

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

Collaborator No.: 3147729
Reference / Verwysing: Erf 25464, George
Date / Datum: 20 November 2024
Enquiries / Navrae: Primrose Nako

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O Box 710
GEORGE
6530

APPLICATION FOR SUBDIVISION: ERF 25464, GEORGE

Your application in the above regard refers.

- A. The Senior Manager: Town / Spatial Planning (Authorised Official) has, under delegated authority, 4.17.1.24 of 30 June 2022 decided That the **Subdivision** in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of Erf 25464, George into Portion 1 ($\pm 403\text{m}^2$) and Remainder Erf 25464, George ($\pm 346\text{m}^2$)

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

REASONS FOR DECISION

- (i) Considering the need for densification in the Greater George area, the proposal is deemed desirable.
- (ii) The proposed subdivision will not have an adverse impact on the adjacent neighbour's amenity and right to privacy and sunlight.
- (iii) The proposed subdivision supports the area's densification objectives that are aimed at optimising under-utilised land to support sustainability.
- (iv) The proposed subdivision will not have an adverse impact on the residential character of the area or the surrounding built environment.

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

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 application as applied for shall lapse if not implemented within a period of five (5) years from the date of approval and/or if the following conditions are not adhered to.

Conditions applicable to the subdivision:

2. This approval shall be taken to cover only the subdivision applied for as indicated on Subdivision Plan number **1157-SD-01** dated **2 July 2019** and drawn by **JDS Design Studio** attached as "**Annexure A**"

which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provisions.

3. The owners of the subdivided erven shall be members of the Blue Mountain Gardens Homeowners Association and abide by the Association's Constitution and Architectural Guidelines.
4. A condition limiting each property to the construction of one dwelling unit be registered in the title deed of each portion.
5. The relevant right of way servitudes be registered in the title deed of each portion.
6. The development of the two subdivided erven must be in the form of semi-detached units attached on the common boundary between the two subdivided portions.
7. Compliance with all relevant town planning conditions imposed with the original development approval of 26 November 2007.
8. The above approval will be regarded as implemented on the registration of the subdivision diagram at the Deeds Office.

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

9. The amount of Development Charges (DCs) to be paid by the developer is calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With regards to the proposed development, the developer will be required to make development contributions as stated below.
10. The amounts of the development contributions are reflected on the attached calculation sheet dated 4 June 2024 and are as follows:

| | | |
|---------------|--------------------|----------------------|
| Roads: | R 7 998,05 | Excluding VAT |
| Sewer: | R 18 409,56 | Excluding VAT |
| Water | R 18 790,08 | Excluding VAT |
| TOTAL | R 45 197,69 | Excluding VAT |

11. The total amount of the development charges of **R 45 197,69** (excluding VAT) shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
12. Any amendments or additions to the proposed development which are 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 development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

Note: The development charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the building plans 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 **R45 197,69** (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 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 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.
16. Should more than two developments/properties be party to or share any service, the Dir: CES will in conjunction with the parties determine the pro-rata contributions payable.

17. Any and all costs directly related to the development remain the developers' responsibility.
18. Only one connection permitted per registered erf (water and sewer connections). Condition 15 applies.
19. 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 15 applies.
20. 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 development's services to incorporate such services are to be determined by the developers/owners concerned. Condition 15 applies.
21. 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.
22. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
23. 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.
24. 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.
25. No construction activity may take place until all approvals, including way leave approval, are in place, and the Technical Directorates have approved all drawings and material.
26. Municipal water is provided for potable use only. No irrigation water will be provided.
27. A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to comply with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumption by this department at a rate as per the applicable annual Tariff List. In this regard, transfers, building plan approval and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full. The water meter is to be removed on completion of construction if required by the Dir: CES.
28. The developer / erf owner is to apply to the George Municipality for the installation of an individual erf water meter prior to any building work commencing on an erf.
29. 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.
30. Public and private roads are to be clearly indicated on all layout plans submitted. The road reserves must be clearly indicated on all plans submitted for approval. The cadastral layout can only be approved if the road reserves have been included on plans and approved by CES.
31. Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
32. The discharge of surface stormwater is to be addressed by the developer. Condition 15 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.
33. 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.
34. Adequate parking with a hardened surface must be provided on the premises of the proposed development.

35. 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.

CONDITIONS OF DIRECTORATE: ELECTRO TECHNICAL SERVICES

General Conditions

36. 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:
37. The amounts of the development contributions are reflected on the attached calculation sheet dated 3 June 2024 and are as follows:
- | | | |
|---------------------|-------------------|----------------------|
| Electricity: | R 5 467,30 | Excluding VAT |
|---------------------|-------------------|----------------------|
38. The total amount of the development charges of R5 467,30 (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.
39. Any amendments or additions to the proposed development 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.
- 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 submission of the building plans for a final calculation.*
40. 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 R5 467,30 (excluding VAT) shall be adjusted in line with the consumer price index published by Statistics South Africa up to the date when payment is made in terms of Condition 41 above.
41. 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.
42. 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.
43. 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.
44. Any, and all, costs directly related to the development remain the developer's responsibility.
45. Only one connection permitted per registered erf (electrical, water and sewer connections). Condition 45 applies.
46. 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 45 applies.
47. 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

development's services to incorporate such services are to be determined by the developers/owners concerned. Condition 45 applies.

48. 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 45 applies.
49. No development may take place within the 1:100-year flood line or on slopes steeper than 1:4.
50. 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.
51. 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.
52. 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.
53. 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.
54. 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.
55. No construction activity may take place until all approvals, including way leave approval, are in place, and the Technical Directorates have approved all drawings and material.

Electro Technical

56. 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 DC's based on the rates applicable at the time.
57. The developer and/or an owner of an erf shall see to it that no Small-Scale Embedded Generation (SSEG) is installed on an erf, any portion of an erf or the development, without prior approval from ETS. Should any SSEG be installed within any part of the development, ETS will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
58. Where DC's 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 DC's calculated.
59. Installation of ripple relays are compulsory for all geysers with electrical elements.
60. All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.

Notes:

- a) *The Surveyor-General approved subdivision diagram must be submitted to the Directorate's GIS Department for record purposes.*
- b) *Building plans to be submitted in terms of Section 4 of the National Building Regulations and Building Standards Act, 103 of 1977.*
- c) *Building plans to comply with SANS 10400, 204, Part XA and any other applicable legislation.*
- d) *No construction may commence until such time as a building plan has been approved.*
- e) *The property may only be used for the intended purpose once a Certificate of Occupation has been issued.*
- f) *Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).*
- g) *Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.*
- h) *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- i) *Provisions for the removal of solid waste are to be addressed in conjunction with the Dir: Environmental Services.*
- j) *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.*

B. That the following applicable to Erf 25464, George **BE CONFIRMED:**

- a) That in terms of Section 24(1)(f)(v) of the Land Use Planning By-Law for George Municipality 2023, the registration of a right of way servitude marked ABFGH over Portion 1 in favour of Remainder Erf 25464, George, as indicated on Subdivision Plan number 1157-SD-01 dated 2 July 2019 and drawn by JDS Design Studio attached as "Annexure A" which bears Council's stamp, is exempted from Section 15 of the said By-law.
- b) That in terms of Section 24(1)(f)(v) of the Land Use Planning By-Law for George Municipality 2023, the registration of a right of way servitude marked BCDE over Remainder Erf 25464, George in favour of Portion 1, as indicated on Subdivision Plan number 1157-SD-01 dated 2 July 2019 and drawn by JDS Design Studio attached as "Annexure A" which bears Council's stamp, is exempted from Section 15 of the said By-law.

REASONS FOR DECISION

The registration of a servitude for the granting of a private right of way is exempted in terms of the Land Use Planning By-law for George Municipality, 2023.

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 11 DECEMBER 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



I HUYSER

ACTING SENIOR MANAGER: TOWN PLANNING

C:\can\Erf 25464 George (SubdivisionApproval)Jan Vrolijk.docx

Aansoek

Aansoek word in terme van Artikel 15(2)(d) van die Verordeninge op Grondgebruikbeplanning vir George Munisipaliteit, 2023 gedoen vir die onderverdeling van Erf 25464, George in 'n Gedeelte 1 (groot ongeveer 403m²) en 'n Restant (groot ongeveer 346m²)

Sonering

Gedeelte 1: Enkel Residensiële some II
Restant: Enkel Residensiële some II

Nota

'n Nul meter sygrensboulyn sal langs die onderverdelingslyn van toepassing wees.

Serwitute

- 1) Reg van weg serwitute gemerk ABEFGH oor gedeelte 1 ten gunste van restant
- 2) Reg avn weg serwitute gemerk BCDE oor restant ten gunste van Gedeelte 1

Remarks
This drawing is copyrighted and belongs to JDS.
No parts hereof may be copied, or used for purposes other than indicated on this drawing without written approval of JDS

Revision

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |

ERF 25464

Proposed new subdivision on erf 25464, Blue Mountain, George



johan@jdsdesign.co.za Cell: 084 400 5666
www.jdsdesign.co.za Fax: 086 5135719

Project number 593

Date 02/07/2019

Drawn: JJP Jacobs SACAP REG NO D 0560

Subdivision

1157-SD-01

Scale

As Indicated

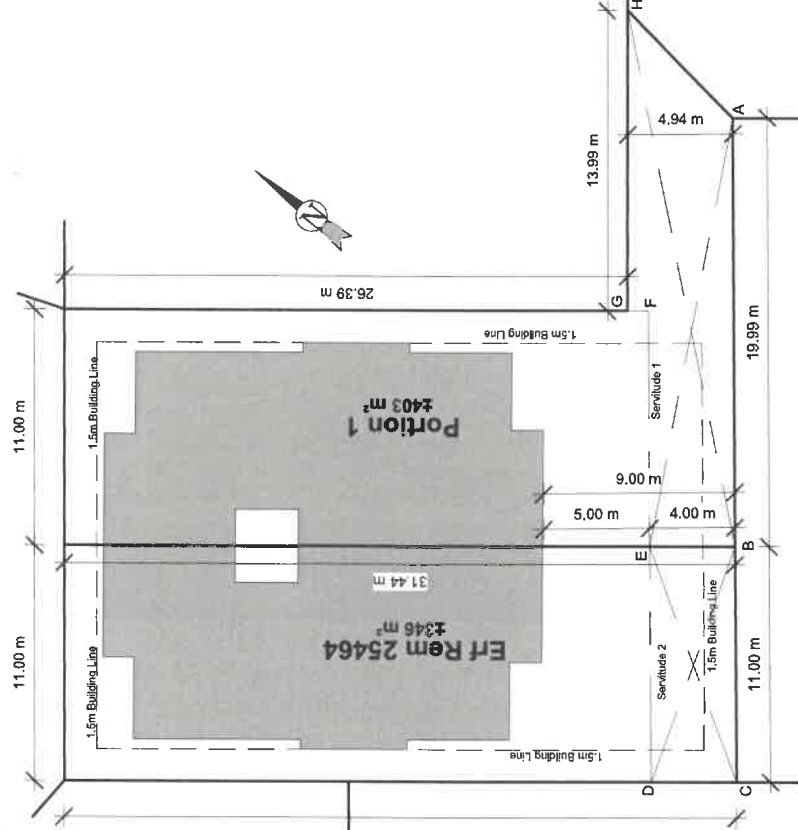
MUNISIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 60 of the George Municipality Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTURDER: STADSBEPLANNING
DATE 2024/11/20



Site Development Plan

1 : 2500

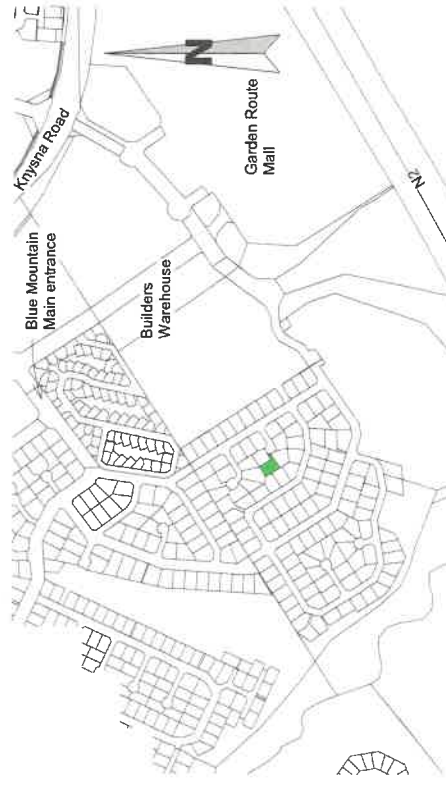
3



Subdivision

1 : 250

4



Locality Plan

1 : 10000

5

Owner signature



GM 2023 Development Charges policy



GM 2023 Integrated Zoning Scheme By-law



GM 2023 Tariffs



Civil Engineering Service



Electro-Technical Service

Erf Number * 25464

Allotment area * George

Water & Sewer System * George System

Road network * George

Developer/Owner * Heildie Jeanette van den Berg

Erf Size (ha) * 748,84

Date (YYYY/MM/DD) * 2024-06-04

Current Financial Year * 2023/2024

Collaborator Application Reference * 3147729

| Code | Land Use | Unit | Total Existing Right | Total New Right |
|------|----------|------|----------------------|-----------------|
|------|----------|------|----------------------|-----------------|

| RESIDENTIAL | | | | |
|-------------|--|------|-------|-------|
| | | Unit | Units | Units |
| | Residential housing (<500m ²) Erf | Unit | | 2 |
| | Residential housing (500-1 000m ²) Erf | Unit | 1 | |

Please select

Yes

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

| Calculation of bulk engineering services component of Development Charge | | | | | | | |
|--|-----------|-------------------|-------------|-------------|--------------------|-------------------|--------------------|
| Service | Units | Additional Demand | Unit Cost | Amount | VAT | Total | |
| | trips/day | 4,00 | R 1 999,51 | R 7 998,05 | R 1 199,71 | R 9 197,76 | |
| | kl/day | 0,41 | R 44 780,00 | R 18 409,56 | R 2 761,43 | R 21 170,99 | |
| | kl/day | 0,44 | R 42 320,00 | R 18 790,08 | R 2 818,51 | R 21 608,59 | |
| Total bulk engineering services component of Development Charge payable | | | | | R 45 197,69 | R 6 779,65 | R 51 977,34 |

Link engineering services component of Development Charge
Total Development Charge Payable

City of George

Calculated (CES): JM Fivaz

Signature: _____



Date: June 4, 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 21 170,99 |
| Water | 20220703048981 | R 21 608,59 |
| | | R 51 977,34 |

| Development Charges Calculator | | Version 1.00 | | 2023/07/04 | | | |
|--|-----------------------------------|---|--------------------------|--------------|-----------------|----------|------------|
|  | | Erf Number | 25646 | | | | |
| | | Allotment area | George | | | | |
| | | Elec DCs Area/Region | George Network | | | | |
| | | Elec Link Network | LV | | | | |
| | | Elec Development Type | Normal | | | | |
| | | Developer/Owner | HJ van den Berg | | | | |
| | | Erf Size (ha) | 0,1 | | | | |
| | | Date (YYYY/MM/DD) | 2024-06-03 | | | | |
| | | Current Financial Year | 2023/2024 | | | | |
| | | Collaborator Application Reference | 3147729 | | | | |
| Code | Land Use | Unit | Total Existing Right | | Total New Right | | |
| RESIDENTIAL | | | Units | Units | Units | | |
| | Single Res > 650m² Erf (Normal) | unit | | 1 | | 1 | |
| | Single Res > 350m² Erf (Small) | unit | | | | 1 | |
| | Single Res < 350m² Erf (Informal) | unit | | | | 1 | |
| 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 (ADMD) | New demand (ADMD) | Unit Cost | Amount | VAT | Total |
| Electricity | kVA | 4,33 | 5,06 | R 7 567,73 | R 5 467,30 | R 820,09 | R 6 287,39 |
| Total bulk engineering services component of Development Charge payable | | | | | R 5 467,30 | R 820,09 | R 6 287,39 |
| Link engineering services component of Development Charge | | | | | | | |
| Total Development Charge Payable | | | | | | | |
| City of George | | | | | | | |
| Calculated (ETS): | |  | | | | | |
| Signature: | | _____ | | | | | |
| Date: | | June 3, 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 | 4771000000 | R 6 287,39 |
| | | R 6 287,39 |