

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

Collaborator No.: 2710134
Reference / Verwysing: Remainder of Erf 28018, George
Date / Datum: 19 July 2024
Enquiries / Navrae: Primrose Nako

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FORMAPLAN
P O BOX 9824
GEORGE
6530

**APPLICATION FOR CONSOLIDATION, REZONING AND SUBDIVISION: REMAINDER OF ERF 28018,
GEORGE, ERF 29577 AND ERF 29578 GEORGE**

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 that the following applications applicable to Remainder Erf 28018, George and unregistered Erven 29577 & 29578, George:

- a) Consolidation, in terms of Section 15(2)(e) of the Land Use Planning By-law for George Municipality (2023), of Remainder Erf 28018, George ($\pm 7,9487$ ha), Erf 29577, George (± 580 m²) and Erf 29578, George (± 564 m²), *in accordance with PLAN A drawing number Phase F 1.1.1 dated August 2023 (attached as **Annexure A**)*, to create Portion A (Phase F) ($\pm 8,0631$ ha);
- b) Rezoning, in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality (2023), of Portion A (the consolidated land unit) from a Subdivisional Area and Single Residential Zone II: Estate Housing to a Subdivisional Area comprising of an Estate Housing site (retirement resort, private open space, private roads), 1x public open space and 1x public street;
- c) Subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023), of the Subdivisional Area, *in accordance with PLAN C drawing number Phase F1.3 dated March 2024 (attached as **Annexure B**)*, to create the following:
 - (i) 43x Single Residential Zone II: Estate Housing erven (group housing for a retirement resort)
 - (ii) 2x Single Residential Zone II: Estate Housing erven (private open space)
 - (iii) 1x Single Residential Zone II: Estate Housing erven (private road)
 - (iv) 1x Open Space Zone I erf (public open space)
 - (v) 1x Transport Zone II erf (public street)

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

REASONS

- (i) The application is essentially to change the development rights from a purely group housing site to a retirement resort. The development area and the number dwelling units approved are not increasing. The only difference is that the occupation of these dwelling units are restricted to persons of retirement age.
- (ii) The capacity and ability to provide engineering services have been addressed and reviewed by the relevant departments and no negative impacts on bulk engineering services are foreseen.
- (iii) The proposed development aligns with the spatial objectives for the area including the optimization of available infrastructure, improving the functionality of public transport facilities and proximity to certain amenities.
- (iv) The proposed development is an appropriate fit within the current and future land use planning contexts.
- (v) The proposal will not present substantive negative impacts on land markets and anticipated impacts on the natural buffer can be mitigated.

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely (to replace previous conditions of approval, where applicable):

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

General:

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality (2023), the above-mentioned approval shall lapse if not implemented within a period of five (5) years from the date of when the approval comes into operation.

Conditions applicable to the Consolidation & Subdivision:

2. The consolidation of Remainder Erf 28018, George ($\pm 7,9487$ ha), Erf 29577, George (± 580 m²) and Erf 29578, George (± 564 m²) to form a land unit (Portion A) measuring $\pm 8,0631$ ha in extent, shall be as approved and indicated on the consolidation diagram drawn by FORMAPLAN, PLAN A drawing number Phase F 1.1.1 dated August 2023, 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.
3. The subdivision of Portion A (the consolidated land unit) shall be as indicated on the zoning and subdivision plan drawn by FORMAPLAN, PLAN C drawing number Phase F1.3 dated March 2024, attached as "**Annexure B**", which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.
4. The developer must submit the approved Surveyor General consolidation and subdivision diagrams to the GIS Department of the Directorate for information purposes, prior to the transfer of a portion.
5. The subdivision approval will be considered implemented on the submission of proof that one of the respective portions have been registered at the Deeds Office.

Conditions applicable to the implementation of the Estate Housing development on Portion A:

6. A Site Development Plan (SDP) and Landscaping Plan for the development of Phase F must be submitted in accordance with Section 23 of the George Integrated Zoning Scheme By-law, 2023 to the satisfaction of the Directorate for consideration and approval, prior to the submission of building plans.
7. Stormwater attenuation and erosion management must be illustrated on the SDP.
8. An Environmental Control Officer (ECO) must be appointed for the development and must confirm in writing that the SDP and Landscaping Plan for the development complies with all requirements of the Environmental Authorization, including related requirements stated in this approval.
9. All owners in this development shall become members of the Homeowners' Association (HOA) of Groenkloof Gardens and shall abide by its Constitution and Architectural Guidelines.

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

10. 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 a development contribution, as follows:

The amounts of the development contributions are reflected on the attached ("**Annexure C**") calculation sheet dated 26/04/2024 and are as follows:

Sewer: R 748 821.11 Excluding VAT

Water: R 1 010 977.78 Excluding VAT

Total: R 1 759 798.89 Excluding VAT

11. The total amount of the DCs of **R 1 759 798.89** 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 for in Services Agreement or, in the case of a phased development, in these or as contained in any other relevant conditions of approval. The Roads Contribution shall be payable in terms of Kraaibosch Roads Master Plan (KRMP) as set out in the Services Agreement.
12. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in Condition 10 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the DCs, 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 developers consult with these departments prior to the transfer of a Portion for a final calculation.

13. 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 1 759 798.89 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 11 above.
14. 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.
15. All civil services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with The Neighbourhood Planning and Design Guide and 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 Dir: CES, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. Road reserve widths must be indicated on the plans submitted. All work is to be carried out under the supervision of the consulting engineer who is to provide the relevant authority with a Completion Certificate, as-built plans in electronic format, and a Final Completion Certificate. All costs will be for the developer. No transfers will be approved before all the civil services have been satisfactorily installed and as-builts submitted electronically, as well as the surveyors plan.
16. Any, and all, costs directly related to the development remain the developers' responsibility.
17. Each new portion created must have separate water and sewer connections.
18. 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/owner of the other erf. Condition 15 applies.
19. Any service from another relevant erf 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 15 applies.
20. 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 15 applies.
21. The proposed road construction phasing, including any road building schedule, shall conform to a phase plan, required to be submitted for approval.
22. The Services Agreement is to be drawn up/amended between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer. The HOA will be a party to the Services Agreement.

23. Should more than two developments/properties be party to or share any service, the Dept: Civil Engineering Services will assist the parties to determine pro-rata contributions payable by each party. Any outcomes/agreement between the parties is to be carried out fully by all parties involved.
24. Suitable servitudes must be registered for any pipeline not positioned within the normal building lines. The width of the servitude is to be confirmed with the relevant technical department.
25. A homeowners' association/body corporate (as applicable) is/are to be established incorporating all erven within any security development / private and /or access-controlled developments. The private roads and the related stormwater infrastructure, and private open spaces within the development will be transferred by the developer to this / these homeowners' association/s who will assume responsibility for the maintenance thereof.
26. 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 from the system.
27. Should any person, including the developer, the Association, an owner of an erf in the development or a contractor appointed by any of the aforesaid persons, dispose of any items into the municipal sewer or stormwater network, the developer and the Association will jointly and severally be liable for any losses or damages the Municipality may suffer as a result thereof and the costs the Municipality may incur to remedy the effect of the action in question, and/or to clean and flush the system.
28. The developer and the association are to jointly and severally indemnify the Municipality against all costs and expenses the Municipality may incur as a result of any failure by the developer or the associations to comply with its obligations in terms of and arising from condition 15 above.
29. 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, or any condition of any directorate or authority has not been satisfactorily complied with.
30. The Developer is responsible to obtain the necessary approval / way leaves, and also from third parties which includes, but is not limited to Telkom and fibre optic cables.
31. Municipal water is provided for potable use only. Potable water may not be used for irrigation purposes.
32. A bulk water meter must be installed by the developer prior to construction to monitor water usage during the construction phase, and for future bulk metering purposes. 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 nonmetered water consumption at a rate as per the applicable tariff list.
33. The developer / erf owner is to apply to the George Municipality for the installation of individual erf water meters prior to any building work commencing on an erf.
34. Water demand management plan/s are to be submitted for approval 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/or rules of the homeowner constitutions/body corporates/any such governing or controlling bodies.
35. The development, in its entirety or in phases, is subject to confirmation of the availability of bulk capacity of the Water & Sanitation treatment works 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 confirmation of availability so that other development in George is not compromised. No erf may connect to a municipal service unless it has been confirmed that the bulk capacity is available.

36. Public and private roads are to be clearly indicated on all layout plans submitted. The cadastral layout can only be approved if the road reserve information has been included on plans approved by the Dir. CES.
37. The private roads and the associated stormwater and private open spaces are to be registered as private and transferred to the HOA, or other relevant governing or controlling body. Public roads shall be transferred to the George Municipality.
38. 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/or rules of the homeowner constitutions/body corporates/any such governing or controlling bodies.
39. The discharge of surface stormwater into any existing water course may only proceed if the approval of the necessary authority has been obtained. All the requirements/conditions of such approval are to be implemented by the developer. All related costs are for the developer.
40. A layout plan indicating the proposed storm water drainage system must be submitted to the Dir: CES for approval. Condition 15 applies.
41. All proposed Public Open Spaces are to be landscaped and finished to the satisfaction of the Directorate: Community Services.
42. Internal parking requirements (i.e. 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.
43. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
44. No private parking will be allowed in any municipal road reserve.
45. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval.
46. The approval of the layout of the development, the Site Development Plan (SDP) and accesses is subject to the George Roads Master Plan, (including specific reference to the Kraaibosch Roads Master Plan) and approved by the Dir: Civil Engineering Services, and the approval of any other relevant road's authority.
47. As only a general layout has been provided, with no dimensions indicated, the developer is to take note that all road reserve widths are to be in accordance with The Neighbourhood Planning and Design Guide standards. The width of road reserves is to be approved by the Dir: CES before the final layout can be approved. Roads reserve widths will conform to the minimum as stipulated in the Guide but will also be informed by the internal roads Traffic Study and the positioning of internal services.
48. The developer will be required to construct certain roads in lieu of a financial contribution towards the Kraaibosch Roads Master Plan (KRMP). All roads required for access to the development will have to be fully completed prior to the approval of any transfer/rates clearances. The developer's financial contribution towards the roads in the KRMP will be determined in accordance with the financial model, revised, from time to time, as development occurs, and as set out in the Addendum to the Services Agreement dated.
49. No construction activity may take place until all approvals are in place, all drawings have been approved by the Technical Directorates, and the Service Agreement has been concluded between the parties. Condition 15 applies.
50. Should it be required, the developer is to cede any portion of property required for public road reserve, excluding any portion/s included within Kraaibosch Roads Master Plan (KRMP), free of charge, to the relevant authority.
51. Permission for construction access onto, and use of, municipal, provincial, or national roads must be obtained from the relevant authorities.
52. Construction vehicle access positions must be pre-approved by the Dir. CES. Condition 15, applies.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL 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:

The amounts of the development contributions are reflected on the attached ("**Annexure C**") calculation sheet dated 18/09/2023 and are as follows:

Electricity: R 550 262.30 Excluding VAT

54. The total amount of the development charges of **R 550 262.30 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.
55. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 53 above, which may 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.
56. 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 550 262.30 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 54 above.

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 the transfer of a portion for a final calculation.

57. 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.
58. 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.
59. 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.
60. Any, and all, costs directly related to the development remain the developers' responsibility.
61. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 58 applies.
62. 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 58 applies).
63. 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 58 applies).
64. 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 58 applies).
65. 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.

66. 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.
67. A homeowners' association/body corporate (as applicable) is/are to be established incorporating all erven within any security development / private and /or access-controlled developments. The private roads and the related stormwater and light poles infrastructure, and private open spaces within the development will be transferred by the developer to this / these homeowners' association/s who will assume responsibility for the maintenance thereof.
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, all drawings and material have been approved by the Technical Directorates.
72. 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.
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 MV/LV work must be installed and be funded by the developer/customer as no DCs are levied for this network.
81. In all cases, the circuit breaker capacity (pre-payment meter limit) must match the ADMD figures used for each of the various types of customers. For example, an ADMD of 2.17kVA equates to a 30 Amp circuit breaker. $240V * 30A / (3 \text{diversity}) / 1000 = \text{kVA (ADMD)}$.
82. 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.
83. 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.

84. 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.
85. The 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.
86. All streetlights along municipal public roads are to be designed by a registered consulting engineer in accordance with Council specifications. 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.
87. The developer will be responsible to arrange 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.
88. Neither the Developer or the HOA or a property owner are allowed to distribute electricity across property boundaries.
89. 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.
90. 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.
91. The developer will be responsible to submit an Electrical Services Report for the development for the 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 finalised once the site development plan is approved. Condition 54 applies.

NOTES:

1. *The George Integrated Zoning Scheme By-law (2023) was promulgated in October 2023. At the time of the submission of the application, the George Integrated Zoning Scheme By-law (2017) was still applicable. The application for the relaxation of the parking requirement is not necessary as the proposal complies with the parking requirements in terms of Section 42 of the George Integrated Zoning Scheme By-law (2023). Given the afore-mentioned, a decision is not required for the specific application.*
2. *The developer must provide the Directorate with the necessary proof of compliance with the EA prior to transfer of the first Portion.*
3. *Building plans for the development may only be submitted for approval in accordance with the National Building Regulations (NBR) after approval of the SDP.*
4. *It is incumbent on the owners / developers to ensure compliance with the approvals, permissions and authorisations granted by the respective provincial and national authorities i.e., Heritage, Environmental, Road access etc. The requirements, where applicable, should form part of the SDP submission.*
5. *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.*

6. *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
7. *Provision for the removal of solid waste is to be addressed in conjunction with the Dir: Community Services.*
8. *The Developer is required to transfer the Public Open Space free of charge to the Municipality.*
9. *The Public Open Space must be rehabilitated to the satisfaction of the Directorate: Community Services before registration of the transfer mentioned in 8 above.*

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 09 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\Rem Erf 28018 George (Consolidation, Rezoning, SubdivisionDecision Letter) Formaplan.docx

PLAN A

Scale: NTS

Rem of Erf 28018
±7,9487ha

F

±8,0631ha



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.
SENIOR MANAGER: TOWN PLANNING
DATE: 12/7/2023



29577
29578
consolidate
consolidate

LEGEND

It is proposed to consolidate Rem of Erf 28018, Erf 29577 and Erf 29578, George to form 1 consolidated property as follows:

- R/28018 = 7,9487ha
- Erf 29577 = 0,0580ha
- Erf 29578 = 0,0564ha
- Cons Erf = 8,0631ha

Copyright Reserved
Kopiereg Voorbehou

NOTE:

All measurements on this plan are approximate and must be verified by a landsurveyor.

Client: Green Route Developments (Pty) Ltd



Project: Rezoning & Subdivision

Title: Consolidation Plan

Property: Rem of Erf 28018, Erf 29577 and Erf 29578, George

Scale: NTS
Date: August 2023
Phase F 1.1.1

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NOTE:

All measurements on this plan are approximate and must be verified by a landsurveyor.

Client

Green Route Developments
(Pty) Ltd



Project

Rezoning &
Subdivision

Title

Phases of Ptn 5 of

Kraaibosch -Groenkloof

Property

Groenkloof

Scale

NTS

Sheet

1

Project Number

1

Issued

1

Revised

1

Phases

1

August 2023

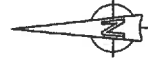
MUNISIPALITEIT GEORGE MUNICIPALITY

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.

DATE
DATUM

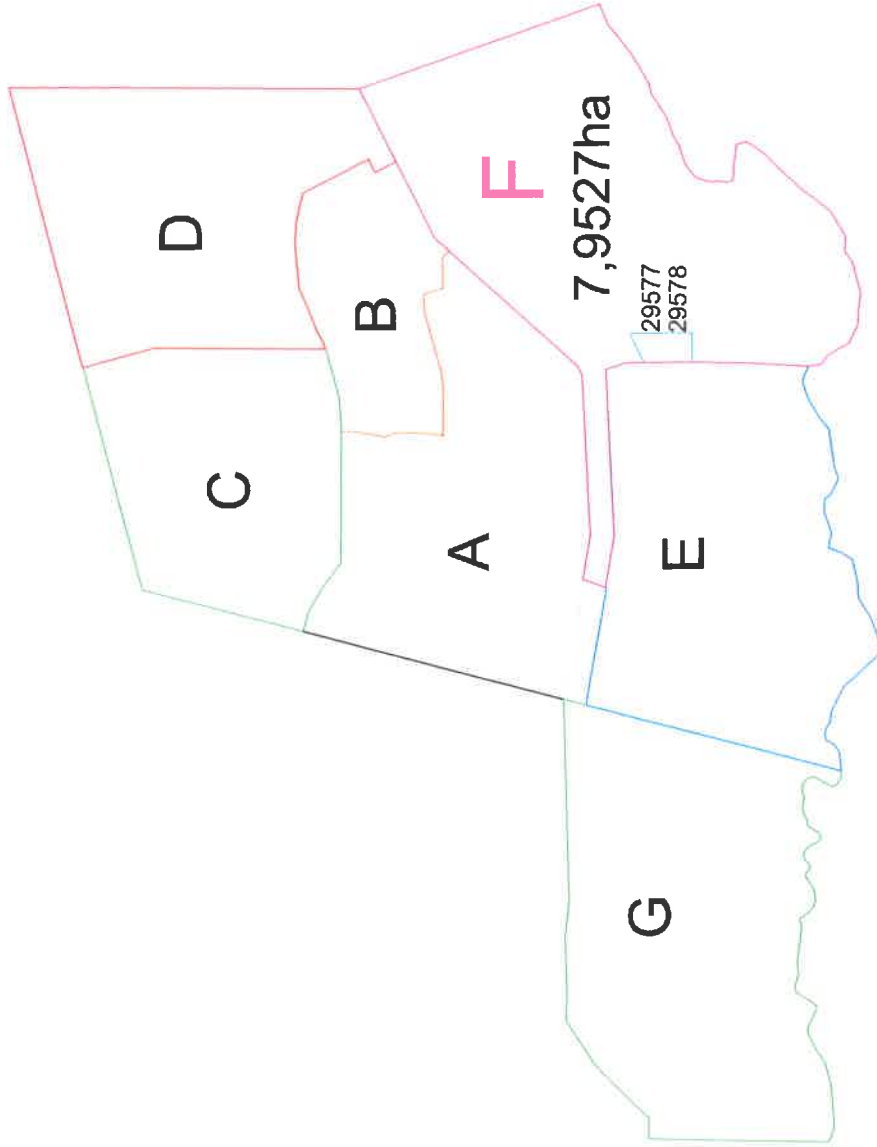
19/7/2024

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPANNING



Scale: NTS

PLAN B



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kopiereg Voorniehou

NOTE:

All measurements on this plan are approximate and must be verified by a landsurveyor.

Client: Green Route Developments (Pty) Ltd



Project: Green Route Developments (Pty) Ltd

Title: Names of All Phases of Groenkloof

Property: Groenkloof

Scale: NTS	Drawn: 19/7/2024	Phases
Issue: August 2023	Author: [Signature]	

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.

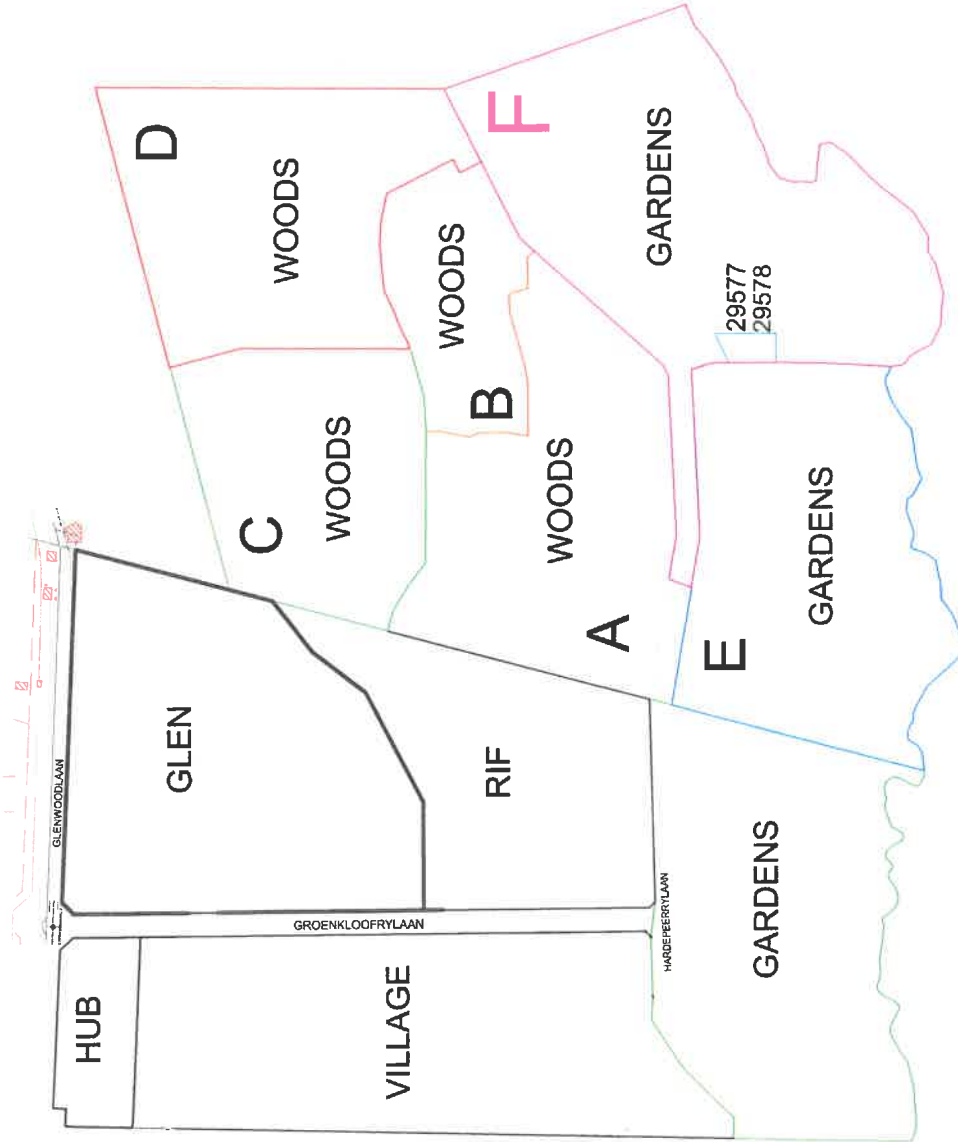
19/7/2024

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING



Scale: NTS

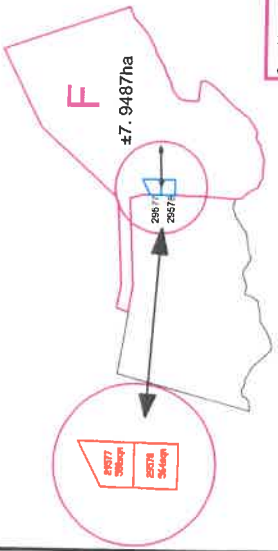


PLAN A

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.

19/7/2024
 DATE
 SENIOR MANAGER: TOWN PLANNING

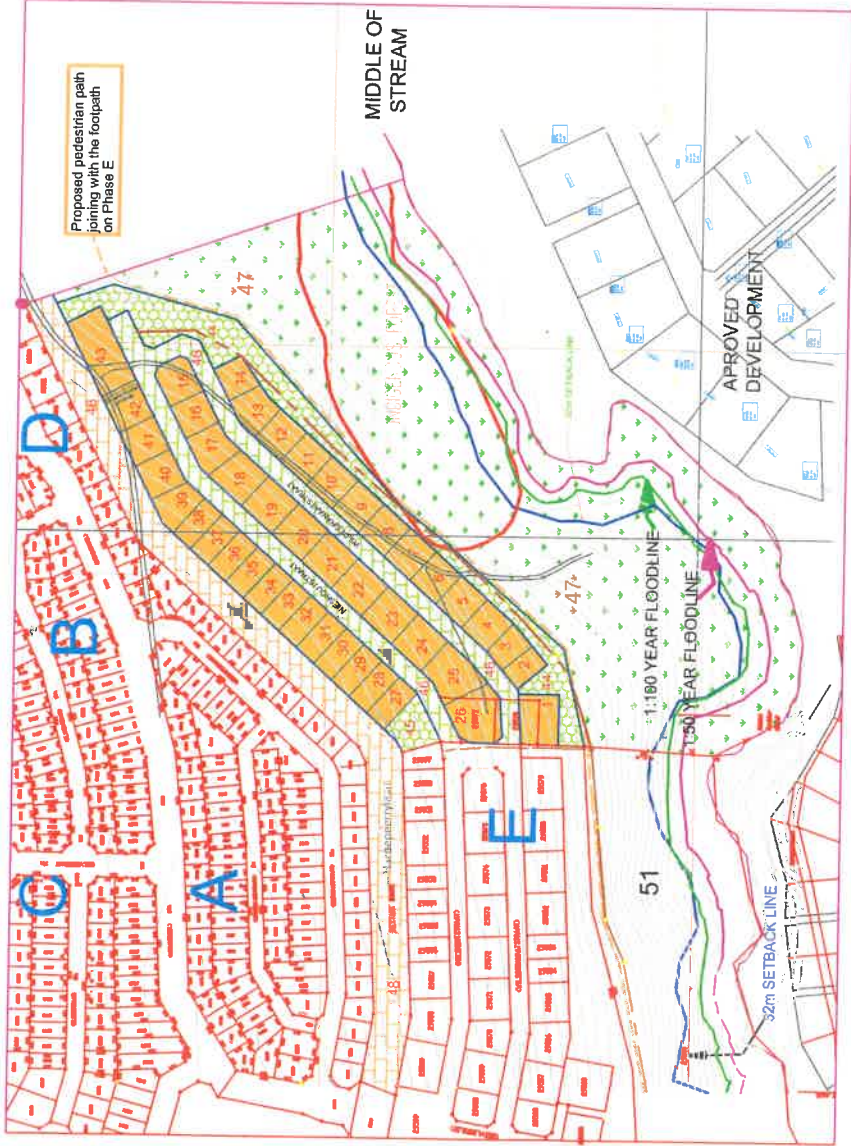
.....
 DATUM
 SENIOR BESTUURDER: STADSBEPLANNING



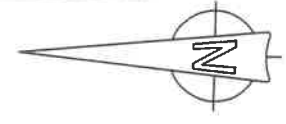
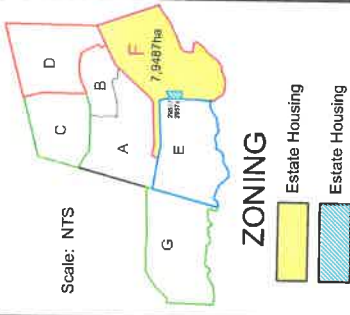
LEGEND

- Application is made in terms of Sect 152(e), 152(f) & 152(g) of the By-Law for:
- consolidation of erven 29577, 29578 & Rem of Erf 29018, George to form 1 consolidated erf ±8.0631 ha in size - See Plan A.
 - rezoning of the consolidated erf to Sub-divisional Area comprising an erf for a public Open Space. Public street as well as an Estate Housing development for erven for erection of Retirement Resort (group housing) dwellings, private open space and private street.
3. subdivision of the Subdivisional Area into
- 46 Single Residential Zone II Erven comprising of
 - 43 Group Housing erven Nos 1 to 43 - ave 423m² (smallest erf = 272m²)
 - 2 Private Open Space Erven (no 44 & 45)
 - 1 Private Street Erf (no 46)
 - 1 Public Open Space Zone II erf (no 47)
 - 1 Transport Zone II erf (no 48)

PLAN C



PLAN B



SUBDIVISION OF PTN. 5 of Kraaiibosch 195

- Already Approved**
- Ph A 5.7750ha
 - Ph B 2.2820ha
 - Ph C 4.1368ha
 - Ph D 5.3998ha
 - Ph E 1.4447ha
 - Ph F 1.6227ha
- This Application**
- Ph F & 29577, 29578 43 Retirement erven 8.0631 ha
 - Private Open space-erven
 - Private Street erf
 - Public Open space erf
 - Public Street erf

LEGEND FOR PLAN C SUBDIVISION OF PTN F, ERVEN 29577 & 29578

Portion Nos.	Land Uses	Size (ha)	% of total	Colour Notation
1 to 43	Group Housing Retirement units	1.8219	22.59	[Orange Box]
44 & 45	Private Open Space	0.5314	6.59	[Green Box]
46	Private Street	0.6158	7.64	[Blue Box]
47	Public Open Space	4.2258	52.41	[Yellow Box]
48	Public Street	0.8662	10.77	[Light Blue Box]
Total		8.0631	100.00	

Stormwater servitude 2m wide
 Proposed extension of pedestrian foot-path
 Sewerage Line

NOTE / NOTA
 The drawings are to be used as a guide only. All measurements on this plan are approximate and must be verified by a professional surveyor.
 Forming / Vorming: Copy (all Plans)

Client: Groenikoof Ontwikkelings (PTY) LTD
Client: Groenikoof Ontwikkelings (PTY) LTD

Project: Consolidation, Rezoning & Subdivision
Project: Rem OF Erf 29018 & Erven 20577 & 20578, George

Title: Subdivision Plan
Title: Phase F 1.3

Date: March 2024
Date: March 2024


Scale: 1:3000 on A3 Plot
Scale: 1:3000 on A3 Plot

Referencing Number: 1
Referencing Number: 1

Project: Property
Project: Property

Forward Planning
 P.O. Box 3924, George 6527 / R.F. 31, Jansz St.
 Tel: 0447 873-6365 Fax: 0447 873-2632

Development Charges Calculator Version 1.00 2023/07/04

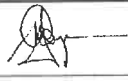


Erf Number: 28018
 Allotment area: Kraalbosch
 Elec DCs Area/Region: George Network
 Elec Link Network: MV
 Elec Development Type: Normal
 Developer/Owner: Green Route Development (Pty) Ltd
 Erf Size (ha): 8
 Date (YYYY/MM/DD): 2023-09-18
 Current Financial Year: 2023/2024
 Collaborator Application Reference: 2710134

Code	Land Use	Unit	Total Existing Right	Total New Right
			Units	Units
RESIDENTIAL				
	Single Res > 1000m² Erf (Upmarket)	unit		1
	Group Housing > 200m²	unit		44
OTHERS			kVA	kVA

Is the development located within Public Transport (PT1) zone? Please select **Yes**

Calculation of bulk engineering services component of Development Charge							
Service	Units	Existing demand (kVAr)	New demand (kVAr)	Unit Cost	Amount	VAT	Total
Electricity	kVA	5,78	127,15	R 4 533,70	R 550 262,30	R 82 539,34	R 632 801,64
Link engineering services component of Development Charge							
Total Development Charge Payable							

City of George
 Calculated (ETS): 
 Signature: _____
 Date: September 18, 2023

NOTE: 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

Notes:

Departmental Notes:

For the internal use of Finance only

Service	Financial Ref - UKEY number	Total
Electricity	2023071046119	R 632 801,64
		R 632 801,64



Erf Number *	28018
Allotment area *	George
Water & Sewer System *	George System
Road network *	George
Developer/Owner *	Green Route Developments (PTY) Ltd
Erf Size (ha) *	8,06
Date (YYYY/MM/DD) *	2024-04-26
Current Financial Year	2023/2024
Collaborator Application Reference	2710134

	GM 2023 Development Charges policy
	GM 2023 Integrated Zoning Scheme By-law
	GM 2023 Tariffs
	Civil Engineering Service
	Electro-Technical Service

Code	Land Use	Unit	Total Existing Right	Total New Right	Units
RESIDENTIAL	Group Housing (>400 m²) unit	unit			43

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

Calculation of bulk engineering services component of Development Charge

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total	
trips/day	139,75		R 0,00		R 0,00	R 0,00	
k/day	16,72		R 44 780,00	R 748 821,11	R 112 323,17	R 861 144,28	
k/day	23,89		R 42 320,00	R 1 010 977,78	R 151 646,67	R 1 162 624,44	
Total bulk engineering services component of Development Charge payable					R 1 759 798,89	R 263 969,83	R 2 023 768,72

Link engineering services component of Development Charge
Total Development Charge Payable

City of George
 Calculated (CES): **JIM FIVAZ**
 Signature: _____
 Date: **April 26, 2024**

- NOTES :**
- 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
 - 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	Municipal Code/Key Number	Total
Roads	20220703048977	R 0,00
Sewerage	20220703048978	R 861 144,28
Water	20220703048981	R 1 162 624,44
		R 2 023 768,72