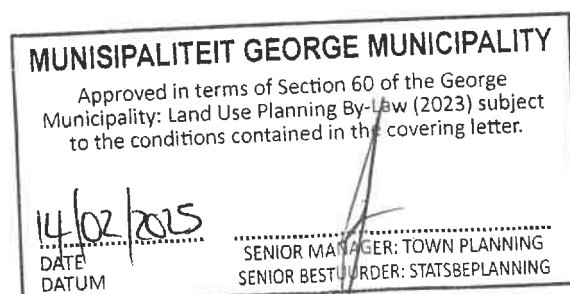
- Notwithstanding the above, the garage of Type D and its covered terrace (as built by the developer) may encroach on the side and rear building line, resulting in a 0m setback from Tommy Joubert Road & its immediate Type C neighbour (*strictly as per sketch below*). Furthermore, the habitable area of the Type D house (as built by the developer) may encroach on the street building line with a 1.5m setback from Tommy Joubert Road (*strictly as per sketch below*).



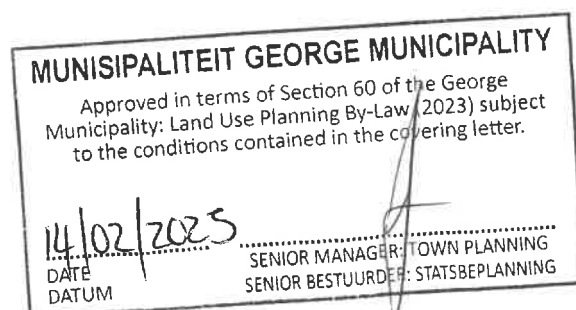
-
- Whereas the boundary walls between gardens are generally party walls shared between neighbours, any ground floor extension at a zero setback (as anticipated above) must be entirely on its own property and have its own walls, and no such extension may rely upon a party wall shared with its neighbour.
- No roof of any extension may pitch or drain down towards a street or adjacent common boundary, but must rather drain back towards its own property, or towards the rear boundary.
- **POOLS** | Pools may be added to the back gardens of any house (ie. behind walls), subject to HoA approval and local authority regulations and approvals.
- **WENDY HOUSES & SHEDS** | No Wendy House or Shed may be installed in any Front Garden under any circumstances. A Wendy House or Shed may be installed in a Back Garden, only with HoA approval, and only if the overall height of such shed is no higher than the nearest abutting boundary wall, so that no part of any shed shall be visible from the ground floor of any other property.



- **MATERIALS** | As a general rule, all alterations to any façades (facing any direction) must conform to the existing materials and colours of the development. For avoidance of doubt, the Developer's final as-built finishes schedule shall always apply:
 - Any new external walls to be smooth plastered, with applied ripple-finish and painted white and detailed with charcoal shadowlines to match existing. Any nearby existing shadowlines to be logically extended over any new sections of walling.
 - Any new aluminium windows and doors to be gloss black powdercoated to match existing.
 - Any new circular porthole windows are to be galvanised steel, painted gloss black to match existing.
 - Any new metal roofs to match existing over houses and garages.
 - Any new concrete roofs to be suitably waterproofed and covered in decorative and protective stone-chip (black) where not trafficable, or alternatively made into planters for shrubbery.
 - Any new concrete roofs to be tiled where trafficable (ie. used as balconies).
 - Any new terraces and patios to be tiled to match existing terraces and patios.
 - No materials or colours on any of the houses may be altered under any circumstances.
- **LANDSCAPING** | Is generally governed by the Landscape Master Plan by Planning Partners, but specifically:
 - Front Gardens are to be regulated in terms of planting and to be managed and maintained by the HOA. For these purposes, any street-facing garden behind a boundary wall (as built by the Developer) shall not be regarded as a Front Garden.
 - Back Gardens (ie. behind walls built by the Developer) are at the prerogative of the individual owner, but such planting shall be limited to indigenous vegetation.
 - Where a permissible ground floor extension results in a balcony being created at 1st floor above it, the portion of the roof that is not permissible as an overlooking feature shall be separated off-by a solid balustrade of 1m, and the remaining (non-usable) section of roof shall be used as a planter but shall not be trafficable under any circumstances.
 - Hard Landscaping (paving) to any Front Garden may not be altered in any way, except in the situation anticipated immediately below.

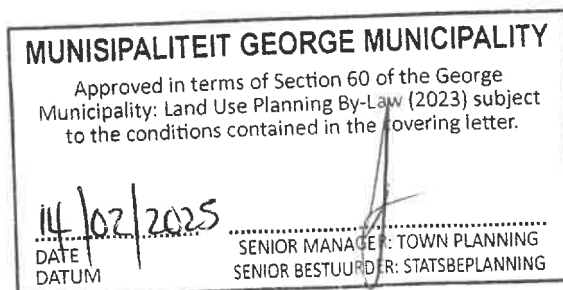


- Where a garage is converted to the extent that its garage door is removed or reduced (as anticipate above) an owner may be permitted to convert the applicable portion of driveway into Front Garden - provided that such Front Garden is designed by a registered landscape Architect using the HoA's planting palette as defined the Landscape Master Plan, and approved by the HoA and its Landscape Architect. In such event, the HoA will need to come to a cost arrangement with the applicable owner for the watering and maintenance of such extended areas of Front Garden. No such driveway conversion may have the effect of impeding vehicular accessibility for any owner, or result in any given house having less than two on-site parking bays.
- **ROOFTOP EQUIPMENT & SOLAR** | No rooftop equipment is permitted, with the following exceptions:
 - Solar panels are permissible on any rooftop, provided that no point on any rooftop solar panel may be higher than the adjacent roof parapet provided.
 - A/C condensers are permitted on any garage roof (but not a house roof) provided that any such condenser unit must be set back at least 3m from the street façade/s of any such garage.
- **SUB-DIVISION** | No subdivisions are permitted.
- **CONSOLIDATION** | Whilst two or more single-residential houses may (subject to municipal land use approval) be consolidated and conjoined to form a larger single-residential house ; the design of any consolidated unit may not be altered in any way ; other than those very limited alterations permitted in terms of these Design Rules. Any Design Rules related to boundary lines shall apply to any consolidated houses/erven, as if no consolidation had taken place at all.



SECTIONAL TITLE APARTMENTS | Notwithstanding the fact that the Trustees of the Body Corporate will control the façades of the apartment buildings and shall regulate all internal requests for alterations both internal and external:

- No alterations affecting the façades shall take place without prior approval from the HOA and its Architect.
- The Developer may make specific positions available in the basements and/or on the roofs of the apartment buildings for owners to place their A/C condenser units, which placements shall be strictly regulated by the Developer and/or the Body Corporate.
- If any A/C condenser units are housed on the balcony of any apartment, such condenser units must be mounted on the floor of the balcony, below the balustrade, and may not under any circumstances be mounted higher on a wall (eg. on brackets) so as to be visible to outsiders, and no external trunking or conduiting may be installed to any part of the building's façade.
- No enclosure of any balconies (whatsoever) shall ever be permitted.
- No materials or colours on the apartment façades may be altered under any circumstances.
- Blinds or Curtains visible from the street shall always be in a neutral colour.
- Solar panels are permissible on any rooftop, provided that no point on any rooftop solar panel may be higher than the adjacent roof parapet provided.
- No windows (or any other vents or apertures) may be modified or added to any of the façades.
- As a general rule, the façades shall not be altered or added to in any way, unless specifically allowed for below.
- No vertical extensions (eg. additional storeys) may be permitted under any circumstances.
- Notwithstanding ownership of the applicable erf, the communal gardens of the apartment buildings are to be considered as part of the public realm of the estate and are not to be enclosed or privatised in any way.
- No additional boundary walls or fencing or alterations to existing boundary walls are permissible.
- No external burglar bars or security gates are permissible under any circumstances.
- Internal gates or burglar bars (eg. American Shutters) in neutral colours may be permitted by Body Corporate and its Architect at their sole discretion.



- Blinds or Curtains shall always be in a neutral colour.

DESTRUCTION | The destruction of any building/s or structure/s on the estate (whatever the cause) shall necessitate the reconstruction of such building/s in identical shape, form, style and design as originally constructed by the Developer - with no external deviations other than those very limited alterations permitted in terms of these Design Rules.

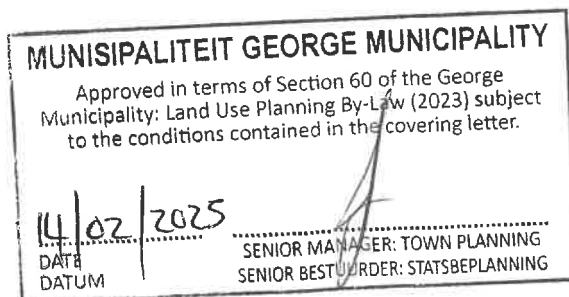
PROFESSIONALS | Any and all proposed building alterations (whether by the Body Corporate or the HoA or individual owners) to be designed, documented and inspected by a professional Architect registered with THE SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION (or its successor) AND a professional structural engineer registered with THE ENGINEERING COUNCIL OF SOUTH AFRICA (or its successor). Similarly all alterations to services (plumbing, electrical, mechanical, etc.) to be overseen out by an appropriate professional registered with THE ENGINEERING COUNCIL OF SOUTH AFRICA (or its successor).

BINDING | The above rules are binding on the HoA, the Body Corporate and on all individual owners (whether freehold or sectional title).

THE DEVELOPER | The Developer may depart from the above rules in terms of their potential need to vary the product for unsold portions of the estate - dependent on market needs and changing requirements.



Robert Silke
Architect & Principal, Robert Silke & Partners



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

Die kopiereg van hierdie tekening behoort aan DELPLAN Consulting. Moenie daarvan afskaal nie. Meetings moet verifieer word deur 'n Professionele Landmeter (opgeleëde en bevestigde landmeter) en enige verskille moet onmiddellik aan DELPLAN rapporteer word.

PROJECT: PROEJIEK: Proposed development for Signature Homes (Pty) Ltd


DESCRIPTION: BESKRYWING: Rem. Erf 29932, Heatherpark, George

TITLE: TITEL: Subdivision plan 3

NOTES: NOTAS: Proposed subdivision of Remainder of Erf 29932, George int: 20 Residential Zone II even (Portions 1-20)
1 Private Open Space Zone II erf (Portion 21)
2 Private Road even (Portions 22-23); and
1 Remainder as subdivisinal area

All subdivision lines provided by David Helling & Abdenahse Professional Land Surveyors.

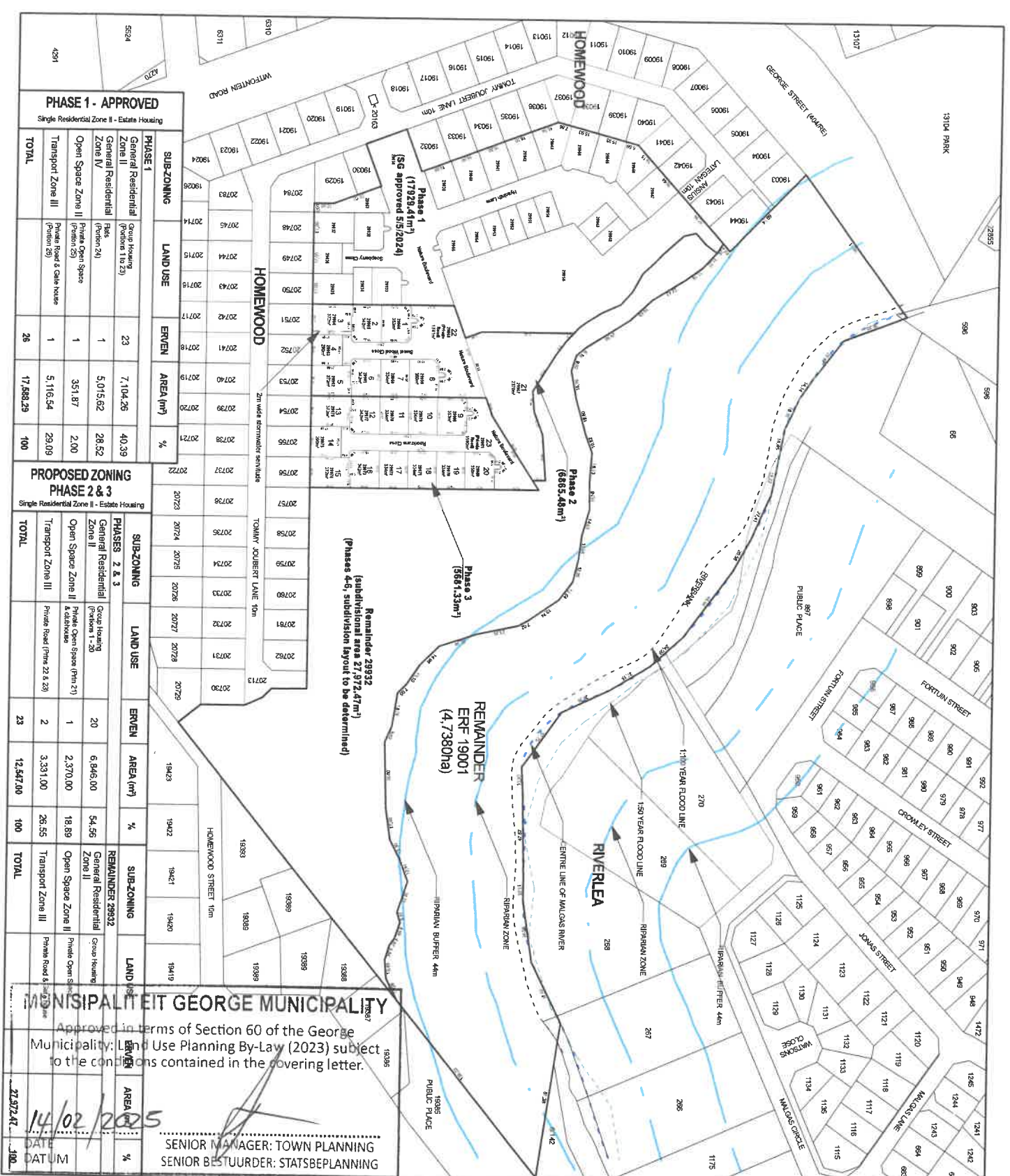
A3 Scale: 1:2000



Tel: 044 873 4565 • Email: planning@delplan.co.za
www.delplan.co.za



DESIGNER: DV
PREPARED BY: MW
DATE: JUNE 2024
PLAN NO.: ANNEXURE



PHASE 1 - APPROVED
Single Residential Zone II - Estate Housing

SUB-ZONING	LAND USE	ERVEN	AREA (m²)	%
General Residential Zone II	Group Housing (Portion 18-23)	23	7.104,26	40,39
General Residential Zone IV	Flats (Portion 24)	1	5.015,62	28,52
Open Space Zone II	Private Open Space (Portion 25)	1	351,87	2,00
Transport Zone III	Private Road & Gate House (Portion 26)	1	5.116,54	29,09
TOTAL		26	17.588,29	100

PROPOSED PHASE 2 & 3
Single Residential Zone II - Estate Housing

SUB-ZONING	LAND USE	ERVEN	AREA (m²)	%
General Residential Zone II	Group Housing (Portion 1-20)	20	6.846,00	54,56
Open Space Zone II	Private Open Space (Portion 21) & clubhouse	1	2.370,00	18,89
Transport Zone III	Private Road (Portion 22-23)	2	3.331,00	26,55
TOTAL		23	12.547,00	100

REMAINDER 29932
General Residential Zone II

SUB-ZONING	LAND USE	ERVEN	AREA (m²)	%
General Residential Zone II	Group Housing	19	19.421,00	100,00
TOTAL		19	19.421,00	100

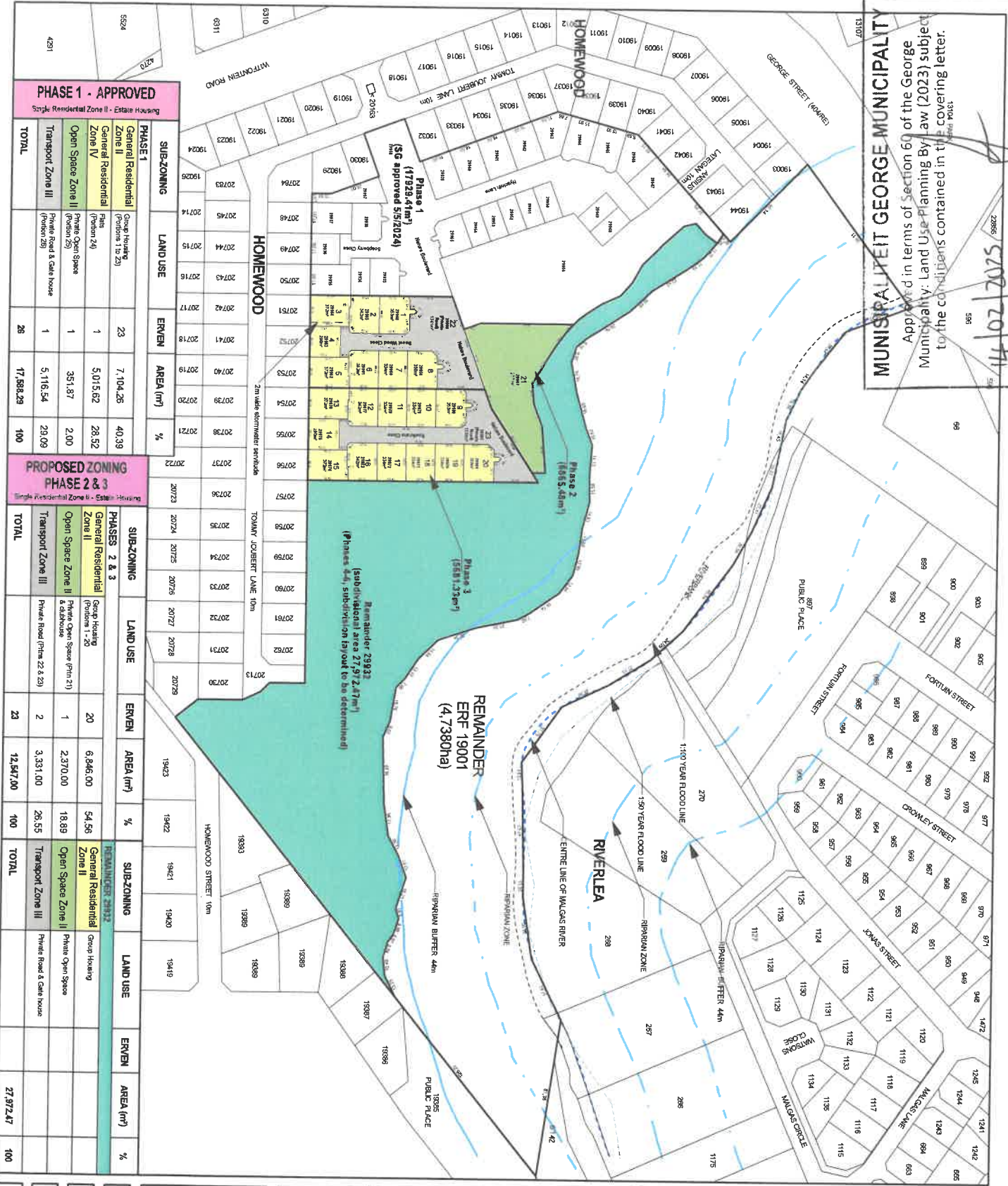
APPROVED IN TERMS OF SECTION 60 OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW (2023) SUBJECT TO THE CONDITIONS CONTAINED IN THE COVERING LETTER.

14/02/2025

DATE: 14/02/2025
DATUM: 1:100

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPANNING

MUNICIPALITY OF GEORGE MUNICIPALITY
 Approved in terms of Section 9 of the George Municipality: Land Use Planning By-law (2023) subject to the conditions contained in the covering letter.



PHASE 1 - APPROVED
 Single Residential Zone II - Estate Housing

SUB-ZONING	LAND USE	ERVEN	AREA (m²)	%
General Residential Zone II	Group Housing (Portions 1 to 23)	23	7,104.26	40.39
General Residential Zone IV	Pits (Portion 24)	1	5,015.62	26.52
Open Space Zone II	Private Open Space (Portion 25)	1	351.87	2.00
Transport Zone III	Private Road & Gate House (Portion 29)	1	5,116.54	29.09
TOTAL		26	17,588.29	100

PROPOSED PHASE 2 & 3
 Single Residential Zone II - Estate Housing

SUB-ZONING	LAND USE	ERVEN	AREA (m²)	%
General Residential Zone II	Group Housing (Portion 1-20)	20	6,846.00	54.56
Open Space Zone II	Private Open Space (Pits 21) & Bathhouse	1	2,370.00	18.89
Transport Zone III	Private Road (Pits 22 & 23)	2	3,351.00	26.55
TOTAL		23	12,567.00	100

REMAINDER 29932

SUB-ZONING	LAND USE	ERVEN	AREA (m²)	%
General Residential Zone II	Group Housing			
Open Space Zone II	Private Open Space			
Transport Zone III	Private Road & Gate House			
TOTAL			27,972.47	100

DESIGNED: DV
 DRAWN: MV
 DATE: JUNE 2024
 PLAN NO: ANNEXURE

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

 A3 Scale: 1:2000

All subdivision lines provided by David Helzig & Associates Professional Land Surveyors.

NOTES:
 Proposed subdivision of Remainder of Erf 29932, George Int0.
 20 Residential Zone II erven (Portions 1-20)
 1 Private Open Space Zone II erf (Portion 21)
 2 Private Road erven (Portions 22-23); and
 1 Remainder as subdivisible area

TITLE: Zoning plan 3

DESCRIPTION: BESKRIVING: Rem. Erf 29932, Heatherpark, George

PROJECT: Proposed development for Signature Homes (Pty) Ltd

COPYRIGHT: This drawing is the copyright of Delplan Consulting. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a Professional Land Surveyor. Any discrepancies should please be reported to DELPLAN immediately.
KOPIERREG: Die kopiereg van hierdie tekening behoort aan Delplan Consulting. Waarskuwing: Meet nie van hierdie tekening af nie. Alle afmetings moet deur 'n Professionele Landmeter gecontroleer word. Enige verskille moet dadelik aan Delplan rapporteer word.