

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

Collaborator No.: 3039654
Reference / Verwysing: Portion 323 & 396 of the Farm No 195, Kraaibosch
Date / Datum: 12 July 2024
Enquiries / Navrae: Primrose Nako

Email: info@vreken.co.za

MARIKE VREKEN TOWN PLANNERS
PO BOX 2180
KNYSNA
6570

**APPLICATION FOR EXTENTION OF APPROVAL: PORTION 323 AND 396 OF THE FARM KRAAIBOSCH
NO 195, DIVISION GEORGE**

Your application in the above refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 30 June 2022 decided that the following applications applicable to Portions 323 and 396 of Farm Kraaibosch 195, Division George:

1. Extension in terms of Section 15(2)(i) of the Land Use Planning By-law for the George Municipality, 2023 of validity period of current approval dated 21 February 2019 applicable to Portions 323 and 396 of the Farm Kraaibosch 195, Division George to 21 February 2026;
2. Amendment in terms of Section 15(2)(h) of the Land Use Planning By-law for the George Municipality, 2023 to replace the conditions imposed by the Civil Engineering Department and Electrotechnical Services Department with the approval applicable to Portions 323 and 396 of Kraaibosch Farm 195, Division George dated 21 February 2019, with the following conditions:

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

7. 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:
8. The amounts of the development charges are reflected on the attached calculation sheet dated 25/04/2024 and are as follows:
 - Road – R 00.00 Excluding VAT (Refer to attached DC calculation sheet)
 - Sewer – R 00.00 Excluding VAT (Refer to attached DC calculation sheet)
 - Water – R 00.00 Excluding VAT (Refer to attached DC calculation sheet)
 - Total – R 00.00 Excluding VAT**

9. The total amount of the development charges of R0.00 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.
10. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 8 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.
11. 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 R0.00 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 paragraph 9 above.
12. 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.
13. 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.
14. Any, and all, costs directly related to the development remain the developers' responsibility.
15. Only one connection permitted per registered erf (water and sewer connections). Condition 13 applies.
16. 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 13 applicable)
17. 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 13 applicable)
18. 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 13 applicable)
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 discharge of surface stormwater is to be addressed by the developer. Condition 13 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.
 26. 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.
 27. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
 28. No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to ensure compliance.
 29. 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.
 30. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
 31. Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2023 parking requirements and vehicles must readily leave the site without reversing across the sidewalk. Alternative Parking may be supplied.
 32. Site access to conform to the George Integrated Zoning Scheme 2023.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

33. 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:
34. The amounts of the development contributions are reflected on the attached calculation sheet dated 03/05/2024 and are as follows:
Total – R 00.00 Excluding VAT
35. The total amount of the development charges of R0.00 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.
36. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 34 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.
37. 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 R0.00 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 35 above.
38. 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.
39. 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.

40. 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.
41. Any, and all, costs directly related to the development remain the developers' responsibility.
42. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 39 applies.
43. 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 is to be determined by the developer and the owner of the other erf. (condition 39 applicable)
44. 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 39 applicable)
45. 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 39 applicable)
46. 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.
47. 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.
48. 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.
49. 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.
50. 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.
51. In all cases, where 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.
52. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
53. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
54. 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.
55. 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.
56. Installation of ripple relays are compulsory for all geysers with electrical elements.
57. All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.

BE APPROVED in terms of Section 66 of said By-law for the following reasons:

REASONS FOR DECISION:

- (a) The application complies with the requirements of Section 67 of the Land Use Planning By-Law for George Municipality, 2023.

- (b) The application complies with the new George Integrated Zoning Scheme By-Law, 2023 and is in line with the provisions of the George Municipal Spatial Development Framework, 2023.

Town Planning Notes

- i. Note, the applicant must comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- ii. Note, 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.
- iii. The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
- iv. The previous town planning conditions imposed in the approval letter dated 21 February 2019, attached hereto as 'Annexure A', remain applicable.

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

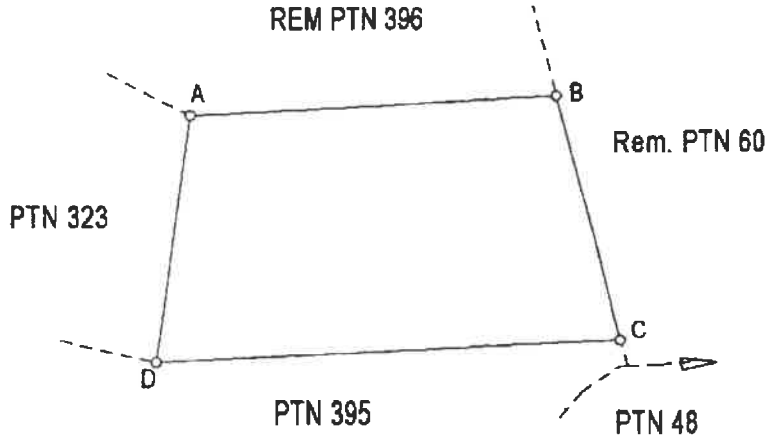
C:\scan\Portion 323 &396 of farm 195 Kraaibosck (extention approval) M Vreken.docx

CERTIFIED COPY FOR REGISTRATION
 FOR SURVEYOR-GENERAL *Dated*
 DATE 09-05-2019

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES			S.G. No. 795/2019
		Y System	WG.23	X	
	CONSTANTS	+ 0,00	+3700000,00		
AB	119,93 267 07 10	A	+43 453,83	+64 121,86	Approved <i>S. Phote</i> Surveyor General
BC	83,08 345 21 00	B	+43 334,05	+64 115,83	
CD	152,02 87 23 50	C	+43 313,04	+64 196,21	
DA	82,01 187 45 30	D	+43 464,90	+64 203,12	
	3322/89	Δ	+45 701,19	+65 126,95	
	3322/198	Δ	+41 536,88	+63 498,01	07-05-2019

DESCRIPTION OF BEACONS
 A,D .. 12mm Iron peg
 B,C .. 16mm Iron peg ^{under} ~~and~~ cairn

*Included in consol
 vide Dgm 796/2019
 Farm 195/407*



T N

Scale 1:2 500

MUNICIPALITEIT 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.
 12/07/2024
 DATE DATUM
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSBEPLANNING

The figure A B C D represents 1,1009 hectares of land being

Portion 406 (a ptn. of Ptn. 396) of the farm KRAAT BOSCH No. 195

Situate in the Municipality and Administrative District of GEORGE Province of the Western Cape

Surveyed by me in March 2019 also in June 2004 and March 2005 and October 2013

[Signature]

Professional Land Surveyor
 P.G. Tarboton Reg. No. 0605

APPROVED SUBJECT TO SIMULTANEOUS REGISTRATION OF DIAGRAM 795/2019
 ENGINE FARM 195/407

EXEMPT FROM PROVISIONS OF ACT 70 OF 1970 SECTION 1(f)

id i.t.o. Section 60 of the Bylaw of Act 3/2014
 addressed 195/396 & 323 & 195/396
 12-02-2019

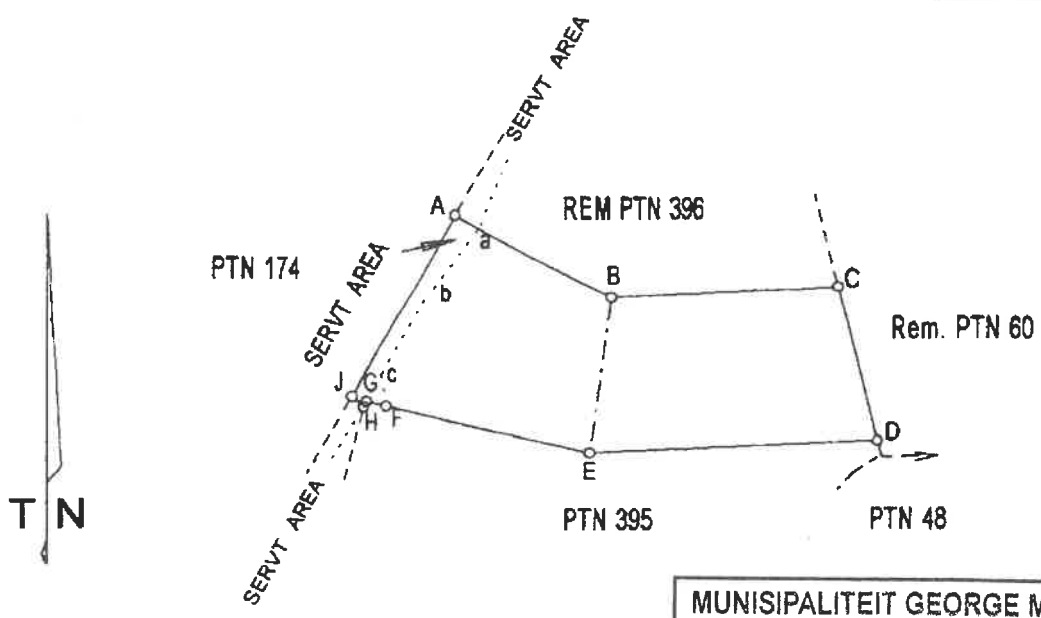
This diagram is annexed to	The original diagram is	File No. Geor.195 V,9
No. dated i.f o	No. 484/2014	S.R. No. 498/2019
	Annexed to CCT	Comp. AL-2AA (3594)
	No. 59420/2014	LPI C0270000
Registrar of Deeds		

CERTIFIED COPY FOR REGISTRATION
 FOR SURVEYOR-GENERAL *W. J. de Klerk*
 DATE 09-05-2019

S.G. No.
 796/2019
 Approved
Photo
 Surveyor General
 07-05-2019

Servitude note

1) The figure AabcFGHJ represents a servitude area
 Vide subsidiary servitude diagram No.2373/2005



MUNICIPALITEIT 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.
 Scale 1:4 000
 DATE 12/07/2019
 DATUM
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATSBEPANNING

The figure A B C D E F G H J represents 2,1095 hectares of land being

Portion 407 of the farm KRAAI BOSCH No.195 and comprises figures 1) and 2) below

- 1) The figure ABEFGHJ represents Ptn. 323 of the farm KRAAI BOSCH No.195
 Vide diagram S.G. No.2375/2005 and D/T No.
- 2) The figure BCDE represents Ptn. 406 of the farm KRAAI BOSCH No.195
 Vide diagram S.G. No.795/2019 and D/T No.

Situate in the Municipality and Administrative District of GEORGE Province of the Western Cape

W. J. de Klerk

Compiled by me in March 2019

Professional Land Surveyor
 P.G.Tarboton Reg. No. 0605

Approved i.t.o. Section 60 of Municipal Bylaw of Act 3/2014
 Ref. Kraai Bosch, 195, 796 & 323, George
 Date: 21-07-2019

This diagram is annexed to No. dated i.f.o. Registrar of Deeds	The original diagrams are as indicated above	File No. Geor.195 S.R. No. Compiled Comp. AL-2AA (3594) LPI C0270000
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