

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

**Collaborator No.:** 3131551  
**Reference / Verwysing:** Erf 6725, George  
**Date / Datum:** 06 September 2024  
**Enquiries / Navrae:** Marisa Arries

**Email:** [planning@delplan.co.za](mailto:planning@delplan.co.za)

DELPLAN  
PO BOX 9956  
GEORGE  
6530

**APPLICATION FOR SUBDIVISION: ERF 6725, ADDERLEY STREET, GEORGE**

Your application in the above regard refers.

The Senior Manager: Town / Spatial Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 30 June 2022 decided that the subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 of Erf 6725, George into a Portion A (approx. 502m<sup>2</sup>) and Remainder (approx. 631m<sup>2</sup>);

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

**REASONS:**

- (i) The proposed subdivision proposal does not conflict with the surrounding residential and streetscape character of the area.
- (ii) The proposed subdivision will not have an adverse impact on the surrounding environment, natural environment or neighbouring properties' amenities.
- (iii) The proposed subdivision promotes a sensible form of residential densification within the limited urban edge of George.
- (iv) As a condition will be imposed to limit the development potential of the erf (respective portions to be limited to 1 dwelling unit per erf), the proposed subdivision is thus compatible with the spatial planning objectives of the area.

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

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

**Subdivision**

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the Subdivision shall lapse if not implemented within five (5) years from the date it comes into operation.
2. This approval shall be taken to cover only the subdivision as applied for and indicated on subdivision plan, drawn by Delplan consulting, plan no. SUB 1 dated March 2024 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. Portion A and the Remainder portion shall be limited to one (1) dwelling unit only. This restriction must be imposed in the respective title deeds.
4. The subdivision approval will only be regarded as implemented on the approval of the SG Diagram by the Surveyor General as well as the registration of Portion 1 in terms of the Deeds Registries Act.
5. The right of ways servitude should be registered over portion A in favour of the Remainder with the registration of Portion A at the Surveyor General's Office and the Office of the Registrar of Deeds.
6. The approval will only be regarded as implemented on the approval of the SG Diagram by the Surveyor General as well as the registration of Portion A in terms of the Deeds Registries Act.

*Notes:*

- *As built building plans must be submitted in accordance with the National Building Regulations (NBR) for the Remainder portion for record purposes to indicate the new property boundaries and building lines.*
- *The approved Surveyor General diagram must be submitted to the Directorate: Human Settlements, Planning and Development for record purposes.*
- *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.*
- *No trees in the road reserve may be removed before the approval of the relevant Authorities.*
- *Provision for the removal of solid waste are to be addressed in conjunction with the Directorate: Community Services.*
- *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.*
- *The DC calculations below are based on the information available to the Engineering Departments at the time of approval. The owner is advised to engage with said Departments prior to the transfer of Portion 1 to obtain a final calculation.*

**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, attached as "Annexure B". With reference to the clause above, with regards to the proposed development, the developer will be required to make a development contribution, as follows:
8. The amounts of the development contributions are reflected on the attached calculation sheet dated 07/05/2024 are as follows:

Roads R	7998.05
Sewer R	15 424.22
Water R	16 504.80
<b>Total: R</b>	<b>39 927.07 (VAT Excluded)</b>

9. The total amount of the development charges of R39 927.07 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 **R 39 927, 07 (VAT Excluded)** 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 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 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.
14. Any, and all, costs directly related to the development remain the developers' responsibility.
  15. Only one connection is permitted per registered erf (Electrical, 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 development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity.
  26. The discharge of surface stormwater is to be addressed by the developer. Condition 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 in line with the available stormwater master plans.
  27. 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.
  28. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
  29. No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to ensure compliance.



30. The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
31. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
32. 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.
33. Site access to conform to the George Integrated Zoning Scheme 2023.

#### **CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES**

34. 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 the clause above, with regards to, the proposed development, the developer will be required to make a development contribution, as follows:
35. The amounts of the development contributions are reflected on the attached calculation sheet dated 20/05/2024 are as follows:  
Electricity: R 10 934.60  
**Total: R 10 934.60 (VAT Excluded)**
36. The total amount of the development charges of **R 10 935.60 (VAT Excluded)** 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.
37. Any amendments or additions to the approved development parameters 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.
38. 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 10 935.60 (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.
39. 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.
40. 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.
41. Should more than two developments/properties be a party to or share any service, the Dir: CES & ETS will in conjunction with the parties determine the pro-rata contributions payable.
42. Any, and all, costs directly related to the development remain the developers' responsibility.
43. Only one connection is permitted per registered erf (Electrical, water, and sewer connections). Condition 40 applies.
44. 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 40 applicable).
45. 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 40 applicable).

46. Any existing municipal or private service damaged during the development will be repaired at the developer's cost and to the satisfaction of the George Municipality (condition 40 applicable).
47. No development may take place within the 1:100-year flood line or on slopes steeper than 1:4.
48. Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.
49. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines. Servitudes must be registered for all electrical services traversing erven.
50. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
51. In all cases, where individual customers apply 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 credit against DCs calculated.
56. Installation of ripple relays are compulsory for all geysers with electrical elements.

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 27 SEPTEMBER 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.

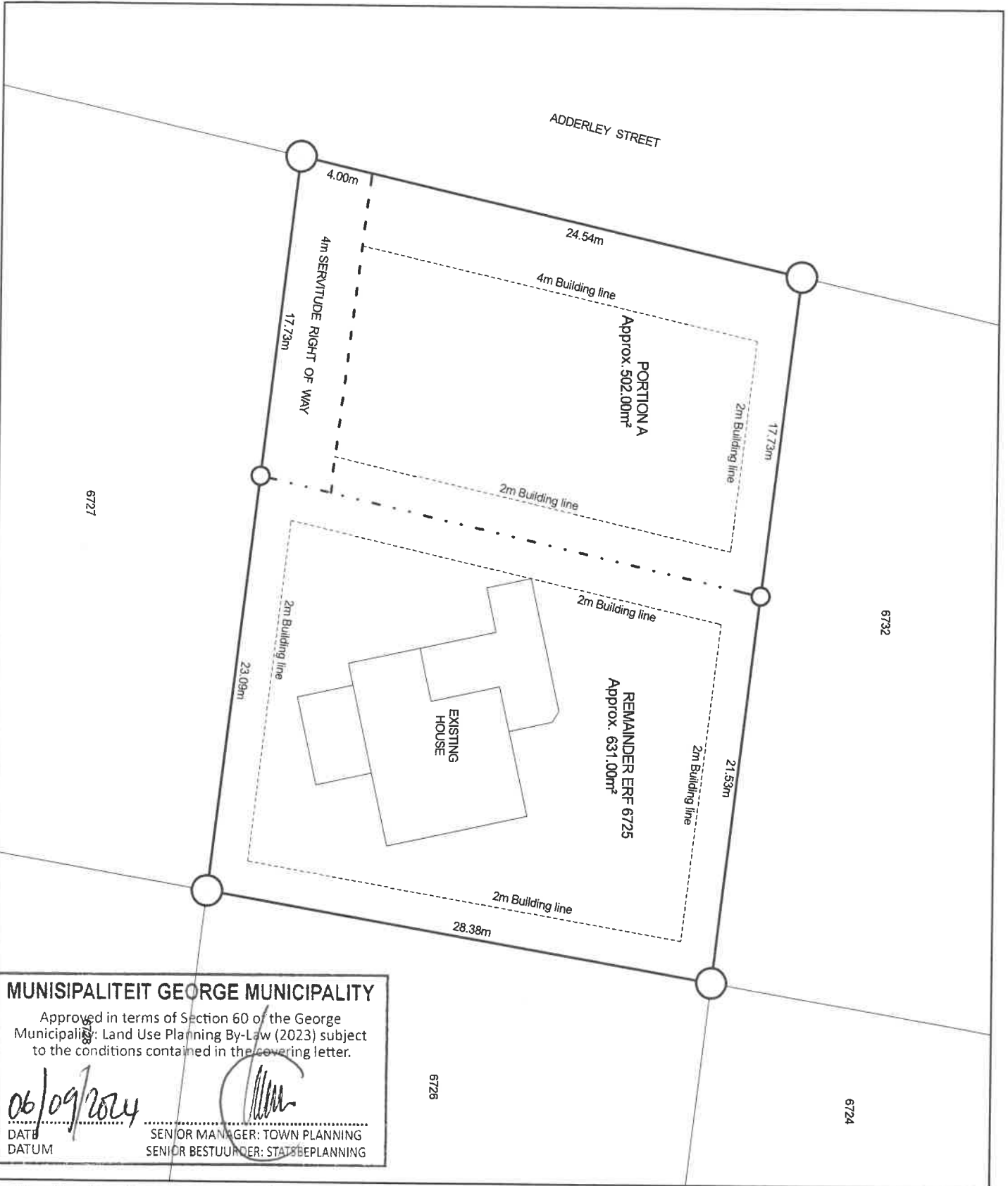
Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

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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**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.

06/09/2024

DATE: 06/09/2024  
DATUM: 06/09/2024

SENIOR MANAGER: TOWN PLANNING  
SENIOR BESTUURDER: STADBEPLANNING

**COPYRIGHT:** This drawing is the copyright of DELPLAN Urban & Regional Planning. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a Professional Land Surveyor. Any discrepancies should please be reported to DELPLAN immediately.

**KOPIEREG:** Die kopiering van hierdie tekening behoort aan DELPLAN Stads- en Regionaal Planne. Meetings moet nie van hierdie tekening geneem word nie. Alle afmetings moet deur 'n Professionele Landmeter gecontroleer word. Enige verskille moet asseblief dadelik aan DELPLAN rapporteer word.

**PROJECT:** Proposed subdivision for D Lagesen

**PROJEK:** Proposed subdivision for D Lagesen

**DESCRIPTION:** Erf 6725, Adderley Street, George

**BESKRYWING:** Erf 6725, Adderley Street, George


**TITLE:** Subdivision plan

**TITEL:** Subdivision plan

**NOTES:**

**NOTAS:**

**A3 Scale:**



**1:200**

Tel: 044 673 4666 • Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
[www.delplan.co.za](http://www.delplan.co.za)

**DELPLAN CONSULTING**



**DESIGNED:** DV

**DRAWN:** MV

**CHECKED:** SUB1

**DATE:** MARCH 2024

**PLAN NAME:** ANNEXURE

Development Charges Calculator		Version 1.00		2023/07/04			
		Erf Number	6725				
		Allotment area	George				
		Elec DCs Area/Region	George Network				
		Elec Link Network	LV				
		Elec Development Type	Normal				
		Developer/Owner	D Lagesen				
		Erf Size (ha)	0,11				
		Date (YYYY/MM/DD)	2024-05-20				
		Current Financial Year	2023/2024				
		Collaborator Application Reference	3131551				
Code	Land Use	Unit	Total Existing Right		Total New Right		
			Units	Units	Units		
<b>RESIDENTIAL</b>							
	Single Res > 1000m <sup>2</sup> Erf (Upmarket)	unit		1			
	Single Res > 350m <sup>2</sup> Erf (Small)	unit			2		
<b>OTHERS</b>			KVA		KVA		
Is the development located within Public Transport (PT1) zone?			Please select				
			Yes				
<b>Calculation of bulk engineering services component of Development Charge</b>							
Service	Units	Existing demand (ADMD)	New Demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	KVA	5,78	7,22	R 7 567,73	R 10 934,60	R 1 640,19	R 12 574,79
Total bulk engineering services component of Development Charge payable:					R 10 934,60	R 1 640,19	R 12 574,79
<b>Link engineering services component of Development Charge</b>							
<b>Total Development Charge Payable</b>							
City of George							
Calculated (ETS):							
Signature :							
Date :		May 20, 2024					
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 code/Key number	Total
Electricity	22 2000 112 M2	R 12 574,79
		R 12 574,79





GM 2023 Development Charges policy



GM 2023 Integrated Zoning Scheme By-law



GM 2023 Tariffs



Civil Engineering Service



Electro-Technical Service

Erf Number \* 6725

Allotment area \* George

Water & Sewer System \* George System

Road network \* George

Developer/Owner \* Diedré Lagesen

Erf Size (ha) \* 1 134,00

Date (YYYY/MM/DD) \* 2024-05-07

Current Financial Year \* 2023/2024

Collaborator Application Reference \* 3131551

Code	Land Use	Unit	Total Existing Right	Total New Right
<b>RESIDENTIAL</b>				
	Residential housing (500-1 000m <sup>2</sup> ) Erf	Unit		
	Residential housing (1 000-1 500m <sup>2</sup> ) Erf	Unit	1	2

**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	4,00		R 1 999,51	R 7 996,05	R 1 199,71	R 9 197,76
kl/day	0,34		R 44 780,00	R 15 424,22	R 2 313,63	R 17 737,86
kl/day	0,39		R 42 320,00	R 16 504,80	R 2 475,72	R 18 980,52
<b>Total bulk engineering services component of Development Charge payable</b>				<b>R 39 927,07</b>	<b>R 5 989,06</b>	<b>R 45 916,13</b>

**Link engineering services component of Development Charge**

**Total Development Charge Payable**

Calculated (CES): JM Fivaz

Signature : \_\_\_\_\_

Date : May 7, 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	Financial code/Key number	Total
Roads	20220703048977	R 9 197,76
Sewerage	20220703048978	R 17 737,86
Water	20220703048981	R 18 980,52
		<b>R 45 916,13</b>