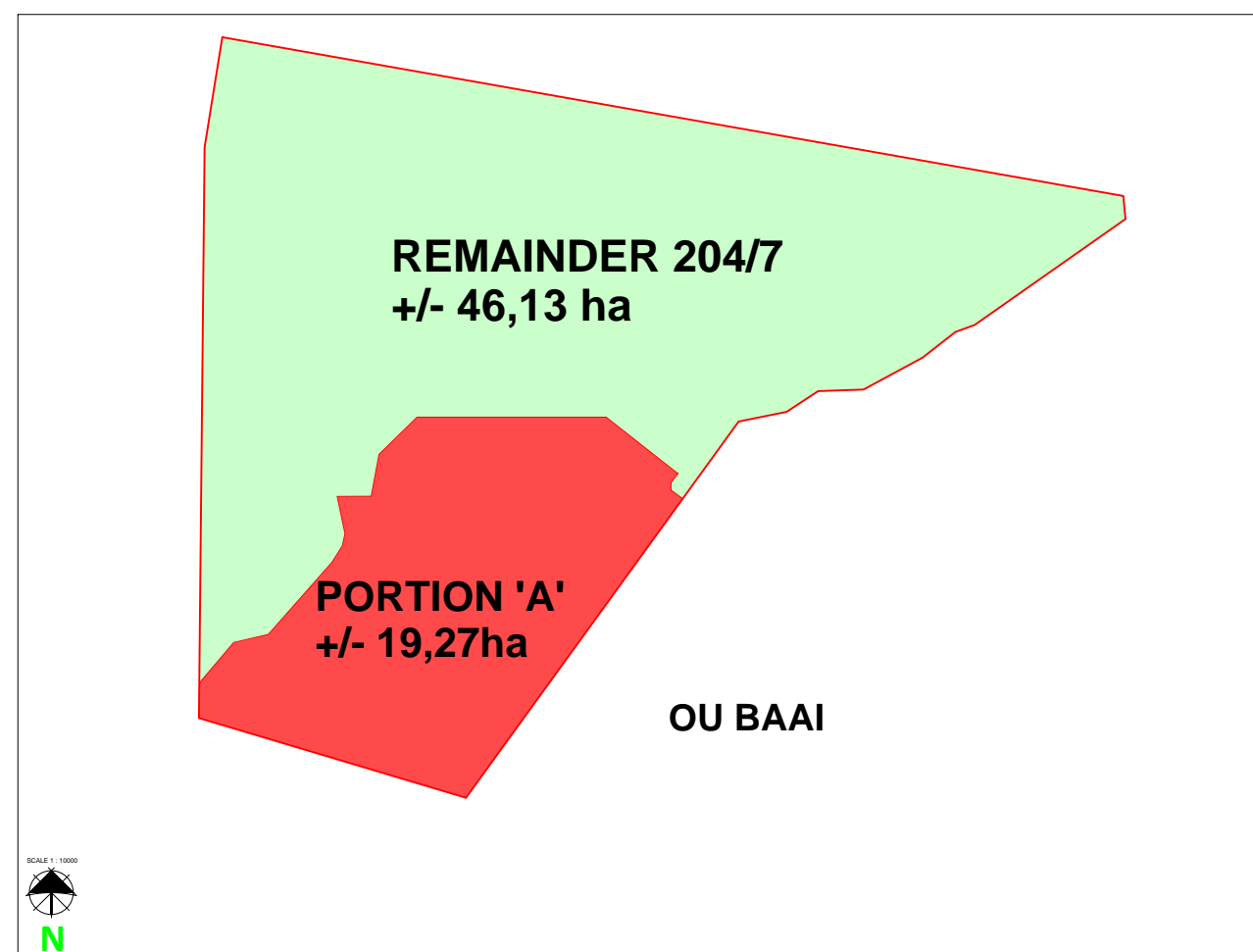


INSERT 1

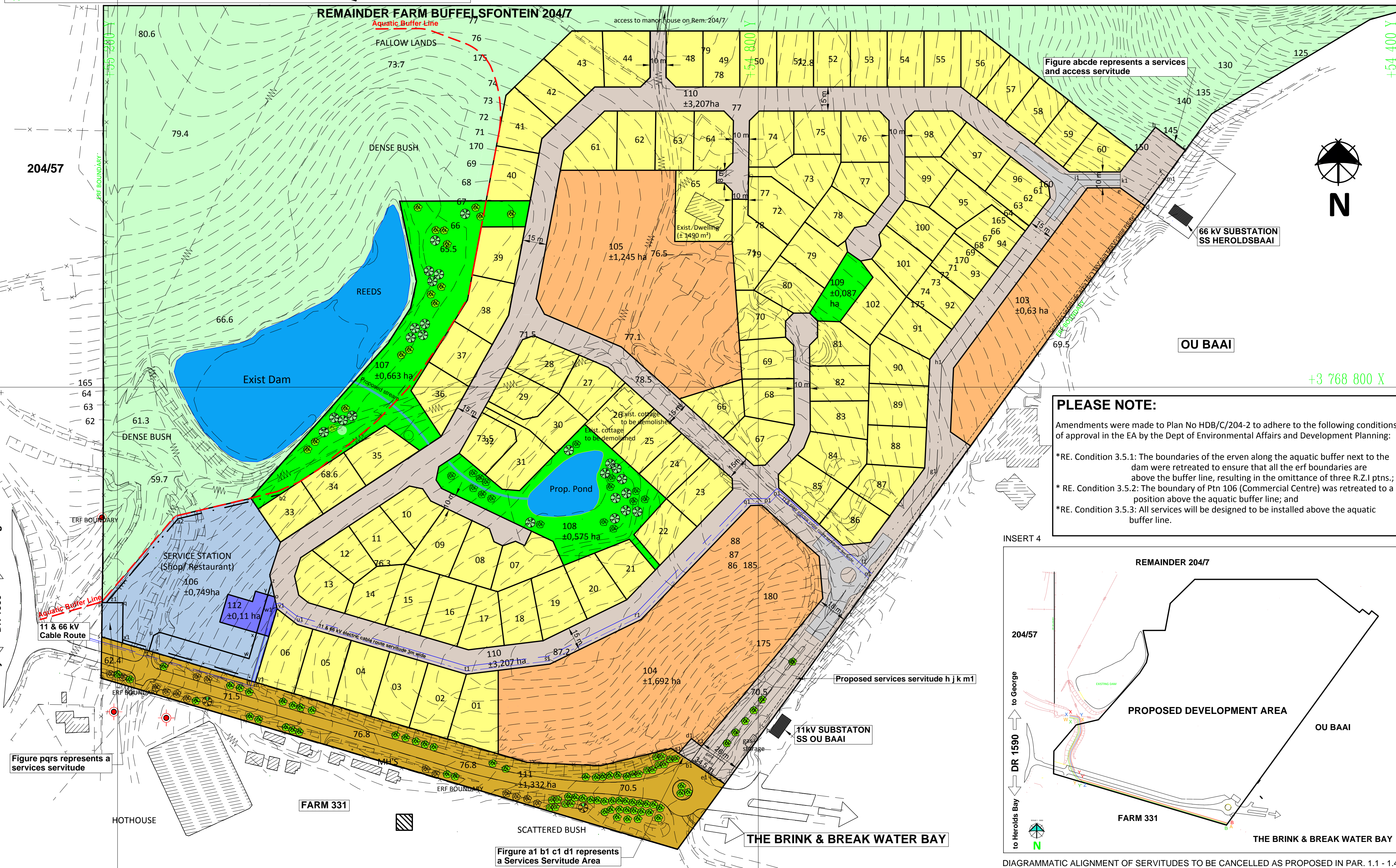
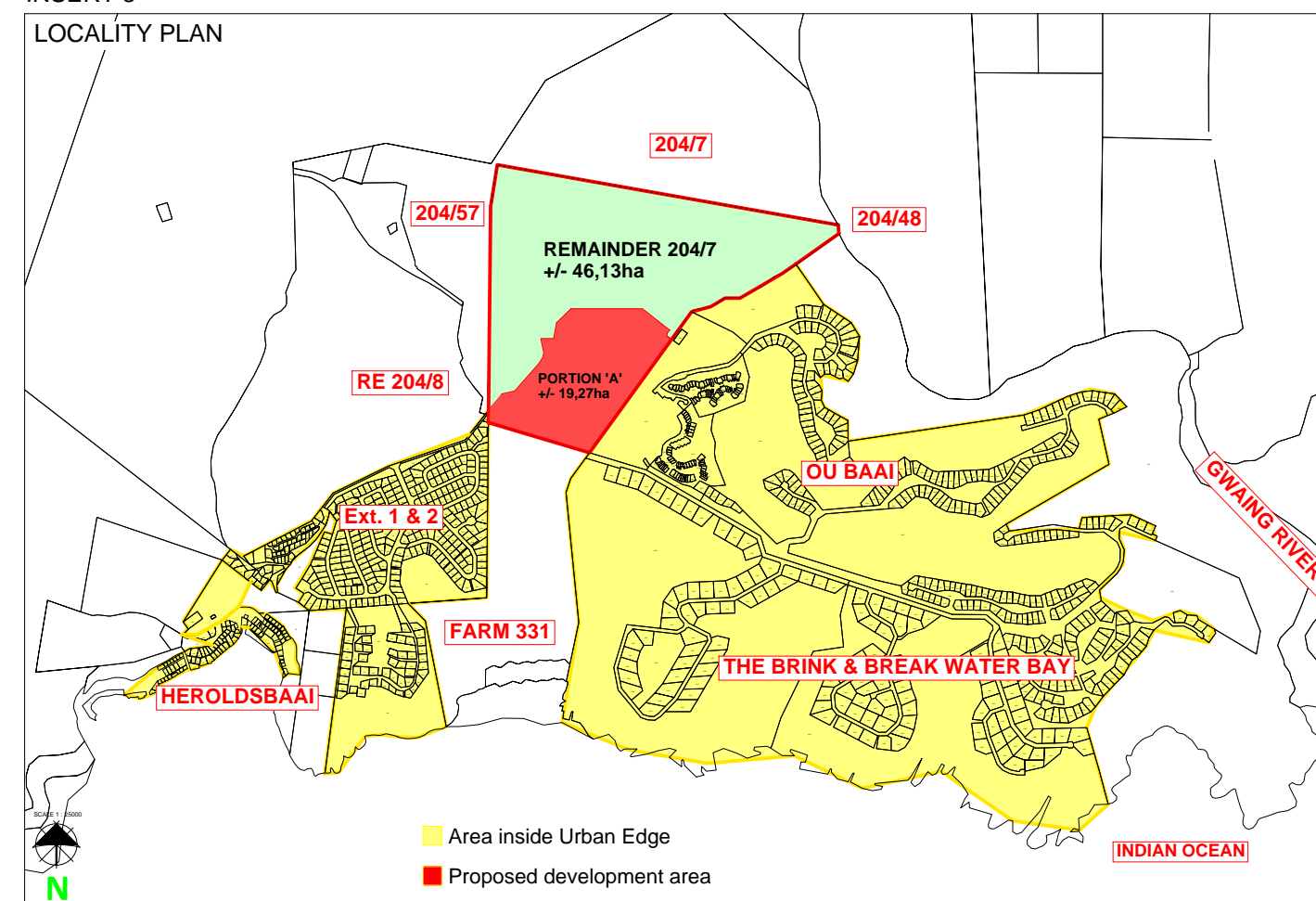
PTNS 106 & 112
SITE DEV. PLAN



INSERT 2



INSERT 3 LOCALITY PLAN

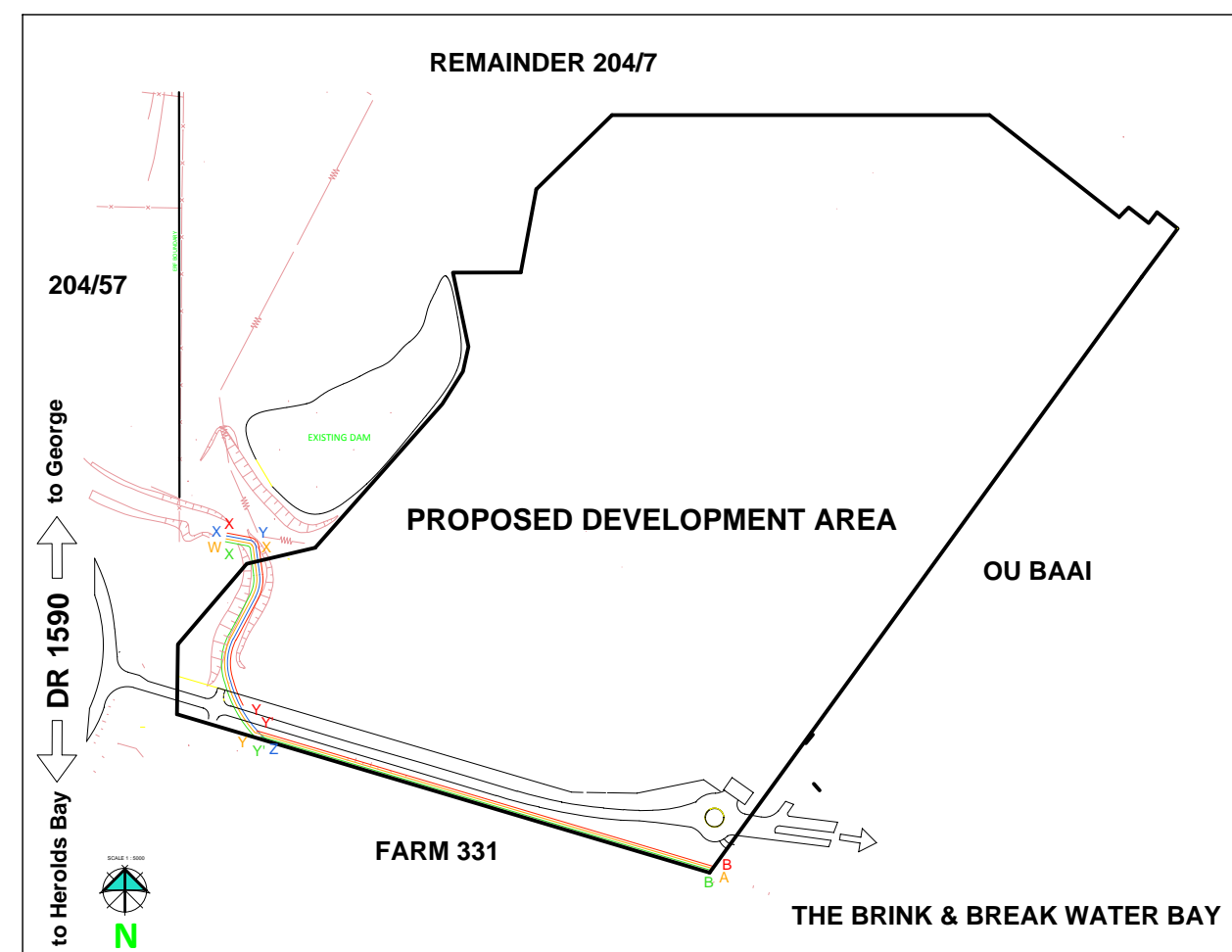


PLEASE NOTE:

Amendments were made to Plan No HDB/C/204-2 to adhere to the following conditions of approval in the EA by the Dept of Environmental Affairs and Development Planning:

- *RE. Condition 3.5.1: The boundaries of the erven along the aquatic buffer next to the dam were retreated to ensure that all the erf boundaries are above the buffer line, resulting in the omission of three R.Z.I ptns.;
- *RE. Condition 3.5.2: The boundary of Ptn 106 (Commercial Centre) was retreated to a position above the aquatic buffer line; and
- *RE. Condition 3.5.3: All services will be designed to be installed above the aquatic buffer line.

INSERT 4



DIAGRAMMATIC ALIGNMENT OF SERVITUDES TO BE CANCELLED AS PROPOSED IN PAR. 1.1 - 1.4

APPLICATION FOR THE CANCELLATION AND REGISTRATION OF SERVITUDES, SUBDIVISIONS, REZONING, AND CONSENT USES IN TERMS OF THE RELEVANT SECTIONS OF THE BY-LAWS ON LAND USE PLANNING FOR THE MUNICIPALITY OF GEORGE, 2015

APPLICATION IS BEING MADE FOR :

- Cancellation in terms of Section 15.2 (f) of the following title conditions applicable to servitudes as per Deed of Transfer T038436/2017 (as shown on Insert 4):
 - Par. B: A servitude right of way, 5.87 wide, marked XYZ, on SG Diagram 2223/45;
 - Par. C: Right-of-way, 5.67m wide, marked WXYA on SG Diagram 1827/52;
 - Par. D: Servitude, 9.45m wide, marked XY & YB on SG Diagram 916/65; and
 - Par. E: Right-of-way, 9.45m wide, marked XY and line YB on SG Diagram 5727/58.
- Subdivision in terms of Section 15.2 (d) of Portion 7 of Farm Buffelsfontein No 204 as follows: (INSERT 2):
 - Portion A = ±19.27 ha; and
 - Remainder Buffelsfontein 204/7 = ±46.13 ha.
- Rezoning in terms of Section 15.2 (a) of the above mentioned PTN. A from Agriculture Zone 1 to Subdivisional Area;
- Subdivision of the above mentioned Subdivisional Area in terms of Section 15.2 (d) as shown on plan and Table A.
- Consent use in terms of Section 15.2 (c) for Restaurant/Shop on Portion 106.
- Registration of the following servitudes in terms of Section 15.2 (d)
 - Services and access servitude area, marked figures a b c d e and a1 b1 c1 d1 on Ptn. 110;
 - Services servitude area 3m wide marked Figure h j k m1 on Ptn. 103 and Ptn. 110;
 - Services servitude area 3m wide marked Figure l m n o on Ptn. 112 and 106;
 - Figure marked p q r s represents a services servitude area on Ptn. 106;
 - Line t u v w x represents the centre line of a servitude right of way, 6m wide, on Ptn. 106 in favour of Ptn. 112, Portion 110 and Rem. Farm Buffelsfontein 204/7;
 - Line x y represents the centre line of a 6m wide servitude right of way on Ptn. 112 in favour of Ptn. 106, Ptn. 110 and Rem. Buffelsfontein Farm 204/7;
 - Line y z represents the centre line of a 6m wide servitude right of way on Ptn.106 in favour of Ptn.110 and Rem. Farm Buffelsfontein 204/7;
 - Access to the treatment plant on Figure pqrs will be registered in general terms on Ptn. 106 in favour of the H.O.A.;
 - A servitude for pipeline from treatment works on Fig. a b c d e to retention pond on Ptn. 108 via Ptn. 110 (Private Road) and Ptn. 109 (Private Open Space) will be registered when route is finalised;
 - Notarial Deed to be registered on Ptn. 107 in favour of Rem. Farm Buffelsfontein 204/7 for grazing purposes;
 - Servitude right of way in general terms on Ptn A (Insert 2) in favour of Rem. Farm Buffelsfontein 204/7;
 - Servitude right of way on Ptn 110 in favour of George Municipality: centre line e1 f1 (18m wide), centre line f1 g1 h1 j1 (15m wide) and centre line j1 k1 (10m wide);
 - Line n1 o1 p1 q1 r1 s1 t1 u1 v1 w1 represents 3m wide services servitude on Ptn. 110 for 11 & 66 kV cable route;
 - Line x1 y1 represents centre line of services servitude 2m wide on Ptn. 106; and
 - Line z1 a2 b2 represents centre line of services servitude 2m wide on Ptns. 106 and 107.

Table A

Zoning	Ptn No's	Land Use	Number	Area (ha)	%
Business Zone VI	106	Service Station*	1	± 0,749	3,9
Business Zone IV	112	Office (300 m² floor space)	1	± 0,11	0,6
Transport Zone II	111	Public Street	1	± 1,332	6,9
Single Residential Zone II (Estate Housing):					
	1- 44, 48- 102 **	Dwelling House ***	99	± 8,847 ***	45,9
	103, 104 & 105	Group Housing ****	3	± 3,567	18,5
	110	Private Road	1	± 3,207	16,6
	107, 108 & 109	Private Open Space	3	± 1,456	7,6
Total			109	± 19,267	100

* Service Station (Restaurant / Shop - Consent Use)
 ** Due to amendments along the aquatic buffer line the numbering of the three portions which were left out, viz. 45-47, are omitted
 *** Average erf size = ±894 m² (min. ±/ 733 m² and max. ± 1020 m² - excl. Ptn. 65 with exist. dwelling)
 **** Detail planning of Group Housing Sites to be dealt with as a separate application with the following average densities:
 Ptn 103 = ± 16 units @ 26 / ha.
 Ptn 104 = ± 32 units @ 19 / ha.
 Ptn 105 = ± 20 units @ 16,5 / ha.

REMARKS:

- Land concerned situated outside 'Urban Edge' in terms of 2015 L.S.D.P.
- The emergency 11kV powerline connecting the 66kV and 11kV Sub-station on the abutting Oubaai will be accommodated within a 3m wide servitude to be registered along the south-eastern boundary of Portion 103. The 66kV and 11kV Municipal connecting powerlines from the 66kV Sub-station to Herolds Bay and the rural area will be accommodated in the proposed 15m wide road reserves as well as a 3m wide service servitude on Ptns. 106 & 112.
- The Oubaai/The Brink/Breakwater Bay access road was surveyed, but diagram was not registered and therefore still forms part of Rem. 204/7.
- Development will be implemented in phases as shown on Phasing Plan (Annexure 21).
- PLEASE NOTE: THIS IS A REVISED PLAN TO COMPLY WITH MUNICIPAL REQUIREMENTS AS SET OUT IN AN EMAIL dd. 9 NOVEMBER 2021.**

NOTES:

- Contour and Cadastral information by Azur Aerial Services.
- Contour intervals: 1.0m

HEROLDS BAY
COUNTRY ESTATE

PTN. 7 (A PORTION OF PORTION 6)
FARM BUFFELSFONTEIN No. 204
SITUATED IN MUNICIPALITY AND
ADMIN. DIST. OF GEORGE

SKAAL 1 : 1500 (A1) 1 : 2000 (A2) 1 : 3000 (A3) SCALE

Neldek & Co.
Yorkstraat 56 York Street
Posbus 1186 / P.O. Box 1186
George 6530

Town and Regional Planners
Stads -en Streekbeplanners

Tel: (044) 874 5207
Fax: (044) 873 6354
E-pos / E-mail: neldek@mweb.co.za

Beplan Planned	D.N.	Plan No	HDB/C/204-4
Geteken Drawn	A.H.		
Datum Date	10 NOVEMBER 2021		

KOPIEREG VOORBEHOU / COPYRIGHT RESERVED

PHYSIOGRAPHY

- The site slope from south-east to north-west.
- Average slope 1 in 6.7.
- Site slopes to be followed but filled.

ORIENTATION

- Solar orientation is positive due to north and west orientation.
- The retail facilities have views towards the Outeniqua mountains and ocean.
- Retail facilities are favorably oriented in relation to prevailing winds.

DEVELOPMENT COVENANTS

The property comprises portions 106 and 112.

• ZONING:
Portion 106: Business Zone II: Shop – Restaurant, service station, supermarket.
Portion 112: Business Zone IV: Office (2 floors) 300m²

• SITE AREA:
Portion 106: 7490m² - Building area: 1303.8m²
Portion 112: 1100m² - Building area: 246.6m²

• COVERED AREA:
Portion 106: (Actual = 17.4%)
Portion 112: 60% (Actual = 22.6%)

• FLOOR FACTOR:
Portion 106: 3 (Actual = 0.17)
Portion 112: <1 (Actual = 0.44)

• GROSS FLOOR AREA:
Portion 106:
Portion 112:

• PARKING:
Portion 106 Shop/Restaurant: 4 bays/100m² GLA in normal areas:
o Service station – 8 bays plus 4 bays/100m² GLA in normal areas:
Provided – 32 (required 12)
- 2 for disabled

Portion 112 Office: 4 bays/200m² GLA in normal areas:
o Service station – 8 bays plus 4 bays/100m² GLA in normal areas:
Provided – 32 (required 12)
- 2 for disabled

• ACCESS:
o Access to portion 106 is from portion 111 (public street – public street i.e. the existing road connecting DRL590 and Oubai, the Brink and Breakwater Bay.
o Access to portion 112 is via a servitude over portion 106.

• HEIGHT:
Portion 106: allowable 15m, Actual = 12m
Portion 112: allowable 11m, Actual = 8.5m

• BUILDING LINES:
Portion 106:
o side and rear = 0m
o street = 0m
o parking not closer than 10m from street boundary.

Portion 112:
o side and rear = 3m
o street = 6.5m
o side and

• UTILITY AREAS:
Portion 106:
o Delivery area
o Refuse area to facility at main entrance.

Portion 112:
o Loading bay
o Refuse area to facility and main entrance.

• CIRCULATION:
o The surface of the commercial site will be asphalt for all circulation and parking areas.
The service station forecourt apron will be concrete.

• DEVELOPMENT PLANNING:
Portion 106 to be developed before portion 112.

SERVICES

WATER SUPPLY:
Bulk water for the commercial development is obtained from the municipal 200mm uPVC bulk water line along Oubai Main road along the southern boundary of the site where the connection point will also be.

The Average Annual Daily Demand (AADD) for the commercial development will be 7kl/d.
A suitable internal water reticulation network will be provided in accordance with all legislative and municipal requirements.

ELECTRICITY:
Power to be supplied from a municipal mini-sub (first phase 100kVA) via an underground cable to a kiosk with service connections.
The Developer plans a future solar farm for the whole development to supply renewable energy.

SEWAGE:
A package plant is planned for the site.
The commercial development (drainage zone A3) drains towards a general west-north-western direction towards Herolds Bay and will discharge into the unnamed drainage line to the west of the development crossing underneath the DRL590 in an existing culvert.
Energy dissipation will be performed at this outlet with a gabion mattress design.

A suitable internal stormwater drainage network will be provided in accordance with all legislative and municipal requirements.

FIRE HYDRANTS:
Fire hydrants will be provided on the internal water network in accordance with all relevant legislative and municipal requirements.

SOLID WASTE:
A formal solid waste collection area will be provided.
Refuse will be collected on a weekly basis and a formal arrangement for the removal of solid waste will be entered into with the George Municipality.

FUEL STORAGE:
A petrolechemical plan has been compiled.
There are 3x double-walled petrolechemical underground tanks with pipework in compliance with standards and legislation.
All required safety and fire equipment to be provided.
Space for maneuverability of a 22m fuel delivery vehicle is planned.
3 fuel pump islands provided.

ENVIRONMENT:
The environmental authorization has been obtained and requirements are addressed in the EMP. In particular stormwater and sewage.

GEOTECHNICAL:
The in-situ materials found on site are adequate for the construction of engineering services and foundations for low-level commercial development.
No natural slope instability is present.
No ground water and/or perched water are evident. A low to moderate water retention rate is expected.
Lateral movement of stormwater will be moderate due to the flat to undulating gradient.
Reinforced strip footings will be adequate for the development.

LIGHTING

- The visual impact of accent and functional lighting will be reduced by the use of reflective rather than direct lighting.
- Advertising signage and associated lighting will be in accordance with municipal requirements.

BUILDING STYLE AND DETAIL

Building forms are determined by the following variables:
• Form-following function
• Site slope
• Commercial requirements
• Local vernacular
• Compliance with height regulations

As the residential component of the development overlooks the commercial it is important that elements outlined in the Herolds Bay Country Estate Architectural and Landscape Guidelines be followed like matt-coloured Zincolume roof sheeting, plastered walls and some use of natural stone as an accent.

Colours are muted.
The use of steel and hardwood pergolas and screens provide interesting functional detail.

LANDSCAPE

- The existing landscape has been covered for many years in alien Black Wattle and used as agricultural land. These aliens are to be removed and indigenous species established.
- During construction a system of temporary haul roads will be used and all topsoil temporarily stored for re-use. There is some extensive fill to obtain the required levels for the service station forecourt and parking area. This will be retained by the use of gabions to engineers specifications.
- The suggested plant list for the site is contained in the project Architectural and Landscape Guidelines.
- The aim to use indigenous plants to cover parts of the site to create buffers where required.
- Environmental management of the construction and completed site will comply with the Development EMP.
- Visual impact – a visual impact assessment was conducted as part of the development application.

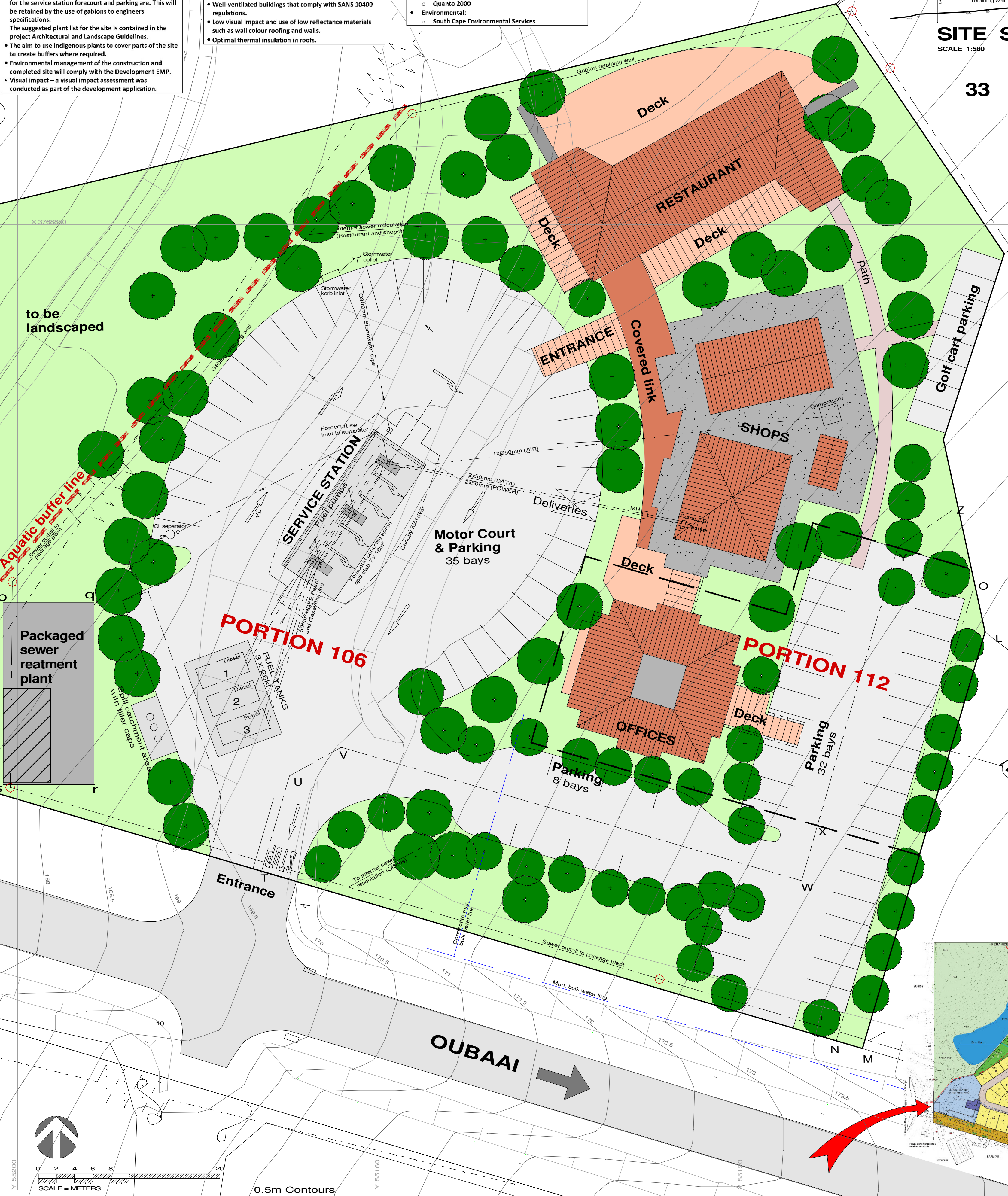
GREEN BUILDING CONSIDERATIONS

The development is planned to incorporate the following building technologies:

- Rainwater harvesting.
- Harvesting of roof stormwater to be used for irrigation and cleaning of paving.
- Provision of electricity from an estate photo-voltaic farm.
- Harvesting of prevailing winds.
- Well-ventilated buildings that comply with SANS 10400 regulations.
- Low visual impact and use of low reflectance materials such as wall colour roofing and walls.
- Optimal thermal insulation in roofs.

PROFESSIONAL TEAM

- Architects and Landscape Architects:
 - o Brink Stokes Mkhize (Pty) Ltd
- Civil and Structural Engineers:
 - o Element Consulting Engineers (Pty) Ltd
- Electrical Engineers:
 - o BDE Consulting Engineers (Pty) Ltd
- Quantity Surveyors:
 - o Quanto 2000
- Environmental:
 - o South Cape Environmental Services



SITE SECTION A

SCALE 1:500



**BRINK
STOKES
MKHIZE**

architects + landscape architects

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PROJECT

HEROLDS BAY™
COUNTRY ESTATE
**HEROLDS BAY
COUNTRY ESTATE:
COMMERCIAL DEVELOPMENT**
for Long Island Trading 44 (pty) Ltd.
Portion no.106 + no.112
A Portion of Portion 7 of the
Farm Buffelsfontein no.204
GEORGE

SITE DEVELOPMENT PLAN

SCALE 1:250	PROJECT NUMBER G493
DRAWING NUMBER S03	REVISION
PRINT ISSUED	DRAWN Vic
	CHECKED 14 Jun 2022