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

Collaborator No.: 3127091
Reference / Verwysing: Erf 237, Hoekwil
Date / Datum: 07 March 2025
Enquiries / Navrae: Marisa Arries

Email: philip@formaplan.co.za

FORMAPLAN
PO BOX
GEORGE
6530

**APPLICATION FOR REZONING, SUBDIVISION, REMOVAL OF RESTRICTIVE CONDITION OF APPROVAL,
DEPARTURE AND REGISTRATION OF A SERVITUDE: TIEN MYL STREET, WILDERNESS HEIGHTS**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.24 of 30 June 2022 decided the following:

A. That, with due regard for the grounds of the objection submitted against the application, the comments received and the conclusion reached in the report, the following application applicable to Erf 237, Hoekwil for Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 to allow for the relaxation of development parameter (a) which is applicable to "second dwelling unit" for the increase of the size of the second dwelling on the proposed Remainder Portion from 175m² to a size of 305m²;

BE REFUSED in terms of Section 60 of Land Use Planning By-law for George Municipality, 2023 for the following reasons:

REASONS FOR DECISION

- a) The proposal poses a material deviation from the development parameters of the George Integrated Zoning Scheme By-law, 2023 which negates the intent of the zoning scheme and threatens the objectives associated with rural areas.
- b) The proposal is not adequately supported by justifiable site-specific circumstances and the approval of the application under the current motivation will set a new precedent within the municipal area.
- c) The afore mentioned may have cumulative detrimental impacts on the ambience and character of the rural area should a precedent of such a departure be set. The precedent of allowing such a departure for second dwellings on the basis of condoning illegal conversion of existing structures, will inevitably impact on urban areas as well. The size of the unit is in conflict with and deviates substantially from the preferred unit size as described in the Rural Areas Guidelines, 2019.

B. That the following applications applicable to Erf 237, Hoekwil for:



1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 of Erf 237, Hoekwil from Agriculture Zone I to Agriculture Zone II.
2. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of Erf 237, Hoekwil into a Portion 1 (approx.4.5ha) and Remainder (approx.4.5ha).
3. Removal in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023 of restrictive condition F.(b) in the Deed of Transfer T72038/2003 and condition F.(b) in the Deed of Transfer T75939/2004 to permit second dwelling units on the respective subdivided portions.
4. Registration in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 of a servitude for a water pipeline to be registered across proposed Portion 1 in favour of the Remainder and a servitude for electricity on the proposed Remainder in favour of Portion 1.

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

REASONS FOR DECISION

- a) The proposed rezoning and subdivision correspond with the surrounding rural land uses and character or the area.
- b) The proposal for subdivision is considered to align with the spatial planning objectives for the area.
- c) The Title Deed conditions to be removed are already managed by the Zoning Scheme By-Law and will not have a negative impact on the environment, property owners', neighbouring property owners or any other third-party's rights.
- d) The proposal will not have an adverse impact on the surrounding natural environment and is confirmed to be aligned with environmental law, based on the submissions made by the applicant.

Subject to the following conditions imposed in terms of Section 66 of the said Planning By-Law:

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

General conditions

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023 the approval 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 rezoning, subdivision and ROR applications as applied for and as indicated on the subdivision plan (Hoekw 237) prepared by Formaplan dated April 2024 attached hereto as "Annexure A" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.

Subdivision and Departure

3. The subdivision approval will only be regarded as implemented on the submission of the approved SG Diagrams by the Surveyor General as well as the registration of Portion 1 in terms of the Deeds Registries Act.
4. The owners must make the necessary structural changes to ensure that the Remainder portion has a second dwelling unit not larger than 175m² before building plans are considered.

**A site inspection will be carried out to ensure that the illegal second dwelling unit complies with the zoning scheme requirements.*

Title deed conditions

5. That in terms of Section 34(1) the owners/applicant must apply to the Registrar of Deeds to make the appropriate entries in, and endorsements on, any relevant register or title deeds to reflect the removal of the restrictive condition, after the publication of a notice contemplated in Section 33(7) in the Provincial Gazette.
6. Proof of the endorsement in the respective title deeds must be submitted with the building plans for the development.

Town Planning Notes:

- (i.) *As built plans to be submitted for the structures on Rem/237, Hoekwil for approval in accordance with the National Building Regulations (NBR).*



- (ii.) *The developer must submit the Surveyor General approved diagrams to the George Municipality's GIS Department for information purposes.*
- (iii.) *Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.*
- (iv.) *Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.*

Environmental Notes:

- (i.) *No buildings may be developed within 32m from the any water body or catchment area.*
- (ii.) *Dwelling units must be built on areas of disturbance where no pristine Critical Biodiversity areas are found. Development should not encroach into the indigenous vegetation and a 10m firebreak between the vegetation and the development area must be preserved unless the necessary environmental impact studies are provided advising that a reduced setback can be accepted.*
- (iii.) *Dwellings should be clustered to minimize the building of a network of roads over the properties.*
- (iv.) *The owner must ensure that appropriate measures are put in place to capture stormwater and prevent erosion of the property.*
- (v.) *No development may take place within the 1:100-year flood line or on slopes steeper than 1:4.*
- (vi.) *That on-going clearing of alien invasive vegetation take place on the respective properties in terms of the Conservation of Agricultural of Agricultural Resources Act 43 of 1983 (CARA).*
- (vii.) *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.*
- (viii.) *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.*
- (ix.) *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES:

7. The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
8. The amounts of the development contributions are reflected on the attached calculation sheet dated 22/05/2024 and are as follows:
 - Road – R 7225.70
 - Sewer – R 00.00
 - Water – R 42 320.00
 - Total – R 49 545.70 Excluding VAT**
9. The total amount of the development charges of **R 49 545.70** 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.
10. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 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.

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.

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 49 545.70 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 paragraph 10 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. 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.
15. Any, and all, costs directly related to the development remain the developers' responsibility.
16. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 13 applies.
17. 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)
18. 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)
19. 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 applicable)
20. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
21. 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.
22. 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.
23. 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.
24. Municipal water is provided for potable use only. No irrigation water will be provided.
25. 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.
26. 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.
27. No municipal waterborne sewer service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for sewer will then become payable in accordance with the approved DC Guidelines at the time of connection.
28. A conservancy tank, or alternative approved sewer disposal method, must be installed at the Developer/owner's cost. The Developer/owner is to appoint a private contractor, at own expense, to service the tank, and the disposal of the content is to be via an approved disposal method. The installation of a septic tank may be considered if the required percolation tests are within the accepted norms.
29. The discharge of surface stormwater is to be addressed by the developer. Condition 13 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done online with the available stormwater master plans.

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 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.
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 insure
36. 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.
37. 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.
38. 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.
39. Site access to conform to the George Integrated Zoning Scheme 2023.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES:

40. 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:
41. The amounts of the development contributions are reflected on the attached calculation sheet dated 20/05/2024 and are as follows:

Electricity R 6 304.33 Excluding VAT

42. The total amount of the development charges of **R 6 304.33 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.
43. 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.

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

44. 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 6 304.33 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 paragraph 41 above.
45. 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.
46. 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;
47. 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.
 48. Any, and all, costs directly related to the development remain the developers' responsibility.
 49. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 46 applies.
 50. 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 46 applicable).
 51. 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 46 applicable).
 52. 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 46 applicable)
 53. 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.
 54. 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.
 55. 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.
 56. 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.
 57. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
 58. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
 59. 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.
 60. 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.
 61. Installation of ripple relays are compulsory for all geysers with electrical elements.
 62. The Electricity DC charge excludes any MV/LV and LV network costs. The customer will be quoted separately for any upgrade work required.
 63. Rural connection: Capital contributions will be payable by the applicant as part of the electrical connection on application for an electrical connection. The Capital contribution will be determined by the department ETS, based on the size of the connection at the standard prevailing DCs calculation methodology for rural connections.

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 28 MARCH 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



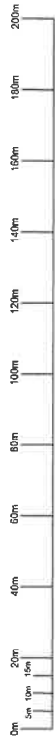
H. KOCH

SENIOR MANAGER: SPATIAL PLANNING

C:\Marisa\Decisions_New By-Law Pro formas_(applicant)\Erf 237, Hoekwil (rezoning, subdivision, ror, registration of the servitude_refused and approved)\waleaf.docx



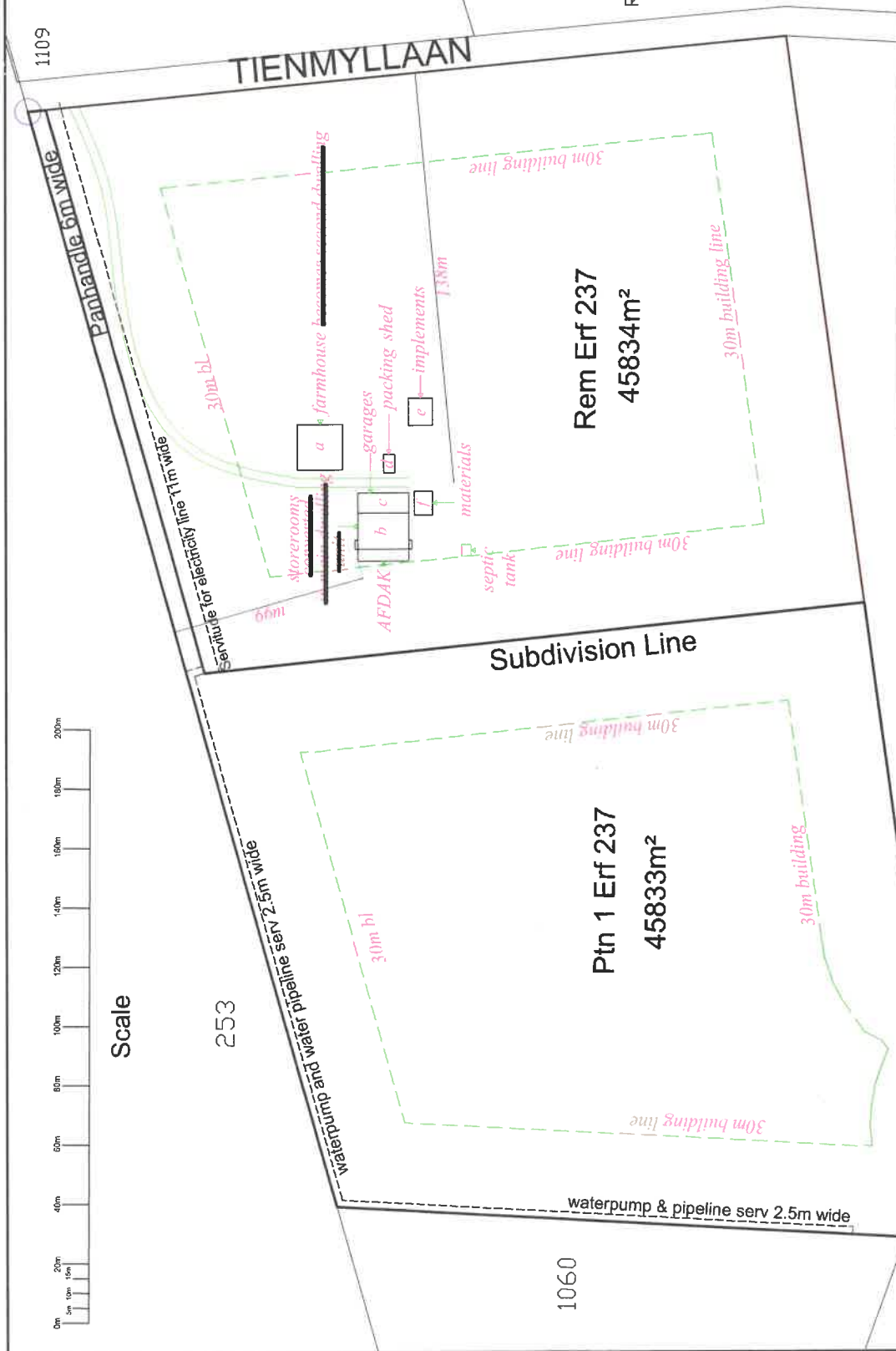
Annexure A - Subdivision Plan



Scale

253

- ### LEGEND
- Application is made to rezone Erf 237 to Agricultural Zone II.
 - Application is made to subdivide Erf 237 into two portions:
 - Proposed Ptn 1 = 4.5833ha
 - Remainder = 4.5834ha
 - Application is made for a department of the municipality to provide a water-pump and a water pipeline to an existing building (2nd unit) on the remainder.
 - It is proposed to register a servitude 2,5m wide for installation of a water-pump and a water pipeline as indicated on the plan.
 - It is proposed to register a servitude 11m wide for installation of an electricity power line to proposed Ptn 1 as indicated on the plan.



1060

Ptn 1 Erf 237
45833m²

Rem Erf 237
45834m²

Subdivision Line

RE/225

NOTA:
Alle metes op die plan is deur 'n landmeter bevestig word.

Kliënt
Mr Frikkie Koen



Project
PROPOSED REZONING, SUBDIVISION & DEPARTURE

Title
SUBDIVISION PLAN

Property
ERF 237, Hoekwil

Scale	1 : 2000 on A4 plot
Tekening Nummer	Hoekw 237
Drawing Number	Hoekw 237
Date	APRIL 2024
Version	1.5



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: 11/3/2025
 SENIOR MANAGER: TOWN PLANNING
 DATUM: 11/3/2025
 SENIOR BESTUURDER: STATSBEPANNING

Annexure B - DC Calculation

Project Information		DC Calculation Summary	
Item No.	Description	Quantity	Rate
1	Excavation for foundation	1000	1500
2	Foundation concrete	500	2000
3	Reinforcement steel	2000	1000
4	Formwork	1000	500
5	Backfilling	1000	1000
6	Structural steel	1000	1500
7	Roofing	1000	1000
8	Plumbing	1000	1000
9	Electrical	1000	1000
10	Painting	1000	1000
11	Finishing	1000	1000
12	Site works	1000	1000
13	Contingency	1000	1000
14	Professional fees	1000	1000
15	Unforeseen	1000	1000
16	Subtotal	10000	100000
17	Material	10000	100000
18	Labour	10000	100000
19	Overhead & Profit	10000	100000
20	Grand Total	30000	300000

Development Charges Calculator		Version 1.00		2023/07/04			
		Erf Number	237				
		Allotment area	Hoekwil				
		Elec DCs Area/Region	Wilderness Network				
		Elec Link Network	MV				
		Elec Development Type	Normal				
		Developer/Owner	Koen, Taljard & Combrink				
		Erf Size (ha)	9,2				
		Date (YYYY/MM/DD)	2024-05-20				
		Current Financial Year	2023/2024				
		Collaborator Application Reference	3127091				
Code	Land Use	Unit	Total Existing Right		Total New Right		
			Units	Units	Units	Units	
RESIDENTIAL							
	Rural Intensification / Agri-subdivisions	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 (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	3,61	7,22	R 1 745,27	R 6 304,33	R 945,65	R 7 249,98
Total bulk engineering services component of Development Charge payable					R 6 304,33	R 945,65	R 7 249,98
Link engineering services component of Development Charge							
Total Development Charge Payable							
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	2200000000	R 7 249,98
		R 7 249,98

For Internal information use only (Not to publish)



Erf Number *	237
Allotment area *	Hoekwil
Water & Sewer System *	George System
Road network *	Towns and settlements
Developer/Owner *	Mr FH & Ms A Koen (50), Ms HJ Taljaard (25%) & Ms JP Combrinck (25%)
Erf Size (ha) *	9,17
Date (YYYY/MM/DD) *	2024-05-22
Current Financial Year	2023/2024
Collaborator Application Reference	3127091

Application: Subdivision

Service applicable	Description
Roads	Service available, access via Unname road (Subject to the Road master plan & access approval)
Sewer	No service available for proposed development
Water	Service available (Subject to the Water Master Plan, WTW treatment & network capacity)

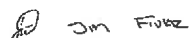
Conditions

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 22/05/2024 and are as follows:

Roads:	R	7 225,70	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	-	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	42 320,00	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	49 545,70	Total Excluding VAT
 - The total amount of the development charges of R49 545,70 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 R49 545,70 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.
 - 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.
 - 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)

- 12 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)
- 13 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)
- 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 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.
- 24 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.
- 25 No municipal waterborne sewer service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for sewer will then become payable in accordance with the approved DC Guidelines at the time of connection
- 26 A conservancy tank, or alternative approved sewer disposal method, must be installed at the Developer/owner's cost. The Developer/owner is to appoint a private contractor, at own expense, to service the tank, and the disposal of the content is to be via an approved disposal methods. The installation of a septic tank may be considered if the required percolation tests are within the accepted norms.
- 27 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.
- 28 Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
- 29 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.
- 30 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.
- 31 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 32 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.
- 33 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.
- 34 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.
- 35 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 36 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.
- 37 Site access to conform to the George Integrated Zoning Scheme 2023.


Signed on behalf of Dept: CES

22 May 24