

**Menslike Nedersettings, Beplanning en Ontwikkeling
Human Settlements, Planning and Development**

Collaborator No.: 2934746
Reference / Verwysing: Erf 9255, George
Date / Datum: 07 June 2024
Enquiries / Navrae: Marisa Arries

Email: janvrolijk@jvtownplanner.co.za

JV TOWN PLANNER
P O BOX 710
GEORGE
6530

**APPLICATION FOR SUBDIVISION AND DEPARTURE: ERF 9255, JOHN STREET,
GEORGE**

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 30 June 2023 decided that the following applications applicable to Erf 9255, George, namely:

1. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 9255, George into a Portion A ($\pm 413\text{m}^2$) and a Remainder ($\pm 427\text{m}^2$);
2. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for relaxation of the following building lines:
 - a) The southern side boundary building line on the proposed Remainder of Erf 9255, George from 1.5m to 0.0m to accommodate a covered braai area;
 - b) The northern side boundary building line on the proposed Portion A of Erf 9255, George from 1.5m to 0.0m to accommodate a braai room.
3. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 from the development parameter (d)(i) applicable to "dwelling house" to allow for the following:
 - a) A window and an outside door of the dwelling unit on Portion A at a distance of 1.2m from the new southern boundary of Portion A *in lieu* of 1.5m;
 - b) Windows of the dwelling unit on the Remainder at a distance of 1.0m from the new northern boundary of the Remainder *in lieu* of 1.5m;

BE APPROVED in terms of Section 60 of said By-law for the following reasons:

REASONS FOR DECISION

- (i) The proposed departures will not have an adverse impact on the character of the area or the neighbouring property owners in terms of views, overshadowing and privacy.

- (ii) The proposed subdivision proposal does not conflict with the surrounding residential and streetscape character of the area.
- (iii) The proposed subdivision will not have an adverse impact on the surrounding environment, natural environment or neighbouring properties sights or amenities.
- (iv) The proposed subdivision promotes a sensible form of residential densification within the urban edge of George.
- (v) The proposed subdivision is compatible with the spatial planning objectives of the area.
- (vi) Due the to the area being vulnerable to extreme weather events and limited accessibility, as well as the extent of the portions in relation to the properties in the surrounds, further densification should not be allowed and accordingly, each portion shall be limited to 1 dwelling unit.

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely:

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

General conditions

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the subdivision and departure approval shall lapse if not implemented within a period of five (5) years from the date it comes in operation.
2. This approval shall be taken to cover only the subdivision and departure applications as applied for and indicated on the subdivision plan no. 9255/1 dated December 2023, drawn by Jan Vrolijk Town Planner attached as "**Annexure A**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.

Implementation of the Subdivision

3. An approved Surveyor General diagram be submitted to the Directorate: Human Settlements, Planning and Development for record purposes.
4. Each subdivided portion is limited to the erection of 1 dwelling unit. This condition must be imposed in the title deed of the respective portions.
5. The approval will only be regarded as implemented on the approval of the SG Diagram by the Surveyor General as well as the registration of Portion A in terms of the Deeds Registries Act.

Notes

- (i) *A as-built building plans must be submitted for approval in accordance with the National Building Regulations (NBR) for the respective portions for record purposes.*
- (ii) *Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.*
- (iii) *Provision for the removal of solid waste is to be addressed in conjunction with the Directorate: Community Services.*
- (iv) *Development Contributions stated by the respective engineering departments are based on the information available at the time of application. The owners will receive a final calculation from these departments prior to the transfer of Portion A.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

6. The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
7. The amounts of the development charges are reflected on the attached (**Annexure B**) calculation sheet dated 19/01/2024 and are as follows:
 - Roads: R -
 - Sewer: R 11 692.56
 - Water: R 11 736.75
 - Total: R 23 429.30 (Excluding VAT)**

8. The total amount of the development charges of **R 23 429.30** (excluding VAT) shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
9. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 7 above, which may lead to an increase or decrease in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
10. As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of **R 23 429.30 (excluding VAT)** shall be adjusted in line with the consumer price index published by Statistics South Africa up to the date when payment is made in terms of Condition 8 above.
11. Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
12. All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered electrical contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
13. Any, and all, costs directly related to the development remain the developers' responsibility.
14. Only one connection permitted per registered erf (water and sewer connections). Condition 12 applies.
15. Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf (Condition 12 applies).
16. Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned (condition 12 applies).
17. Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality (condition 12 applies).
18. Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.
19. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
20. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
21. The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
22. No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
23. Municipal water is provided for potable use only. No irrigation water will be provided.
24. A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to complying with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumption by this department at a rate as per the applicable annual Tariff List. In this regard, transfers,

building plan approval and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full. The water meter is to be removed on completion of construction if so, required by the Dir: CES.

25. The development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity.
26. The discharge of surface stormwater is to be addressed by the developer. Condition 12 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done online with the available stormwater master plans.
27. Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
28. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
29. No private parking will be allowed in the road reserve.
30. The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
31. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
32. Access to parking must conform to George Integrated Zoning Scheme, and sufficient stacking distance should be allowed for, and indicated on the Site development Plan.
33. Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme parking requirements and vehicles must, in terms of Clause 46(b) readily leave the site without reversing across the sidewalk.
34. Site access to conform to the George Integrated Zoning Scheme 2023.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

35. The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
36. The amounts of the development contributions are reflected on the attached (*Annexure B*) calculation sheet dated 21/12/2023 and are as follows:

Electricity: R 21 869.19 (Excluding VAT)

37. The total amount of the development charges of **R 21 869.19** Excluding VAT shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
38. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 36 above, which may lead to an increase or decrease in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
39. As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R 21 869.19 Excluding VAT shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 37 above.

40. Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
41. All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered electrical contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
42. Should more than two developments/properties be party to or share any service, the Dir: CES & ETS will in conjunction with the parties determine the pro-rata contributions payable.
43. Any, and all, costs directly related to the development remain the developers' responsibility.
44. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 41 applies.
45. Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (Condition 41 applicable)
46. Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (Condition 41 applicable)
47. Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (Condition 41 applicable)
48. Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.
49. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines. Servitudes must be registered for all electrical services traversing erven.
50. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
51. The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
52. No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or before 28 JUNE 2024** and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. *Please also note that the appeal must be e-mailed to the administrative officer mentioned above.*

An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully



C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\Marisa\Decisions_New By-Law Pro formas_(applicant)\Erf 9255, George(subdivision and departures approval)\j.vrolijk.docx

9258

9254

12.29m
1.5m
12.71m
1.5m
0.0m
0.0m

1.5m
33.59m

Braai room

Portion A
(±413m²)

Garage

Paving

1.2m
1.0m

Remainder
(±427m²)

±4.0m
entrance

1.5m

Paving

33.59m

Covered
braai area

Garage

3.0m
33.59m

±3.5m
entrance

JOHN STREET

9256

PROJEK

Application for subdivision

NOTES & DESCRIPTIONS

APPLICATION

Application is made in terms of Section 15 (2)(d) of the George Municipality Land Use Planning By-law, 2023 for the subdivision of Erf 9255 George into a Portion A (±413m²) and a Remainder (±427m²).

NOTAS & BESKRYWINGS

SKALE

NTS

MAK

PLANNED BY PLAN NO.	9255/1
DATE OF PLAN	Erf 9255 George
DATE OF PLAN	Subdivision plan
DATE OF PLAN	Dec 2023

ALL MEASUREMENTS APPROXIMATE
ALLE AFMETINGS BY BENADERING

KOPIEREG VOORBEHOU / COPY RIGHT RESERVED

NORTH



DESCRIPTION

Erf 9255 George

BESKRYWING

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

TITLE

Subdivision plan

07/06/2024

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

JAN VROLIJK



TOWN PLANNER • STADSBEPLANNER



GM 2023 Development Charges policy



Chil Engineering Service



Electro-Technical Service



GM 2023 Integrated Zoning Scheme By-law






Erf Number * **9235**
 Allotment area * **George**
 Water & Sewer System * **George System**
 Road network * **George**
 Developer/Owner * **John Ernest Sasayman & Johanna Petronella Sasayman**
 Erf Size (ha) * **796,71**
 Date (YYYY/MM/DD) * **2024-01-22**
 Current Financial Year **2023/2024**
 Collaborator Application Reference **2934746**

Code	Land Use	Unit	Total Existing Right	Total New Right
RESIDENTIAL			Units	Units
	Residential housing (<500m²) Erf	Unit		2
	Residential housing (500-1 000m²) Erf	Unit	1	
	Second/Additional Dwelling (<100 m²) unit	unit	1	

Is the development located within Public Transport (PT1) zone?

Calculation of bulk engineering services component of Development Charge

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
 trips/day	1,25		R 0,00	R 0,00	R 0,00	R 0,00
 kI/day	0,26		R 44 780,00	R 11 692,56	R 1 753,88	R 13 446,44
 kI/day	0,28		R 42 320,00	R 11 736,75	R 1 760,51	R 13 497,26
Total bulk engineering services component of Development Charge payable				R 23 429,30	R 3 514,40	R 26 943,70

City of George
 Calculated (CES): **JM Fivaz**
 Signature : _____
 Date : **January 22, 2024**

NOTES :
 1. In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month
 2. Please note the calculation above only surfs as a pro-forma calculation. Once confirmation of the calculation is revised can a VAT invoice be requested from the Municipal Financial department. In this regard you can contact Werner Joubert on email at wjoubert@george.gov.za or telephone on 044 801 1333

Departmental Notes:
 For the internal use of Finance only

Service	Financial code/Key number	Total
Roads	20220703048977	R 0,00
Sewerage	20220703048978	R 13 446,44
Water	20220703048981	R 13 497,26
		R 26 943,70