

SPECIAL ZONE TEN
GARLINGTON ESTATE

1. The layout plan shall be substantially in accordance with Plan 212TP prepared by Greene Land
2. Land and building use shall be in accordance with Table 1 attached, and the plan titled Garlington Town Planning Scheme Land Use Zones prepared by Greene Land, dated March 2009.
3. Development Densities shall be in accordance with Table 2 attached and the plan titled Garlington Town Planning Scheme Development Zones prepared by Greene Land, dated March 2009.
4. An institution (restricted to a High Care Centre) shall be permitted on Erf 381
5. The owner of any erf or sectional title unit shall become a Member of the Garlington Home Owners Association.
6. Accommodation for motor vehicles is to be provided in accordance with Clause 6.4 of the Hilton Town Planning Scheme.
7. Access to the estate for the residents shall be via Seeking Drive as the entrance and via Mimosa Drive as the exit.
8. All buildings shall be built in terms of the Garlington Building Code and all building plans must first have been approved by the Garlington Architectural Review Committee before being submitted to the Municipality for approval. The Garlington Building Code may impose more stringent development controls than are imposed by the Town Planning Scheme and if so, the conditions of the Garlington Building code shall prevail.
9. No further subdivision of any property shall be allowed unless the consent of the Garlington Home Owners Association has been obtained.
10. No Sectional Title Scheme or Share Block Company may be established without the approval of the Garlington Home Owners Association with the exception of erven 318, 322 and 323.
11. Prior to a Special Consent Application being lodged to the Municipality for approval, the Board of the Garlington Home Owners Association shall have granted its approval for the application.
12. A Home Owners Association (Ref. Clause 4.7.5 (11) of the Town Planning Scheme) shall be established to cover the township as a whole. This Association will have all the powers referred to in the current scheme but additional powers, functions and duties may be created and assigned to it.
13. The internal reticulation for the water supply, the sewerage disposal and the internal roads are to be maintained by the Garlington Home Owners Association.