

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

**Collaborator No.:** 3244590  
**Reference / Verwysing:** Erf 28422, George  
**Date / Datum:** 07 March 2025  
**Enquiries / Navrae:** Primrose Nako

**Email:** [janvrolijk@jvtownplanner.co.za](mailto:janvrolijk@jvtownplanner.co.za)

JAN VROLIJK TOWN PLANNER  
P O Box 710  
GEORGE  
6530

**APPLICATION FOR REZONING, SUBDIVISION AND DEPARTURE: ERF 28422, GEORGE**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 30 June 2023 decided that the following applications applicable to Erf 28422, George:

1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 28422, George from General Residential Zone I to Single Residential Zone I;
2. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 28422, George into Portion A ( $\pm 523,5m^2$ ) and Remainder Erf 28422, George ( $\pm 541,5m^2$ );
3. Permanent departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the common boundary building line between Portion A and Remainder Erf 28422, George from 2 metres to 0 metres to accommodate the existing dwelling houses;

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

**REASONS FOR DECISION:**

- (i) The proposed applications will not be reconcilable with the surrounding residential and will not impact the streetscape character of the area.
- (ii) The proposed applications will not have an adverse impact on the natural environment or neighbouring properties views or amenities.
- (iii) The proposed applications promote optimal utilization of the land and are compatible with the spatial planning objectives of the area.
- (iv) Surrounding property owners did not object to the proposed development and there is therefore no indication that the proposal will impact on public interest.
- (v) The proposal will not present negative impacts on surrounding property rights.

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 conditions

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality 2023, the above-mentioned approval shall lapse if not implemented within a period of five (5) years from the date of when it comes in operation, or the conditions of approval have not been complied with.
2. This approval shall be taken to cover only the rezoning, subdivision and departure as applied for and indicated on the Subdivision Plan No. 28422/1 dated August 2024, drawn by Jan Vrolijk Town Planner 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. That both portions be limited to one (1) dwelling unit per property and that the appropriate entries be made into their respective title deeds in terms of the Deeds Registries Act.
4. Indigenous trees should be planted along the public roads. The George Municipality tree list should be consulted to select suitable species. Landscape-based screening and beautification to be incorporated on the street reserve and outside perimeter of the development to enhance the streetscape.
5. The conditions of the Directorates: Civil Engineering Services dated 26 August 2024 and Electro-technical Services dated 6 September 2024, attached as “Annexure B”, need to be complied with.

### Implementation of the Subdivision

1. An approved Surveyor-General diagram be submitted to the Directorate: Planning and Development for record purposes.
2. The approval will be regarded as implemented on the registration of Portion A at the Registrar of Deeds.

### Notes

- (i) *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.*
- (ii) *Proof that separate service connections (electricity, water and sewer) have been provided to the subdivided portions must be provided before transfer certificates may be issued.*
- (iii) *An as-built building plan must be submitted for approval in accordance with the National Building Regulations.*
  - (i) *Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).*
  - (ii) *Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.*
  - (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 Directorate: Environmental Services.*

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 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.

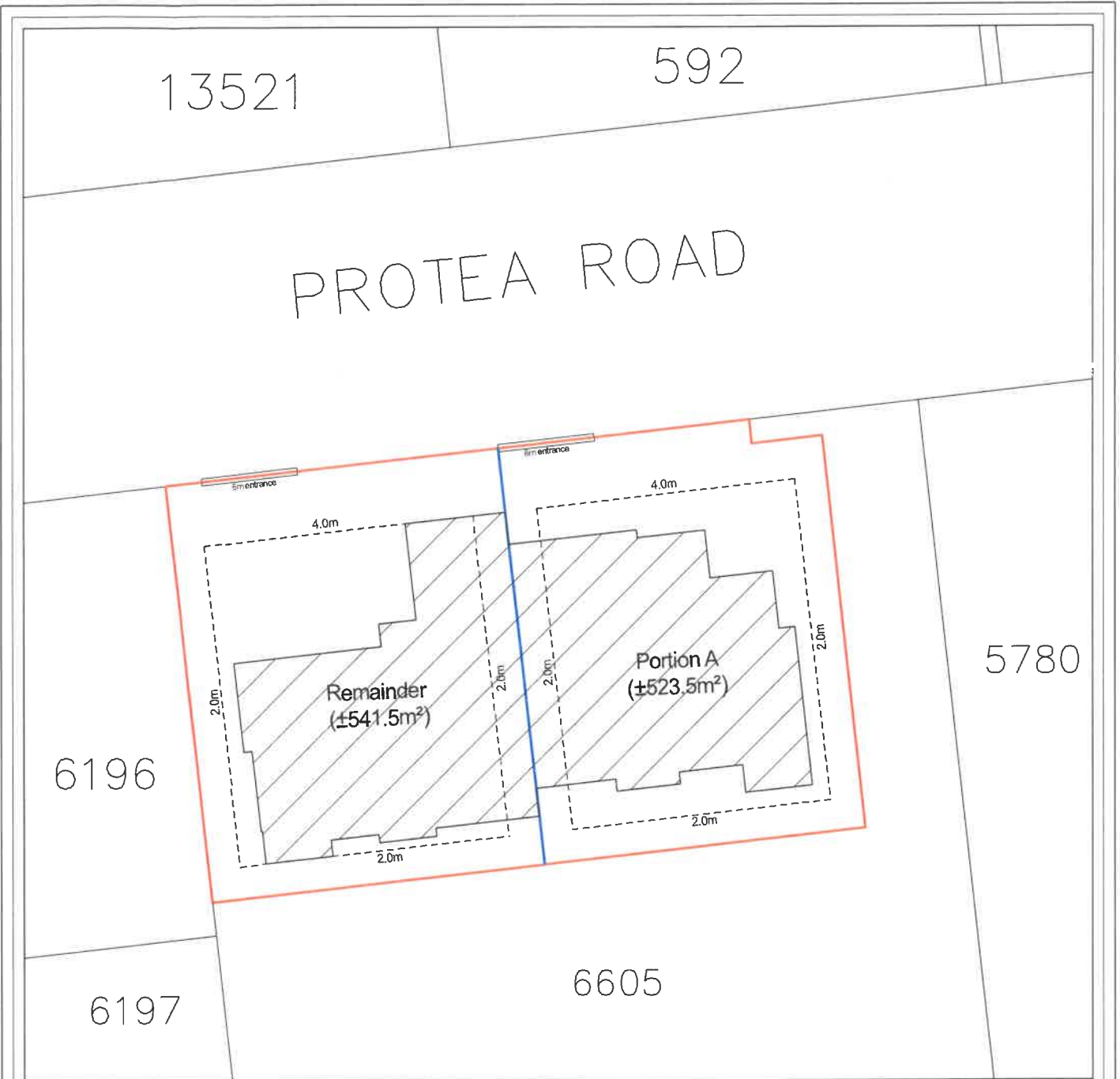
Yours faithfully



**H KOCH**

**SENIOR MANAGER: SPATIAL PLANNING**

C:\scan\Erf 28422( Rezoning, Subdivision & Departure Approval) Jan Vrolijk.docx



PROJEK  
**Application for subdivision**

DESCRIPTION  
**Erf 28422 George**

TITEL  
**Subdivision plan**

NOTES & DESCRIPTIONS      NOTAS & BESKRYWINGS

**Application**  
Application is made in terms of Section 15 (2)(d) of the Land Use Planning By-law for George Municipality, 2023 for the subdivision of Erf 28422 George (outlined in red) into a Portion A (±523,5m²) and a Remainder (±541.6m²).

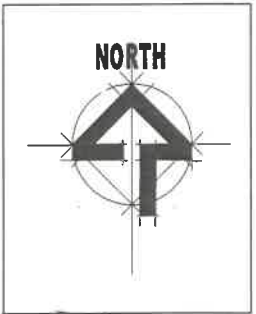
**Proposed zoning and land use**  
Portion A – Single Residential Zone I (Dwelling house)  
Remainder – Single Residential Zone I (Dwelling house)

SCALE      NTS      SKAAL

|                 |                   |                  |
|-----------------|-------------------|------------------|
| PLANNED BERPLAN | PLANNED PLANNOU   | 28422H           |
| DRAWN TEGEKEN   | REVISED WYBESKRYF | Erf 28422 George |
| DATE DATUM      | NAME NAAM         | Subdivision plan |
| Aug 2024        |                   |                  |

ALL MEASUREMENTS APPROXIMATE  
ALLE AFMETINGS BY BENADERING

KOPHEREG VOORBEHOU / COPY RIGHT RESERVED




**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.

7/13/2025      H. Koen  
DATUM      SENIOR MANAGER: TOWN PLANNING  
SENIOR BESTUURDER: STADSBEPLANNING



| GEORGE DC CALCULATION MODEL   |                                    | Version 1.00                | 31 August 2021 |
|---|------------------------------------|-----------------------------|----------------|
| <b>For Internal information use only (Not to publish)</b>                         |                                    |                             |                |
|  | Erf Number *                       | 28422                       |                |
|   | Allotment area *                   | George                      |                |
|   | Water & Sewer System *             | George System               |                |
|   | Road network *                     | George                      |                |
|   | Developer/Owner *                  | Heidi Jeanette van den Berg |                |
|   | Erf Size (ha) *                    | 1 065,25                    |                |
|   | Date (YYYY/MM/DD) *                | 2024-08-26                  |                |
|   | Current Financial Year             | 2024/2025                   |                |
|   | Collaborator Application Reference | 3244590                     |                |

**Application:** Subdivision


| Service applicable | Description  |
|--------------------|--|
| Roads              | Service available, access via Protea street<br>(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)             |

|                           |
|---------------------------|
| <b>Conditions</b>         |
| <b>General conditions</b> |

- 1 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:
  - 2 The amounts of the development charges are reflected on the attached calculation sheet dated 26/08/2024 and are as follows:

|              |          |                  |  |
|--------------|----------|------------------|--|
| Roads:       | R        | 12 619,60        | Excluding VAT (Refer to attached DC calculation sheet) |
| Sewer:       | R        | 14 298,33        | Excluding VAT (Refer to attached DC calculation sheet) |
| Water:       | R        | 12 649,86        | Excluding VAT (Refer to attached DC calculation sheet) |
| <b>Total</b> | <b>R</b> | <b>39 567,79</b> | <b>Total Excluding VAT</b>                             |
  - 3 The total amount of the development charges of R39 567,79 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.
  - 4 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.*
- 5 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 R39 567,79 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.
  - 6 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.
  - 7 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.
  - 8 Any, and all, costs directly related to the development remain the developers' responsibility.
  - 9 Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
  - 10 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 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 30 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.
- 31 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 2024/25 Tariffs



Civil Engineering Service



Electro-Technical Service

Erf Number: 28422  
 Allotment area: George  
 Water & Sewer System: George System  
 Road network: George  
 Developer/Owner: Heildie Joannette van den Berg  
 Erf Size (ha): 1 065,25  
 Date (YYYY/MM/DD): 2024-08-26  
 Current Financial Year: 2024/2025  
 Collaborator Application Reference: 3244590

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

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

| Service  | Units     | Additional Demand | Unit Cost   | Amount      | VAT               | Total              |
|--|-----------|-------------------|-------------|-------------|-------------------|--------------------|
|  | trips/day | 3,80              | R 3 154,90  | R 11 988,62 | R 1 798,29        | R 13 786,91        |
|  | trips/day | 0,20              | R 3 154,90  | R 630,98    | R 94,65           | R 725,63           |
|  | kl/day    | 0,32              | R 44 760,00 | R 14 298,33 | R 2 144,75        | R 16 443,08        |
|  | kl/day    | 0,28              | R 45 340,00 | R 12 649,86 | R 1 897,48        | R 14 547,34        |
| <b>Total bulk engineering services component of Development Charge payable</b> |           |                   |             |             | <b>R 5 935,17</b> | <b>R 45 502,96</b> |

**Link engineering services component of Development Charge**  
**Total Development Charge Payable**

City of George  
 Calculated (CES): JM Fivaz  
 Signature : \_\_\_\_\_ Date : August 26, 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 Statistics South Africa) using the date of approval as the base month  
 2. 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 13 786,91        |
| Public Transport |                           | R 725,63           |
| Sewerage         | 20220703048978            | R 16 443,08        |
| Water            | 20220703048981            | R 14 547,34        |
|                  |                           | <b>R 45 502,96</b> |

|   |              |            |
|---|--------------|------------|
| GEORGE ELECTRICITY DC CALCULATION MODEL                   | Version 1.00 | 2024/06/10 |
| <b>For Internal information use only (Not to publish)</b> |              |            |



Erf Number \* 28422  
 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) \* 06 09 2024  
 Current Financial Year 2024/2025  
 Collaborator Application Reference 3244590

Application: Development Charges

Comments: 0

| Service applicable | Description  |
|--------------------|--|
| Electricity        | Service available (Subject to the Electrical master plan approval) |

| <b>Conditions</b>         |  |
|---------------------------|--|
| <b>General conditions</b> |  |
| 1                         | 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:  |
| 2                         | The amounts of the development contributions are reflected on the attached calculation sheet dated 06/09/2024 and are as follows:<br>Electricity: R 11 522,33 Excluding VAT  |
| 3                         | The total amount of the development charges of R11 522, 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.  |
| 4                         | 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.  |
| 5                         | 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 R11 522, 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 3 above.   |
| 6                         | 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.  |
| 7                         | All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with   |
| 8                         | 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.   |
| 9                         | Any, and all, costs directly related to the development remain the developers' responsibility.   |
| 10                        | Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.   |
| 11                        | 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)  |
| 14                        | No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.  |
| 15                        | 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.   |
| 16                        | 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.   |
| 17                        | 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.  |
| 18                        | The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.   |
| 19                        | Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.  |



|                          |   |
|--------------------------|---|
| 20                       | 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.   |
| 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.  |
| <b>Electro Technical</b> |   |
| 24                       | In all cases, where individual customer apply for a supply capacity exceeding that provided for in the calculation of DCs and for the developer paid, will be subject to additional DCs based on the rates applicable at the time.  |
| 25                       | Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).   |
| 26                       | Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.   |
| 27                       | 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. |
| 28                       | 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.  |
| 29                       | Installation of ripple relays are compulsory for all geysers with electrical elements.  |
| 30                       | All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.   |



Singed on behalf of Dept: ETS

06 Sep 24

