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

Collaborator No.: 3232129
Reference / Verwysing: Erf 11, Pacaltsdorp
Date / Datum: 24 March 2025
Enquiries / Navrae: Marisa Arries

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
PO BOX 710
GEORGE
6530

**APPLICATION FOR REZONING AND SUBDIVISION: ERF 11, MOUNTVIEW AVENUE,
PACALTSDORP**

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 2023 decided that the following applications applicable to Erf 11, Pacaltsdorp:

1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 of Erf 11, Pacaltsdorp from Single Residential Zone I to Subdivisional Area to allow for a residential development comprising of the following:
 - a) 2x Single Residential Zone I (dwelling house) erven; and
 - b) 1x Transport Zone II erf (public street);
2. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area of Erf 11, Pacaltsdorp into a:
 - a) Remainder Portion - Single Residential Zone I ($\pm 1\ 381\text{m}^2$);
 - b) Portion 1 - Single Residential Zone I ($\pm 2\ 599\text{m}^2$) and;
 - c) Portion 2 – Transport Zone II ($\pm 180\text{m}^2$);

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

REASONS FOR DECISION

- A. The proposal is deemed to be consistent with the spatial planning policies and guidelines for this area.
- B. The rezoning and subdivision do not detract from the surrounding residential or aesthetical character of the area.
- C. The proposal will not have a negative impact on the adjacent neighbouring properties' amenity and rights to privacy, sunlight and views.
- D. The proposal creates potential for future development and densification.

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

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality, 2023, the applications as applied for shall lapse if not implemented within a period of five (5) years from the date it comes into operation.
2. This approval shall be taken to cover only the Subdivision and Rezoning as applied for as indicated on the Subdivision Plan, drawn by Jan Vrolijk Town Planner, plan no.: 11/1 dated August 2024 attached "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 public street portion must be transferred to the George Municipality at the developers cost to the satisfaction of the Department: Civil Engineering Services prior/or with the to the transfer of portion 1.
4. The rezoning and subdivision will be considered implemented on the approval of the subdivision Diagram by the Surveyor General as well as the registration of portions (Portion 1 and 2) 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.*
- *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.*
- *The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority.*
- *The developer must submit the Surveyor General approved subdivision plan to the GIS Department of the Directorate of information purposes.*
- *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- *The fence encroaching the northern street boundary (Mountview Street) should be moved within the boundary lines. This must be indicated on the as built building plans submitted.*
- *All structures not indicated on the subdivision plan should be demolished. The latter to be indicated on the as built building plans.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

5. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 26.08.2024, collaborator reference 3232129 hereto.

Note, as stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, 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 calculation sheet dated 26.08.2024 and are as follows:

Road	R 11 603.20
Sewer	R 19 396.00
Water	R 32 735.48
Total	R 63 734.68 (Excluding VAT)

The total amount of the development charges of R 63 734.68 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.

Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, 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.



CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

6. The conditions imposed by the Directorate Electrotechnical Services are attached as 'Annexure C' dated 04.09.2024, collaborator reference 3232129 hereto.

Note, as stipulated in the attached conditions imposed by the Directorate Electrotechnical services 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 calculation sheet dated 04.09.2024 and are as follows:

Electricity R 36 190.97 Excluding VAT

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 14 APRIL 2025** 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

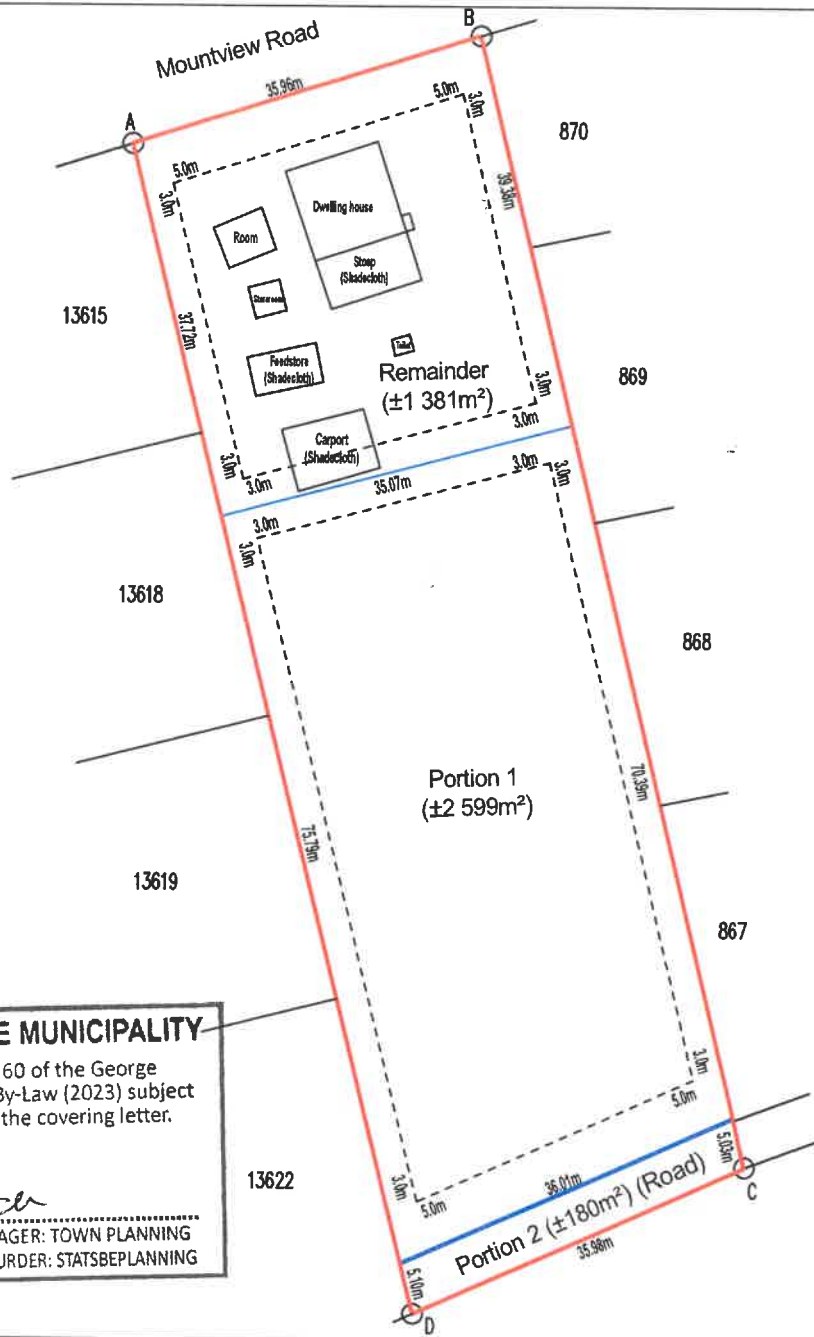


H. KOCH

SENIOR MANAGER: SPATIAL PLANNING

C:\Marisa\Decisions_New By-Law Pro formas_(applicant)\Erf 11, Pacaltsdorp(rezoning and subdivison approval)jvrolijk.docx





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.

24/3/25

H. Koen

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

PROJEK
Application for rezoning and subdivision

DESCRIPTION
Erf 11 Pacaltsdorp

TITEL
Subdivision plan

NOTES & DESCRIPTIONS NOTAS & BESKRYWINGS

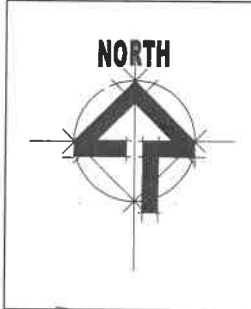
- Application**
- Application is made in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Erf 11 Pacaltsdorp from Single Residential Zone I to Subdivisional Area to allow for a residential development comprising of the following:
 - 2 Single Residential Zone I erven (Portions 1 and a Remainder); and
 - 1 Transport Zone II erf (Portion 2).
 - Application is made in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into the following 3 portions:
 - Portion 1: (Single Residential Zone I), (± 2 599m²);
 - Remainder: (Single Residential Zone I), (± 1 381m²); and
 - Portion 2: (Transport Zone II), (± 180m²).

SCALE NTS

PLANNED BY/PLAN	PLANNED BY/PLAN	11/1
DESIGN BY/DESIGN	REVISED BY/REVISED	Erf 11 Pacaltsdorp
DATE/DATUM	DATE/DATUM	Subdivision plan
Aug 2024		

ALL MEASUREMENTS APPROXIMATE
ALLE AFMETINGS BY BENADERING

KOPIEREG VOORBEHOU / COPY RIGHT RESERVED



JAN VROLIJK **JV** TOWN PLANNER • STADSBEPLANNING

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Erf Number *	11
Allotment area *	Pacaltsdorp
Water & Sewer System *	George System
Road network *	Pacaltsdorp
Developer/Owner *	Jan Aweries
Erf Size (ha) *	4 133,47
Date (YYYY/MM/DD) *	2024-08-26
Current Financial Year	2024/2025
Collaborator Application Reference	3232129

Application: Subdivision

Service applicable	Description
Roads	Service available, access via Mountview road (Subject to the Road master plan & access approval)
Sewer	Service available (Subject to the Sewer Master Plan, WWTW treatment & network capacity)
Water	Service available (Subject to the Water Master Plan, WTW treatment & network capacity)

Conditions

General conditions

- 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 charges are reflected on the attached calculation sheet dated 26/08/2024 and are as follows:

Roads:	R	11 603,20	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	19 396,00	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	32 735,48	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	63 734,68	Total Excluding VAT
 - The total amount of the development charges of R63 734,68 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.
 - Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 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 subdivision plan to ascertain what information they require to provide a more accurate calculation.*
- 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 R63 734,68 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 paragraph 3 above.
 - 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.
 - All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
 - Any, and all, costs directly related to the development remain the developers' responsibility.
 - Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
 - 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 7 applicable)

- 11 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 7 applicable)
- 12 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 7 applicable)
- 14 Note, 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.
- 15 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 16 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 17 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 18 Note, the developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- 19 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.
- 20 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.
- 21 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.
- 22 Municipal water is provided for potable use only. No irrigation water will be provided.
- 23 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
- 24 The discharge of surface stormwater is to be addressed by the developer. Condition 7 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done on line with the available stormwater master plans.
- 25 Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
- 26 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 27 No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to insure compliance.
- 28 A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 7 applies.
- 29 The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
- 30 The developer may be required to construct certain roads in lieu of a financial contribution towards the George Master Plan roads. All roads required for access to the development will have to be fully completed prior to the approval of any transfers/rates clearances. The developer's financial contribution towards the roads in the George Master Plan will be determined in accordance with the applicable financial cost sharing model.
- 31 Should it be required, the developer is to cede any portion of property required for public road reserve, free of charge, to the relevant authority.
- 32 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 33 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.
- 34 Site access to conform to the George Integrated Zoning Scheme 2023.


Signed on behalf of Dept: CES

26 Aug 24



GM 2023 Development Charges policy



GM 2023 Integrated Zoning Scheme By-law



GM 2023 Tariffs



Civil Engineering Service



Electro-Technical Service

Erf Number * **16519**
 Allotment area * **George**
 Water & Sewer System * **George System**
 Road network * **George**
 Developer/Owner * **Estated Late R.A Vermeulen**
 Erf Size (ha) * **2 772,43**
 Date (YYYY/MM/DD) * **2024-09-30**
 Current Financial Year **2024/2025**
 Collaborator Application Reference **3408842**

Code	Land Use	Unit	Total Existing Right	Total New Right
RESIDENTIAL		Units	Units	Units
	Residential housing (1 500-2 000m ²) Erf	Unit		2
	Residential housing (>2 000m ²) Erf	Unit	1	
SPORT GROUNDS		m ² Erf	m ² GLA	m ² FAR

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	3,80		R 6 309,80	R 23 977,24	R 3 596,59	R 27 573,83
trips/day	0,20		R 6 309,80	R 1 261,96	R 189,29	R 1 451,25
kl/day	0,42		R 44 760,00	R 18 650,00	R 2 797,50	R 21 447,50
kl/day	0,67		R 45 340,00	R 30 196,44	R 4 529,47	R 34 725,91
Total bulk engineering services component of Development Charge payable				R 74 085,64	R 11 112,85	R 85 198,49

Link engineering services component of Development Charge
Total Development Charge Payable

City of George

Calculated (CES): **JM Fivaz**



Signature : _____
 Date : **September 30, 2024**

NOTES : 1. 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
 2. Please note the calculation above only surmise 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 27 573,83
Public Transport		R 1 451,25
Sewerage	20220703048978	R 21 447,50
Water	20220703048981	R 34 725,91
		R 85 198,49

Development Charges Calculator		Version 1.00		2024/06/10			
		Erf Number	16519				
		Allotment area	George				
		Elec DCs Area/Region	George Network				
		Elec Link Network	LV				
		Elec Development Type	Normal				
		Developer/Owner	Estate Late RA Vermeulen				
		Erf Size (ha)	0,27				
		Date (YYYY/MM/DD)	2024-10-07				
		Current Financial Year	2024/2025				
		Collaborator Application Reference	3408842				
		Code	Land Use	Unit	Total Existing Right		Total New Right
RESIDENTIAL			Units	Units	Units		
	Single Res > 1000m ² Erf (Upmarket)	unit		1	2		
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 (ADM/D)	New demand (ADM/D)	Unit Cost	Amount	VAT	Total
Electricity	kVA	5,78	11,56	R 7 974,49	R 46 089,33	R 6 913,40	R 53 002,72
Total bulk engineering services component of Development Charge payable					R 46 089,33	R 6 913,40	R 53 002,72
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS): 							
Signature : _____							
Date : October 7, 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		R 53 002,72