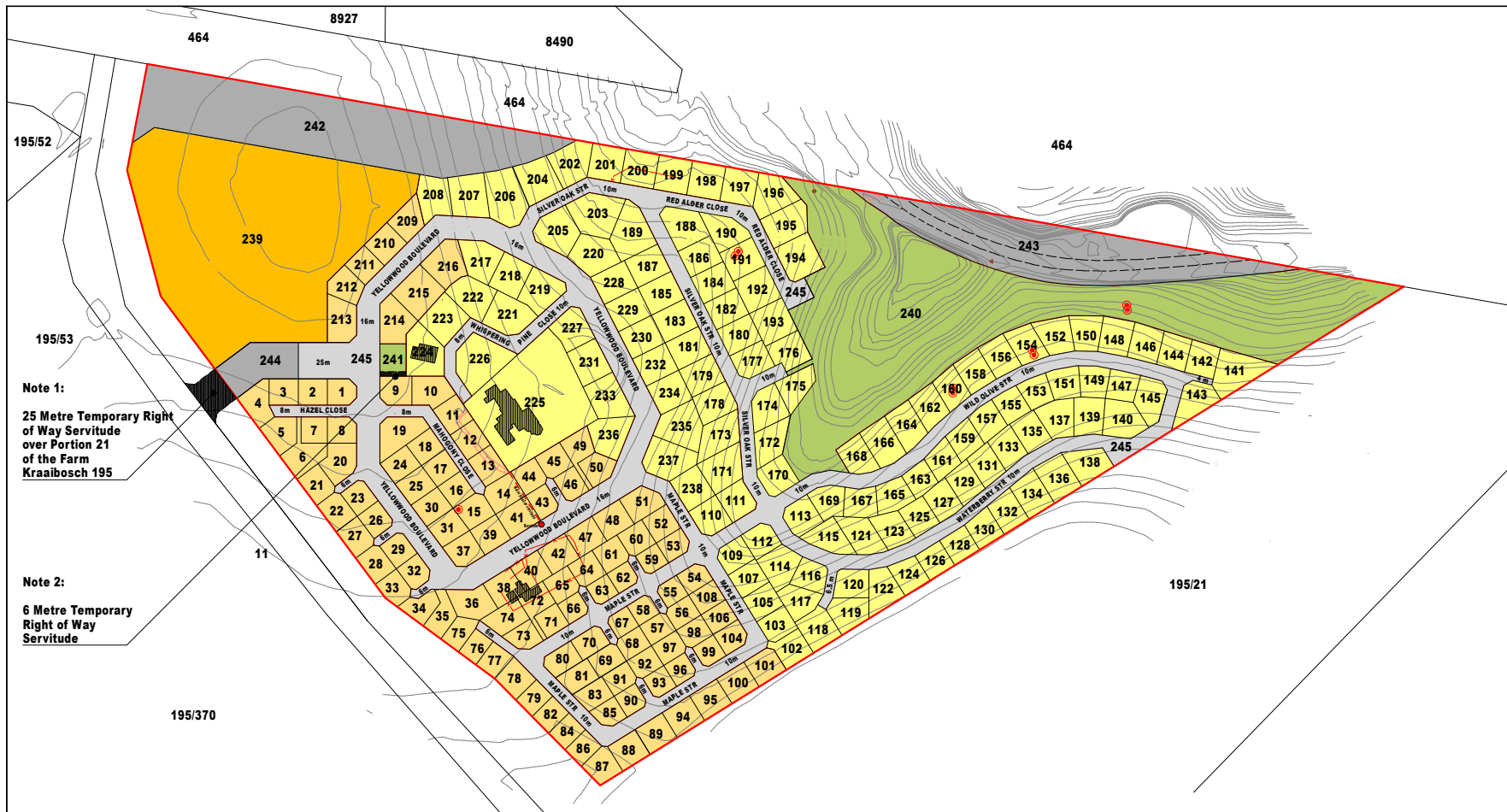




- NOTES**
- APPLICATION**
- Application is made in terms of section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 to rezone Portion 88 of the Farm Kraaibosch 195 from Agricultural Zone 1 to a Subdivision Area to permit:
    - 3 Transport Zone II (public street) erven as well as an Estate Housing development comprising of 126 Single Residential Zone II (dwelling house) erven (density of 170/ha), 112 Single Residential Zone II (group housing) erven (density of 265/ha), 1 General Residential Zone II erf (density of 350/ha), 1 Single Residential Zone II (private street) erf and 2 Single Residential Zone II (private open space) erven.
  - Application is made in terms of section 15 (2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 to subdivide the Subdivision Area into the following erven:
    - 3 Transport Zone II (public street) erven (Portions 242 to 244)
    - 126 Single Residential Zone II (dwelling house) erven (density of 170/ha) (Portions 102, 103, 105, 107, 109 to 208 and 217 to 230)
    - 112 single Residential Zone II (group housing) erven (density 265/ha) (Portions 1 to 101, 104, 106, 108 and 209 to 216);
    - 1 General Residential Zone II erf (density of 350/ha) (Portion 239);
    - 2 Single Residential Zone II (private open space) erven (Portions 240 and 241);
    - 1 Single Residential Zone II (private street) erf (Portion 245).
  - The development will be developed in six phases as indicated on Figure 1. The following time frames will be applicable to the six phases:
    - Phase 1: Date of approval plus 60 months
    - Phase 2: Date of approval plus 60 months
    - Phase 3: Date of approval plus 60 months
    - Phase 4: Date of approval plus 60 months
    - Phase 5: Date of approval plus 60 months
    - Phase 6: Date of approval plus 60 months
  - A 5-meter-wide temporary right of way servitude will be registered over the existing access driveway to the outside figure of Phase 1.
  - The subdivision of portions 221 to 226 and the portion of Whispering Pine Close will be surveyed as part of Phase 5.
  - A borehole servitude approximately 2 meters wide and a water pipeline servitude 1 meter wide will be registered over Yellowwood Boulevard and Portions 14 and 41 as shown.
  - A temporary services servitude in general terms to be registered over the Remainder of Portion 88 of the Farm Kraaibosch 195 (Phase 2 to Phase 6) in favour of Phase 1 which will be cancelled when Phase 1 can be connected to the municipal services network.
- Phase 1: Date of approval plus 60 months  
Phase 2: Date of approval plus 60 months  
Phase 3: Date of approval plus 60 months  
Phase 4: Date of approval plus 60 months  
Phase 5: Date of approval plus 60 months  
Phase 6: Date of approval plus 60 months
4. A 5-meter-wide temporary right of way servitude will be registered over the existing access driveway to the outside figure of Phase 1.
5. The subdivision of portions 221 to 226 and the portion of Whispering Pine Close will be surveyed as part of Phase 5.
6. A borehole servitude approximately 2 meters wide and a water pipeline servitude 1 meter wide will be registered over Yellowwood Boulevard and Portions 14 and 41 as shown.
7. A temporary services servitude in general terms to be registered over the Remainder of Portion 88 of the Farm Kraaibosch 195 (Phase 2 to Phase 6) in favour of Phase 1 which will be cancelled when Phase 1 can be connected to the municipal services network.
- REVISION**
- | REVISION | DATE             | DESCRIPTION    | BY |
|----------|------------------|----------------|----|
| 1        | 30 November 2023 | Initial Design | JV |
- DESCRIPTION**
- Proposed rezoning and subdivision: Erf 29141 George (previously known as Portion 88 of the Farm Kraaibosch 195)**
- TITLE**
- Rezoning and subdivision plan**
- TITLE**
- JAN VROLIJK JV TOWN PLANNER • STADSBEPLANNER**
- SCALE**
- 1: 1500 (A1)**
- SCALE**
- PLANNED**
- DATE**
- 30 November 2023**
- PLAN NO.**
- 29141/1**
- PLAN NO.**
- Erf 29141 George**
- DATE**
- 30 November 2023**
- NAME**
- Subdivision Plan**
- ALL MEASUREMENTS APPROXIMATE  
ALLE AFMETINGS BY BENADERING**
- KOPIEREG VOORBEHOUD / COPY RIGHT RESERVED**

**FIGURE 1: PHASING PLAN**

**TABLE 1: LAND USE TABLE**

**TABLE 2: SYMBOLS**

| Legend |                                                                                         |
|--------|-----------------------------------------------------------------------------------------|
| Phase  | Portion Nr                                                                              |
| 1      | Outside figure of 221 to 226 including portion of Whispering Pine Close and Portion 243 |
| 2      | 1 - 50, 212 - 214, 241, 244, 245                                                        |
| 3      | 51 - 110, 237, 238, 245                                                                 |
| 4      | 111 - 170, 245                                                                          |
| 5      | 171 - 211, 215 - 236, 240, 245                                                          |
| 6      | 239, 242                                                                                |

**NOTE: PHASING PLAN IS NOT DRAWN TO SCALE**

| Portion Nr                               | Zoning Reference | Zoning                                                             | Area (ha)    | % of Total |
|------------------------------------------|------------------|--------------------------------------------------------------------|--------------|------------|
| 1 - 101, 104, 106, 108, 209 - 216        |                  | Single Residential Zone II (Group housing)                         | 4, 33        | 22         |
| 102, 103, 105, 107, 109 - 208, 217 - 238 |                  | Single Residential Zone II (Dwelling house)                        | 7, 33        | 37         |
| 239                                      |                  | General Residential Zone II (Group housing @ 35 units per hectare) | 2, 01        | 10         |
| 240 - 241                                |                  | Single Residential Zone II (Private Open Space)                    | 2, 87        | 14         |
| 242 - 244                                |                  | Transport Zone II (Public Road)                                    | NA           | NA         |
| 245                                      |                  | Single Residential Zone II (Private Road)                          | 3, 36        | 17         |
| <b>TOTAL</b>                             |                  |                                                                    | <b>19,90</b> | <b>100</b> |

| Symbol | Description                           |
|--------|---------------------------------------|
|        | Existing buildings                    |
|        | Fences                                |
|        | Embankments                           |
|        | Electricity poles                     |
|        | Servitude Areas (Refer to plan notes) |
|        | Contours (1 metre)                    |

Note: All figures in Table 1 have been rounded of to the second decimal point