

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

**Collaborator No.:** 2554046  
**Reference / Verwysing:** Erf 150, Hoekwil  
**Date / Datum:** 12 July 2024  
**Enquiries / Navrae:** Primrose Nako

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**APPLICATION FOR REZONING, SUBDIVISION AND DEPARTURE: ERF 150, HOEKWIL**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 30 June 2022 decided as follows:

- A. That the applicant be informed that the application Departure in terms of Section 15(2)(b) of Land Use Planning By-Law for George Municipality, 2023 to allow for tandem parking on a group housing site on Erf 150, Hoekwil is no longer required as it is permitted in terms of the provisions of the George Integrated Zoning Scheme By-law, 2023;
- B. That the application for Subdivision of the Subdivisional Area over Erf 150, Hoekwil in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 into the following:
- (a) 8 General Residential Zone II erven for group housing;
  - (b) 1 Transport Zone III erf for private road; and
  - (c) 1 Open Space Zone II erf for private open space;

**BE REFUSED** in terms of Section 60 of said Planning By-Law for the following reasons:

**REASONS FOR DECISION**

- (i) The applicant's motivation report did not adequately address the environmental impact nor satisfied that the proposal is fully compliant with environmental legislation.
- (ii) The WC: Department of Environmental Affairs and Development Planning commented that the proposed development may trigger listed activities in terms of NEMA. However, they were not the competent authority on the matter and thus, the applicant had to obtain comment from the National Department of Forestry, Fisheries and the Environment.
- (iii) The applicant only submitted comments received by email from DFFE, confirming that a discussion was held between its officials and the owner's environmental practitioner, where it was "confirmed" that no NEMA listed activities were triggered. The email was discussed with the Directorate's Environmental Officer who indicated that the email cannot be accepted and that DFFE must provide a

formal response. No formal response was forthcoming, creating uncertainty as to whether the development could be approved in its present form.

- (iv) It is common cause that the Municipality must consider the findings of an environmental assessment before a decision can be taken on an application. Due to the uncertainty as described above, the Directorate was not placed in a position to support the proposed subdivision plan. The Directorate therefore recommended to refuse the subdivision application.
- (v) The approval of the rezoning application below will however allow the applicant to resubmit the present subdivision application or a new subdivision application depending on DFFE's confirmation of the environmental outcome.

C. That the application for Rezoning, in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 150, Hoekwil from Agricultural Zone II (smallholding) to a Subdivisional Area for a group housing site comprising 8 group housing units, 1 private road and 1 private open space (development density: 8.06du/ha):

**BE APPROVED** in terms of Section 60 of said Planning By-Law for the following reasons:

#### REASONS FOR DECISION

- (i) The proposed rezoning of the property is in line with the spatial planning objectives of the area in that the property is located within the delineated urban edge where residential development is encouraged.
- (ii) The proposal cannot be regarded as irreconcilable with the character of the area as similar developments exist in the area.
- (iii) The proposed development, in consideration of the need for infill and aligns with the MSDF strategy to consolidate with existing settlement footprints where optimise use of facilities can be achieved, will not have a significant adverse impact on the adjacent neighbours' amenities and rights in terms of privacy, views and overshadowing.
- (iv) Mitigation measures have been imposed in the conditions of approval below to ensure that the future development of the property will not have a significant adverse impact on the character of the area and natural environment.
- (v) The proposal promotes a sensible and compatible form of residential densification and intensification of land use in support of the spatial planning principles, objectives and guidelines applicable to this area.

Subject to the following conditions imposed in terms of Section 66 of said By-law:

#### CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

##### General conditions

1. That in terms of Section 43 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) read with the Land Use Planning By-law for the George Municipality, 2023, the approval shall lapse if not implemented within a period of five (5) years from the date it comes into operation.

##### Conditions applicable to the Rezoning

2. This approval shall be taken to cover only the Rezoning as applied for and shall not be construed as to depart from any other Council requirements or legal provision.
3. An application for subdivision of the Subdivisional Area only be submitted to the Directorate once the outcome relating to all relevant environmental laws (OSCAE, NEMA and WULA) and well as heritage laws is known.
4. Notwithstanding the outcome, the developer / owner must appoint an environmental control officer (ECO) for the development who must submit an environmental impact report (EIR) and management programme (EMPr) to the Directorate for consideration with the subdivision application.
5. The ECO must confirm that the subdivision plan submitted with the subdivision application complies with the environmental outcome and/or the EIR and EMPr.

6. The group housing site shall be subject to a 5m external street boundary building line, 3m external side and rear boundary building lines and a 1.5m internal boundary building lines. These building lines must be shown on the subdivision plan and site development plan.
7. The above approval will be considered implemented on the approval of the subdivision application.

#### Implementation of rights

8. A site development plan (SDP) for the development must be submitted to the satisfaction of the Directorate: Human Settlements, Planning and Development for consideration and approval, in accordance with the provisions of Section 23 of the George Zoning Scheme By-Law, 2023 and the conditions of approval prior to submission of building plans.
9. A landscaping plan to be submitted with the SDP shall indicate all hard and soft landscaping elements to be incorporated into the development, including the existing indigenous vegetation and trees that will be planted/retained within the site. At least 10 x 100L indigenous trees should be in planted across the development for every tree removed. These trees must be shown on the SDP.
10. Environmental buffers / development setbacks as contemplated by Sections 21(3) of the Land Use Planning By-law for George Municipality, 2023, slopes steeper than 1:4, and natural areas which may not be disturbed and must be shown on the SDP.
11. The provisions of Section 27(3) of the of the Land Use Planning By-law for George Municipality, 2023, relating to the erection of fencing on open space zoned properties shall be adhered to, with said provisions being reflected on the SDP and landscaping plans.
12. The SDP must indicate the stormwater management and attenuation, which should specifically address the capturing, detention and dispersal of stormwater across the development to protect the open space / environmental buffer areas and watercourse from soil erosion and pollution risks and surrounding properties from flooding. The mitigation measures must be included in the Stormwater Management Plan to be approved by the Directorate: Civil Engineering Services (CES).
13. The SDP must be submitted to the National Department Forestry, Fisheries and the Environment, Breede-Olifants Catchment Management Agency and Heritage Western Cape for comment prior to submission thereof to the Directorate.
14. This development shall be subject to the establishment of a homeowners' association (HOA) as contemplated by Section 29 of the Land Use Planning By-law for George Municipality, 2023.
15. The HOA Constitution for the development must be submitted to the satisfaction of the Directorate for consideration and approval prior to the transfer of a portion.
16. The Architectural Guidelines for the development must be submitted to the satisfaction of the Directorate for consideration and approval prior to the approval of building plans. The architectural design of the dwelling units shall align with the architectural character of the village.
17. The HOA shall be responsible to manage all private open spaces and private roads in the development, as well as ensure compliance with the EMPr and Architectural Guidelines.
18. Faunal migration corridors must be determined and preserved in the final subdivision layout and no fencing may be erected that may prevent such movement or harm the animals.

#### **Notes:**

- a) *The developer must provide proof, in the form of a formal letter from the competent authorities, that the development (subdivision application) complies with the National Forestry Act, 1998, National Environmental Management Act (NEMA) Act 107 of 1998, the National Water Act, 1998, and the National Heritage Resources Act, Act 25 of 1999 on submission of the subdivision application.*
- b) *The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development, including the approval of the WC: Provincial Roads Authority regarding vehicle access.*
- c) *The developer must appoint an Environmental Control Officer to ensure compliance with all relevant environmental requirements and recommendations from related specialist studies and the outcome of the environmental application(s);*
- d) *A building plan be submitted for approval in accordance with the National Building Regulations (NBR) for any structures erected within the development, including boundary walls and fences.*
- e) *Provision for the removal of solid waste is to be addressed in conjunction with the Directorate: Community Services.*

- f) No development may take place within the 1:100-year flood line or on slopes steeper than 1:4 or within 40m of a water course.
- g) Stormwater must be effectively captured and dispersed responsibly across the group housing site. This may require the introduction of attenuation and cleaning structures to prevent polluted water entering the river. The developer should consider the use of a SUDS drainage system in the development.
- h) Stormwater management and erosion measures must be addressed on the site development plan and building plans.

**CONDITION OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES**

19. 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:
20. The amounts of the development contributions are reflected on the attached calculation sheet dated 09/03/2023 and are as follows:
- |        |   |            |               |
|--------|---|------------|---------------|
| Roads: | R | 37 864, 57 | Excluding VAT |
| Sewer: | R | -          |               |
| Water: | R | 54 404,00  | Excluding VAT |
| Total: | R | 92 268,57  | Excluding VAT |
21. The total amount of the development charges of **R92 268,57 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.
22. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in Condition 20 above, which might lead to an increase 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.

*Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to transferring a portion for a final calculation.*

23. 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 R92 268,57 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 21 above.
24. 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.
25. 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 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.
26. Any, and all, costs directly related to the development remain the developers' responsibility.
27. Only one connection permitted per registered erf (water and sewer connections). Condition 25 applies.
28. 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 25 applies.



29. 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 25 applies.
30. 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 25 applies.
31. The homeowners' association (HOA) incorporating all erven must be established for any security stormwater and light poles infrastructure, and private open spaces within the development will be transferred by the developer to the HOA who will assume ownership and responsibility for the maintenance thereof.
32. The developer (until the HOA is constituted) and the HOA shall ensure that the officials and contractors of the Municipality shall at all times have access to any portion of the development that may otherwise not be generally accessible to the general public due to security measures, including guarded entrances, electronic gates or booms. For the avoidance of doubt, it is agreed that this requirement relates to the Municipality's emergency services, entry for normal maintenance and replacement, meter reading and inspection and refuse removal. If access to the development is denied to the Municipality or a contractor appointed by the Municipality, the developer and the association will jointly and severally be liable for the full cost of the municipal infrastructure repairs and any damages the Municipality may suffer as a result thereof and will be billed for any water losses or loss in electrical sales from the system.
33. The Municipality, or contractors representing George Municipality to have unrestricted access to the existing municipal infrastructure pump stations. Developer to indicated proposed access on the development's Site Development Plan (SDP) for approval.
34. The Municipality, or contractors representing George Municipality to have unrestricted access to the existing municipal infrastructure pump stations. Developer to indicated proposed access on the development's Site Development Plan (SDP) for approval.
35. 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.
36. 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.
37. No construction activity may take place until all approvals, including way leave approval, are in place, and all drawings and material have been approved by the Technical Directorates.
38. Municipal water is provided for potable use only. No irrigation water will be provided. 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 comply 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.
39. The developer / erf owner is to apply to the George Municipality for the installation of an individual erf water meter prior to any building work commencing on an erf.
40. No municipal waterborne sewer service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for sewer will then become payable in accordance with the approved DC Guidelines at the time of connection.
41. A conservancy tank, or alternative approved sewer disposal method, must be installed at the Developer/owner's cost. The Developer/owner is to appoint a private contractor, at own expense, to service the tank, and the disposal of the content is to be via an approved disposal method. The installation of a septic tank may be considered if the required percolation tests are within the accepted norms.
42. 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.

43. The private roads and the associated stormwater and private open spaces are to be registered as private and transferred to the HOA. Public roads must be transferred to the George Municipality.
44. If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalized with the Dir. CES together with any other approving authority, and who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the Dir. CES and/or relevant authority are to be implemented by the developer. All costs involved will be for the developer.
45. The developer is to provide the Dir: CES with a TIA approved by the DRE and/or SANRAL. The comments and conditions in the approved TIA must be implemented by the developer.
46. A Stormwater Management Plan is to be submitted and approved by the relevant departments/authority. All approved measures are to be implemented by the developer. The approved management plans must be incorporated into the constitution and rules of all homeowner's constitutions/body corporate/any such governing or controlling body.
47. The discharge of surface stormwater is to be addressed by the developer. Condition 30 applies. All related costs are for the developer. The developer is to consult with Dir: CES to ensure that stormwater planning is done in line with the available stormwater master plans.
48. Internal parking requirements (i.e. within the development area), position of accesses, provision for pedestrians and non-motorized transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
49. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
50. The minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2023. No private parking will be allowed on the road reserve.
51. Access to parking must conform to George Integrated Zoning Scheme By-law 2023, and sufficient stacking distance should be allowed for, and indicated on the SDP.
52. Vehicles must, in terms of Clause 46(b) of the George Integrated Zoning Scheme By-law 2023, readily leave the site without reversing across the sidewalk.

#### **CONDITION OF THE DIRECTORATE: ELECTRO TECHNICAL SERVICES**

53. 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:
54. The amounts of the development contributions are reflected on the attached calculation sheet dated 14/03/2023 and are as follows:

Electricity:	R	41 181,69	Excluding VAT
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55. The total amount of the development charges of **R 41 181, 69 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.
56. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in Condition 54 above, which might lead to an increase 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.

*Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to transfer of a portion for a final calculation.*

57. As provided in section 66(5) (b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R 41 181,69 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 Condition 55 above.

58. 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.
59. 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.
60. 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.
61. Any, and all, costs directly related to the development remain the developers' responsibility.
62. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 59 applies.
63. 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 55 applies.
64. 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 59 applies.
65. 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 59 applies.
66. 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.
67. 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 even.
68. The association shall see to it that the officials and contractors of the Municipality shall at all times have access to any portion of the development that may otherwise not be generally accessible to the general public due to security measures, including guarded entrances, electronic gates or booms. For the avoidance of doubt, it is agreed that this requirement relates to the Municipality's emergency services, entry for normal maintenance and replacement, meter reading and inspection and refuse removal. If access to the development is denied to the Municipality or a contractor appointed by the Municipality, the developer and the association will jointly and severally be liable for the full cost of the municipal infrastructure repairs and any damages the Municipality may suffer as a result thereof and will be billed for any water losses or loss in electrical sales from the system.
69. 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.
70. 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.
71. No construction activity may take place until all approvals, including way leave approval, are in place, and all drawings and material have been approved by the Technical Directorates.
72. In all cases, where an individual customer applies for a supply capacity exceeding that provided for in the calculation of DCs and for the developer paid, will be subject to additional DCs based on the rates applicable at the time.
73. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
74. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.



75. The developer and/or an owner of an erf shall see to it that no Small-Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
76. Where DCs have been applied for a particular section of the network, but the developer is requested to install and fund a part of the section of network, such work will be credited against DCs calculated.
77. Installation of ripple relays are compulsory for all geysers with electrical elements.
78. All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
79. A detailed energy efficiency and demand side management plan to be implemented in the development to provide to the Municipality.
80. All LV work must be installed and be funded by the developer / customer.
81. All MV/LV work must be installed and be funded by the developer/customer as no DCs are levied for this network.
82. The Electricity DC charge excludes any MV/LV and LV network costs. The customer will be quoted separately for any upgrade work required.
83. Rural connection: Capital contributions will be payable by the applicant as part of the electrical connection on application for an electrical connection. The Capital contribution will be determined by the department ETS, based on the size of the connection at the standard prevailing DCs calculation methodology for rural connections.
84. No electricity may be consumed within, or by any part of the development, without the consumption of the supply being metered and billed by a municipal meter (prepaid or credit). All cost, installation and consumption, will be for the cost of the developer. Standard application process will apply.
85. All pump stations constructed as part of this development and associated works must be equipped with an approved and registered electrical meter. All cost, installation and consumption, will be for the cost of the developer. No electricity may be consumed without it being metered by a registered municipal electrical meter. Standard application process will apply. It will be the responsibility of the developer to install the relevant electrical meters.
86. Each new portion created must have separate electrical connection and it may not cross any other portion. Each consumer will have to enter into a separate supply agreement with the Municipality. For new consolidated erven it will be the responsibility of the owner/developer to make the necessary arrangements with the Electrotechnical Services Department to remove all the unused electrical services. All costs will be for the owner/developer.
87. Electrotechnical Services will not be responsible for the installation, maintenance, energy consumption or any other costs related to streetlights, or other lighting, within the development or along any other private road.
88. The developer will be responsible for arranging with a professional land surveyor to indicate those services traversing erven on the relevant erf's SG diagram. The ETS can insist that an electrical servitude be registered if services traverse other properties. All cost related to the above will be for the developer.
89. Neither the Developer or the HOA or a property owner are allowed to distribute electricity across property boundaries.
90. All electrical infrastructure downstream of the electrical supply point, the LV breaker in the low-voltage kiosk, will remain the responsibility of the various owners/developer. The electrical network above the LV breaker will be deemed part of the George Municipality distribution network and will be transferred to the Municipality at no cost, who will assume responsibility for the maintenance thereof.
91. It will not be the responsibility of the Municipality to maintain and protect any service cables installed by the developer, but not used, i.e. not being metered and not consuming electricity. Should a future owner purchase an erf within the development, the installation and connection of the service cable will be for the cost of the developer or new owner. The connection fee paid to the Municipality will be solely for provision of the electrical meter and the cost associated with opening the customer account.
92. The developer will be responsible for submitting an Electrical Services Report for the development for approval by the ETS. All the required electrical upgrades required on the Municipal electrical distribution network must be listed within the Electrical Services Report and will be for the cost of the developer. The developer will have to adhere to the Electrical Services Report. However, the preliminary designs, followed



by the detailed designs, will only be finalized once the site development plan is approved. Condition 59 applies.

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee in terms of Section 79(2) of the Land Use Planning By-Law for George Municipality, 2023.

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 02 AUGUST 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**

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