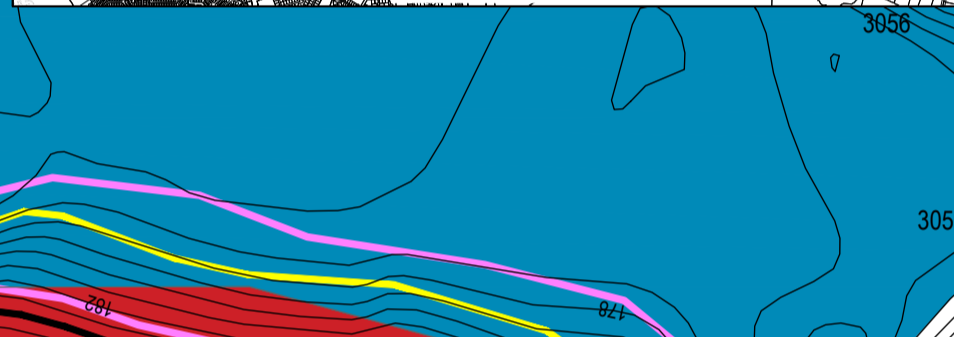
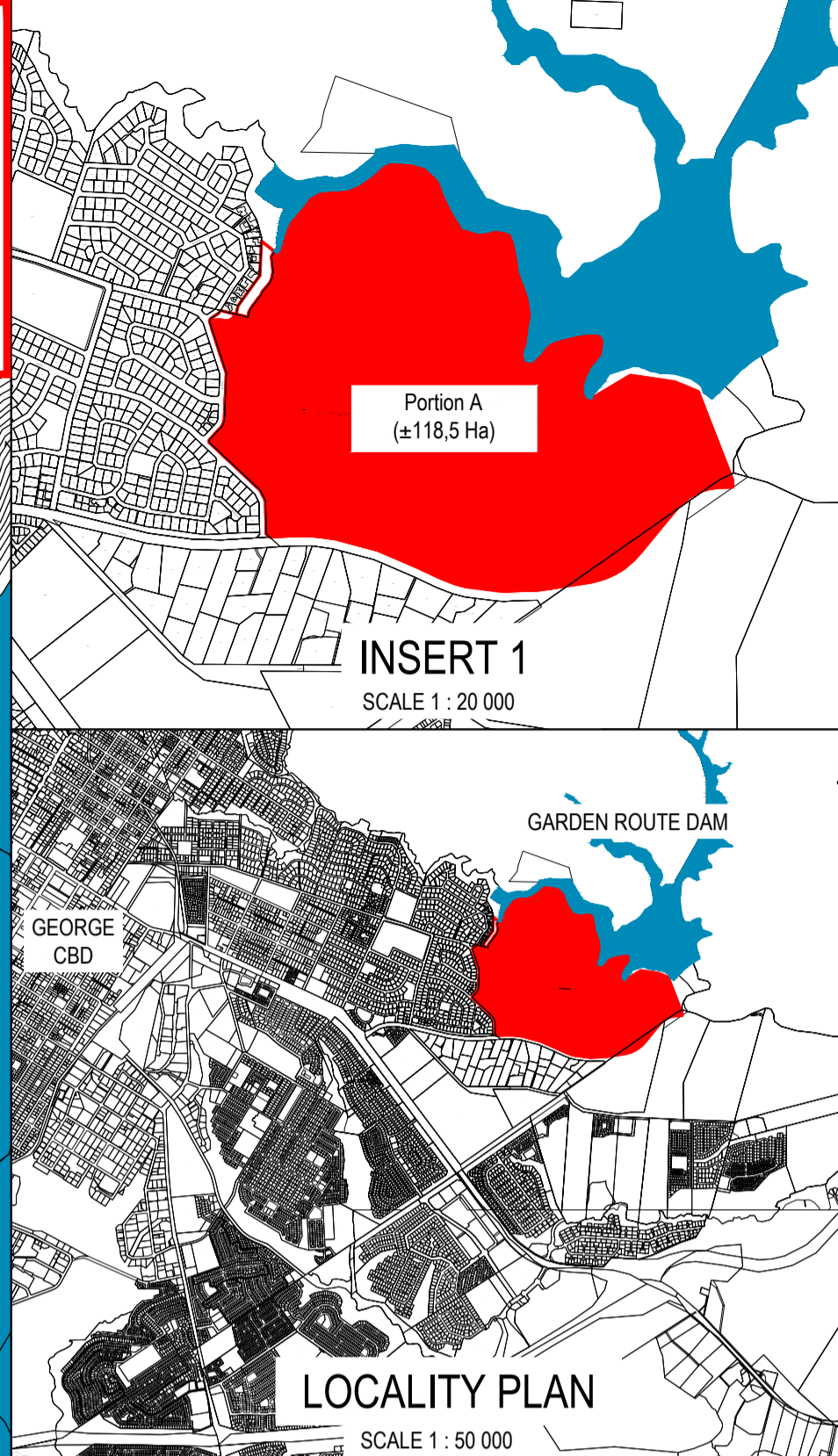


**ENVIRONMENTAL AUTHORIZATION:**  
 ENVIRONMENTAL AUTHORIZATION ALREADY GRANTED FOR THE ESTABLISHMENT OF A HOTEL AND TOURISM BUSINESS SITE IN TERMS OF ENVIRONMENTAL AUTHORIZATION: EG 12/2/4/202/11/002/11.  
 THE REMAINDER OF THE ACTIVITIES AS INDICATED ON THIS LAYOUT DRAWING IS STILL SUBJECT TO ENVIRONMENTAL APPROVAL.



**APPLICATION FOR REZONING AND SUBDIVISION IN TERMS OF SECTION 15 OF THE GEORGE MUNICIPALITY LAND USE PLANNING BY-LAW, 2015**

- Application is being made for:
- The subdivision of the Remainder of Erf 464, as shown on Insert 1, as follows:
    - 1.1.1 Portion A = ± 118.50 Ha
    - 1.1.2 Remainder
  - The rezoning of the above mentioned Portion A from Undetermined to a subdivisional area.
  - The subdivision of the above mentioned subdivisional area as shown on plan into 117 portions and set out in Table 1 below.
  - The rezoning of the 117 subdivided Portions (as per the subdivision plan) from "subdivisional area" to the various land uses and zonings as illustrated on the layout plan of the proposed development.
  - The permanent departure from the standard Zoning Scheme Provisions as set out in Chapter 5 of the George Integrated Zoning Scheme By-Law, 2017, in terms of parking requirements of "Business Premises" from 6 bays per 100m<sup>2</sup> GLA to 4 bays per 100m<sup>2</sup> GLA, and by reducing the standard FAR of "Business Premises" from 3.0 to 1.0.
  - Consent Use to permit a Conference Facility on the portion zoned as Community Zone 1, Boarding Houses on the respective portions zoned as General Residential Zone IV and Shops on the respective portions zoned as General Residential Zone VI as primary use.

**Remarks**

- The detail design of the development on the Waterfront business site will be dealt with as a separate task involving professional engineering and architectural input.
- Architectural Guidelines will be drawn up to aesthetics of all development components.
- All erven, other than the erven zoned Single Residential Zone 1, Open Space III and Transport Zone II will be subject to the approval of a site development plan prior to the submission of building plans.
- A servitude 5 meter wide to be registered in favour of the George Municipality on the position of the two existing 600mm raw water rising mains and the 450mm treated effluent pipelines indicated on the layout as a black dashed line.
- The full supply level of dam has been increased to 182.5 m above sea level now that the spillway has been raised. The new 1 in 200 year flood line is on contour 184.00m.
- If buildings and structures are located within the high visual sensitive area (indicated on layout drawing) the highest point of all infrastructure should not exceed 5.5 meters.

**SITUATED IN THE MUNICIPALITY AND ADMINISTRATIVE DISTRICT OF GEORGE**

**TABLE I**

Zoning	Land Use	Pln No's	Number	Area (Ha)	%
Community Zone 1	Campus - University / Research Institute / Academy	99-106	8	13.66	12%
Business Zone 1	Waterfront Commercial Development	107	1	4.66	4%
General Residential Zone VI	Hotel	108	1	1.55	1%
General Residential Zone II	Medium Density Residential / Group Housing	96-98	3	5.47	5%
General Residential Zone IV	Apartments / Flats / Student Housing	92-95	4	4.84	4%
Single Residential Zone I	Free Standing Dwelling Houses	1-91	91	5.76	5%
Open Space II	Recreational Spaces / Sports Fields	109-111	3	7.57	6%
Open Space III	Parks / Natural Assets / Preservation Areas	112-116	5	67.39	57%
Transport Zone II	Roads	117	1	7.6	6%
<b>Total</b>			<b>117</b>	<b>118.5</b>	<b>100%</b>



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**CLIENT**



REV	DATE	REVISION DETAILS	APPROVED
A	10/2019	PRELIMINARY	A. KEYSER
B	7/11/19	LAYOUT ACCORDING TO NEW BUFFERS	A. KEYSER
C	20/2/2020	ACCESS ROAD ERF SPLAY	AC KEYSER
D	23/3/2020	NOTES AMENDED	AC KEYSER

SCALE	SIZE
1:2500	A1

DRAWN	APPROVED
DESIGNED	DATE
REVIEWED	

**PROJECT**  
 PORTION OF THE REMAINDER OF ERF 464, GEORGE  
 REZONING AND SUBDIVISION IN TERMS OF SECTION 15 OF THE  
 GEORGE MUNICIPALITY LAND USE PLANNING BY-LAWS, 2015

**TITLE**  
 SUBDIVISION PLAN

DRAWING NUMBER					
PROJECT No.	WBS	TYPE	DISC	NUMBER	REV
504255	0000	DRG	CC	0001	D

**FLOODLINE CERTIFICATION**  
 Portion of the Remainder of Erf 464  
 Rezoning and Subdivision: This is to certify that in terms of the provisions of the National Water Act, 1998 (Act 36 OF 1998) the land area on which the proposed Development as depicted on the Layout Plan, is subject to flooding which may occur with a frequency of once every 100 years, as indicated on the layout plan.

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 Alastair Fraser Pr. Eng  
 Tel: 044 343 2093  
 Cell: 083 292 9047

**LEGEND:**

- VEGETATION BUFFERS
- WETLANDS BUFFERS
- RIPARIAN ZONE
- URBAN EDGE
- VISUAL IMPACT CONSTRAINTS
- RAW WATER RISING MAIN & PIPELINE
- HIGH VISUAL SENSITIVE AREA
- 50 YEAR FLOODLINE
- 100 YEAR FLOODLINE

SCALE 1:2500