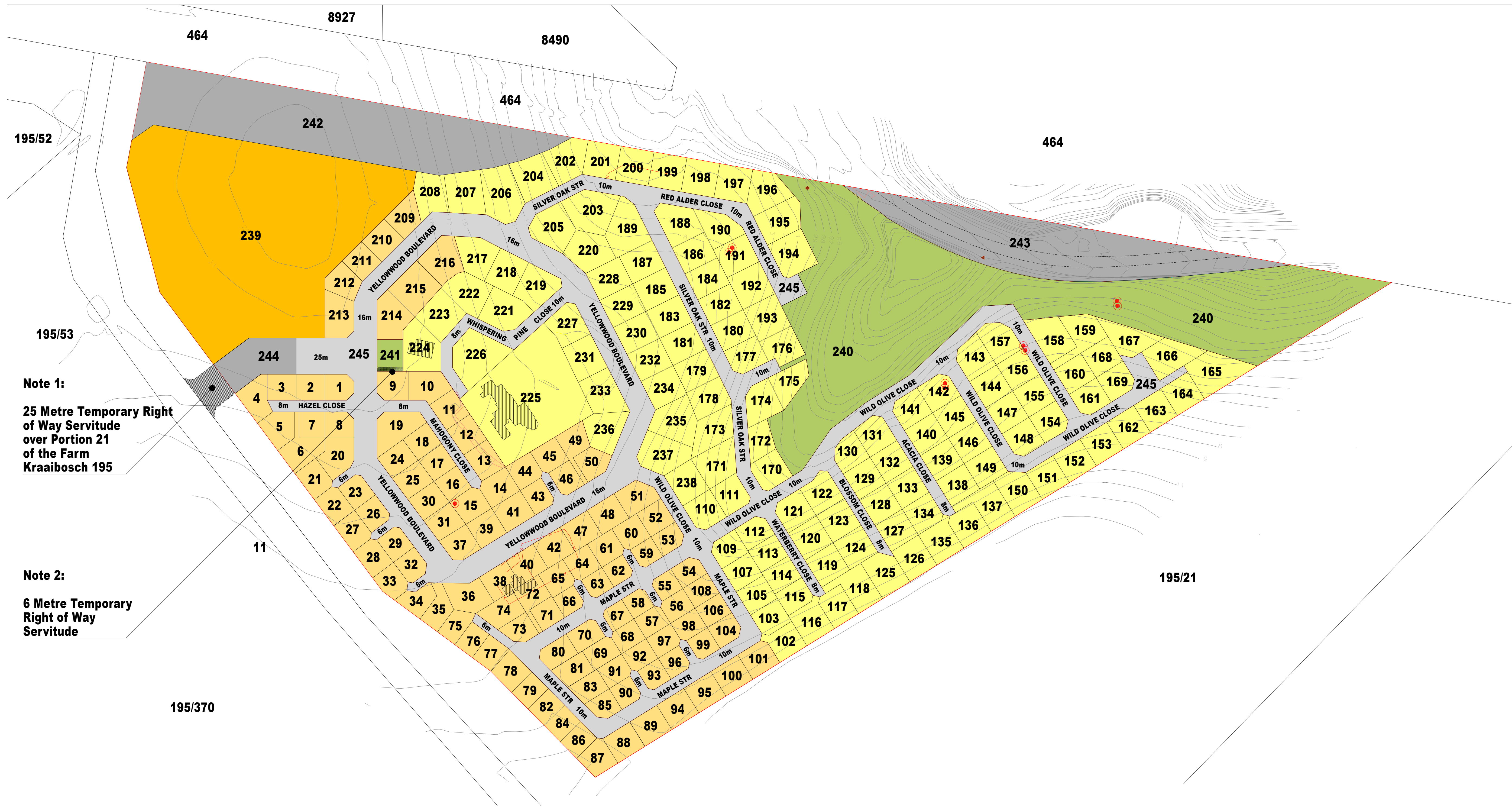




NOTES

APPLICATION

1.

Application is made in terms of section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2015 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 17du/ha), 112 Single Residential Zone II (group housing) erven (density of 26du/ha), 1 General Residential Zone II erf, 1 Single Residential Zone II (private street) erf and 2 Single Residential Zone II (private open space) erven.

2.

Application is made in terms of section 15 (2)(d) of the Land Use Planning By-Law for the George Municipality, 2015 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 17du/ha) (Portions 1 to 104 and 217 to 238);

➤

112 single Residential Zone II (group housing) erven (density 26du/ha) (Portions 105 to 208 and 209 to 216);

➤

1 General Residential Zone II erf (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).

3.

The development will be developed in six phases as indicated on Figure 1. The following time frames will be applicable to the four phases:

Phase 1: Date of approval plus 6 months

Phase 2: Date of approval plus 12 months

Phase 3: From month 12 to month 24

Phase 4: From month 24 to month 60

Phase 5: From month 36 onwards

Phase 6: From month 54 onwards

4.

A 5 meter wide temporary right of way servitude will be registered over the existing access driveway to the outside figure of Portions 221 to 226.

5.

The subdivision of portions 221 to 226 and the portion of Whispering Pine Close will be surveyed as part of Phase 5.

NOTAS

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REVISION

DATE

DESCRIPTION

BY

WYSIGING

DATUM

BESKRYWING

DEUR

DESCRIPTION

BESKRYWING

Proposed rezoning and subdivision: Portion 88 of the Farm Kraaibosch 195

TITLE

TITEL

Rezoning and subdivision plan

JAN VROLIJK

JV

TOWN PLANNER • STADSBEPLANNER

SCALE

1: 1500 (A1)

SKAAL

PLANNED

BEPLAN

AA

PLAN No.

195/88 SDP Rev 1

DRAWN

GETEKEN

AA

REV No.

195/88GEO

DATE

DATUM

11 November 2020

NAME

NAAM

Subdivision Plan

ALL MEASUREMENTS APPROXIMATE

ALLE AFMETINGS BY BENADERING

KOPIEREG VOORBEHOU / COPY RIGHT RESERVED

FIGURE 1: PHASING PLAN

Remainder Portion 88 of the Farm 195 (Road)

PHASE 6

PHASE 5

PHASE 1

PHASE 2

PHASE 4

PHASE 3

239

NOTE: PHASING PLAN IS NOT DRAWN TO SCALE

TABLE 1: LAND USE TABLE				
Portion Nr	Zoning Reference	Zoning	Area (ha)	% of Total
1 - 101, 104, 106, 108, 209 - 216		Single Residential Zone II (Group housing)	4, 33	20
102, 103, 105, 107, 109 - 208, 217 - 238		Single Residential Zone II (Dwelling house)	7, 45	34
239		General Residential Zone II (Group housing @ 35 units per hectare)	2, 01	9
240 - 241		Single Residential Zone II (Private Open Space)	2, 54	12
242 - 244		Transport Zone II (Public Road)	NA	NA (9)
245		Single Residential Zone II (Private Road)	3, 57	16
TOTAL			19.90	100

TABLE 2: SYMBOLS	
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