

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

Collaborator No.: 2297498
Reference / Verwysing: Erf 54, Pacaltsdorp
Date / Datum: 23 September 2022
Enquiries / Navrae: Marisa Arries

Email: janvrolijk@vodamail.co.za

JAN VROLIJK TOWN PLANNER
PO BOX 710
GEORGE
6530

**APPLICATION FOR REZONING AND SUBDIVISION:
ERF 54, NOORD STREET, PACALTSDORP**

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, 4.1.17.1.17 of 30 June 2022 decided that the following applications applicable to Erf 54, Pacaltsdorp, namely:

- (a) Rezoning, in terms of Section (15)(2)(a) of the Land Use Planning By-law for George Municipality (2015), of Erf 54, Pacaltsdorp, from Single Residential Zone I to a Subdivisional Area comprising:
1. 5 x Single Residential Zone I erven (at a density of 8.82 du/ha);
 2. 1 x Transport Zone II erf;
 3. 1 x Open Space Zone I erf;
- (b) Subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2015), of the Subdivisional Area *in accordance with Plan No 54/2 dated December 2021 (attached as Annexure A)*, for the following:
1. 5 x Single Residential Zone I erven;
 2. 1 x Transport Zone II erf;
 3. 1 x Open Space Zone I erf;

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

REASONS

- (i). The proposal aligns with the development principles of SPLUMA (2013) and LUPA (2014);
- (ii). The proposal promotes residential densification and intensification of land use in line with the spatial planning principles, objectives and guidelines applicable to the surrounding area (i.e. PSDF 2014, MSDF 2019 & LSDF 2015);

- (iii). The proposed development will not have a significant adverse impact on the character of the area or the environment;
- (iv). The subject property is well-located for densification, being within walking distance of community facilities, economic opportunities and public amenities;
- (v). Increased residential densification within the urban edge will promote smart growth and discourage urban sprawl through infill development opportunities;
- (vi). The development will provide for much needed affordable housing opportunities within a low-density urban area;
- (vii). No negative impacts on bulk engineering services and traffic in the area are foreseen;

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

General:

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality (2015), the above-mentioned approvals shall simultaneously lapse if not implemented within a period of five (5) years from the date of approval and/or if the following conditions are not adhered to.
2. This approval shall be taken to cover only the rezoning and subdivision as applied for as indicated on the Subdivision and Rezoning Plan drawn by Jan Vrolijk Town Planner plan no 54/2 dated December 2021, attached as "**Annexure A**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. A condition must be imposed against the title deed of each residential property limiting the erf to the erection of one (1) dwelling unit only.

Conditions applicable to the Subdivision:

4. An approved Surveyor General diagram must be submitted to the Directorate: Human Settlements, Planning and Development for record purposes.
5. The public road and public open space erven must be transferred to the Municipality for the cost of the developer.
6. The approval will be regarded as implemented on the registration of the 1st subdivided portion at the Register of Deeds. No building plans will be approved prior to the registration of the applicable subdivided portion.

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 a development contribution, as follows:

The amounts of the development contributions are reflected on the attached ("**Annexure B**") calculation sheet dated 14/07/2022 and are as follows:

Roads:	R 32 597,69 Excluding VAT
Sewer:	R 74 352,51 Excluding VAT
Water:	R 77 720,00 Excluding VAT

Total:	R 184 670,20 Excluding VAT
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8. The total amount of the development charges of **R 184 670,20** 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.

9. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 7 above, which may lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
10. 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 184 670,20 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 Condition 8 above.

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 building plans to ascertain what information they require to provide a final calculation.

11. 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.
12. 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.
13. Any, and all, costs directly related to the development remain the developers' responsibility.
14. Only one connection permitted per registered erf (water and sewer connections). Condition 12 applies.
15. 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 12 applies).
16. 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 12 applies).
17. 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 12 applies).
18. 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.
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.
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. 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.
28. The discharge of surface stormwater is to be addressed by the developer (condition 12 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.
29. 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.
30. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
31. No private parking will be allowed in the road reserve.
32. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval (condition 12 applies).
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. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

35. 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 ("**Annexure B**") calculation sheet dated 17/07/2022 and are as follows:

Electricity: R 89 303,45 Excluding VAT

36. The total amount of the development charges of **R 89 303,45** 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.
37. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 35 above, which may lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
38. As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R 89 303,45 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 condition 36 above.

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 building plans to ascertain what information they require to provide a final calculation.

39. Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
40. All services - internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority (hard copy and electronically), for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered electrical contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
41. Consent use approval with regards to Guest houses, School or Hotels are subject to the submission and approval of building plans, which shall include a detailed Site Development Plan (SDP), indicating proposed land use changes to the erf/erven. The SDP should, but not limited to, address all 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.
42. 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.
43. Any, and all, costs directly related to the development remain the developers' responsibility.
44. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 40 applies.
45. Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf (condition 40 applies).
46. Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned (condition 40 applies).
47. 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 40 applies).
48. No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
49. 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.
50. 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.
51. 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.
52. The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
53. Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
54. 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.
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. 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.
57. 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.

58. 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.
59. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
60. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
61. 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.
62. 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.
63. Installation of ripple relays are compulsory for all geysers with electrical elements.
64. All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
65. A detailed energy efficiency and demand side management plan to be implemented in the development to provide to the municipality.
66. All LV work must be installed and be funded by the developer / customer.
67. The developer will be responsible to submit an Electrical Services Report for the development for the approval by the ETS. All the required electrical upgrades required on the Municipal electrical distribution network must be listed within the Electrical Services Report and will be for the cost of the developer. The developer will have to adhere to the Electrical Services Report. However, the preliminary designs, followed by the detailed designs, will only be finalised once the site development plan is approved (condition 35 applies).

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 George Municipality's By-law on Municipal Land Use Planning.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director Planning and Development, P O Box 19, George, 6530 or Directorate: Planning, 5th floor, Civic Centre, York Street, George **on or before 14 October 2022** 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.*

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

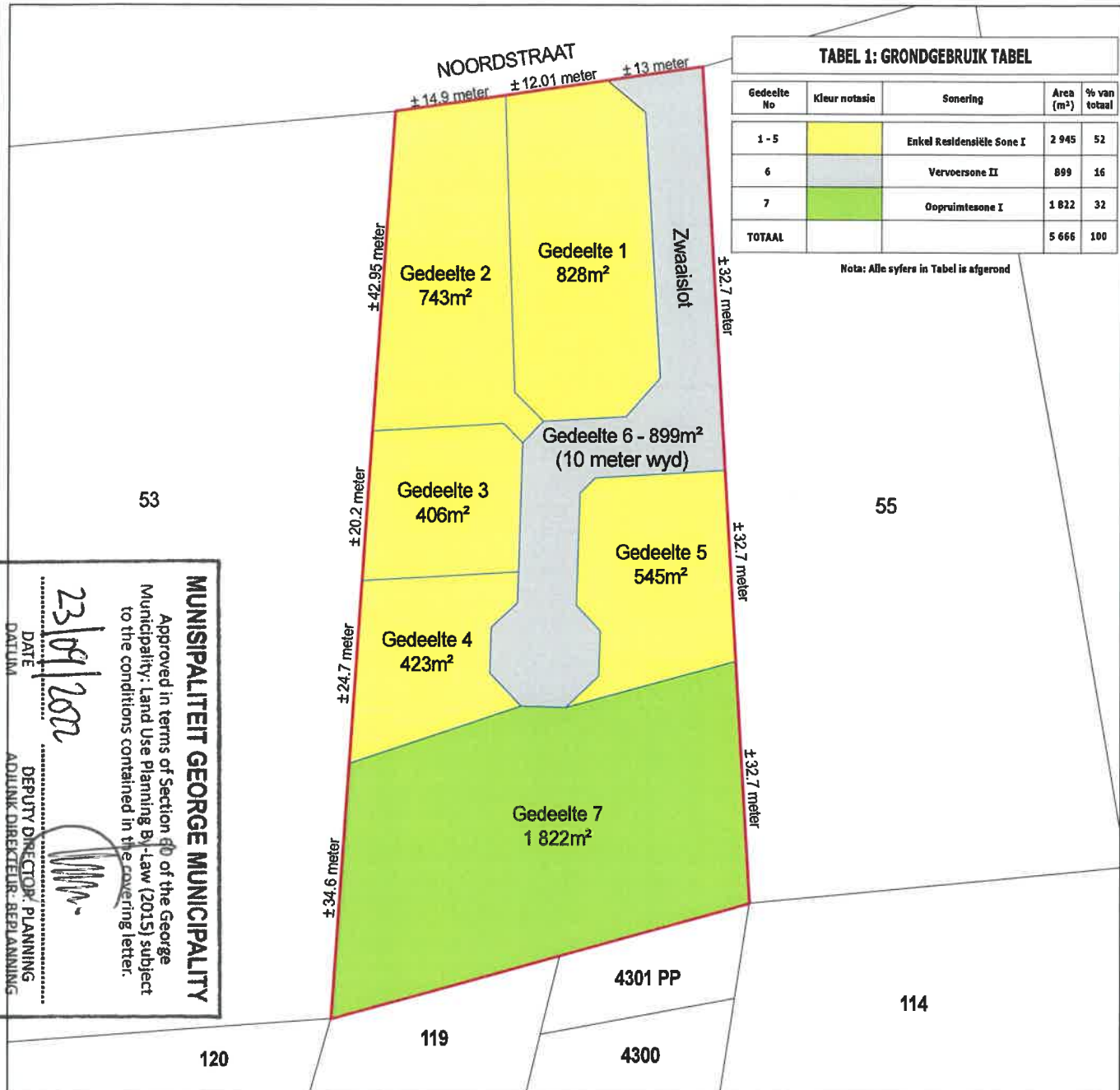
Kindly note that in terms of Section 80(14) of the George Municipality's By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an appeal has lapsed, any appeal has been finalised and you have been advised accordingly.

Yours faithfully



C. PETERSEN
SENIOR MANAGER: PLANNING

C:\Marisa\Erf 54, Pacaltsdorp (departure (rezoning and departure_approved))jvrolijk.docx



TABEL 1: GRONDGEBRUIK TABEL

Gedeelte No	Kleur notasie	Sonering	Area (m ²)	% van totaal
1 - 5	[Yellow]	Enkel Residensiële Sone I	2 945	52
6	[Grey]	Vervoersone II	899	16
7	[Green]	Oopruimtesone I	1 822	32
TOTAAL			5 666	100

Nota: Alle syfers in Tabel is afgerond

MUNISIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.

23/09/2022
 DATE
 DATUM

DEPUTY DIRECTOR: PLANNING
 ADJUNK DIREKTOR: BEPLANNING

PROJECT: **VOORGESTELDE AANSOEK OM HERSONERING EN ONDERVERDELING**

PROJIEK: **VOORGESTELDE AANSOEK OM HERSONERING EN ONDERVERDELING**

DESCRIPTION: **ERF 54 PACALTSDORP**

BESKRYWING: **ERF 54 PACALTSDORP**

TITLE: **ONDERVERDELINGSPLAN**

TITEL: **ONDERVERDELINGSPLAN**

NOTES & DESCRIPTIONS / NOTAS & BESKRYWINGS

GENERAL NOTES

- Erf 54 Pacaltsdorp
- Kadastrale inligting
- Erf nommers

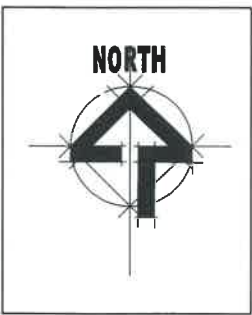
Uitreksel van George Kadaster 2004

AANSOEK

- Aansoek word in terme van Artikel 15(2)(a) van die Verordening op Grondgebruikbeplanning vir George Munisipaliteit, 2015 gedoen vir die hersonering van Erf 54 Pacaltsdorp vanaf Enkel Residensiële Sone I na 'n Onderverdelingsgebied.
- Aansoek word in terme van Artikel 15(2)(d) van die Verordening op Grondgebruikbeplanning vir George Munisipaliteit, 2015 gedoen vir die onderverdeling van die Onderverdelingsgebied in 5 Enkel Residensiële Sone I orwe (Gedeeltes 1 tot 5), 1 Oopruimtesone I erf (Gedeelte 7) en 'n Vervoersone II erf (Gedeelte 6).

SCALE: NTS


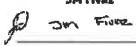
PLANNED REPLAN	PLANNED REVISION	DATE
		December 2021
SCALE	54/2	
DATE	December 2021	
TITLE	Onderverdelingsplan	



ALL MEASUREMENTS APPROXIMATE
 ALLE AFMETINGS BY BENADERING



KOPIEREG VOORBEHOU / COPY RIGHT RESERVED



CES Development Charges Calculator		Version 3.00		June 2020		
		Erf Number	54			
		Allotment area	Pacaltsdorp			
		Water & Sewer System	George System			
		Road network	Pacaltsdorp/Thembaletu			
		Developer/Owner	Ice Gee Pty Ltd			
		Erf Size (ha)	0,57			
		Date (YYYY/MM/DD)	2022-07-14			
		Current Financial Year	2022/2023			
Collaborator Application Reference	2297498					
Code	Land Use	Unit	Total Existing Right		Total New Right	
RESIDENTIAL						
			Units		Units	
	Single Res > 1000m ² Erf (Upmarket)	unit		1		
	Single Res > 650m ² Erf (Normal)	unit			2	
	Single Res > 350m ² Erf	unit			3	
Is the development located within Public Transport (PT1) zone?			Please select Yes			
Calculation of bulk engineering services component of Development Charge						
Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
Roads	trips/day	15,25	R 2 137,55	R 32 597,69	R 4 889,65	R 37 487,35
Sewerage	kj/day	1,71	R 43 481,00	R 74 352,51	R 11 152,88	R 85 505,39
Water	kj/day	2,00	R 38 650,00	R 77 720,00	R 11 656,00	R 89 378,00
Total bulk engineering services component of Development Charge payable				R 184 670,20	R 27 700,53	R 212 370,73
Link engineering services component of Development Charge						
Total Development Charge Payable						
City of George			Developer/Owner			
Calculated (CES):		JM FIVEZ				
Signature :						
Date :		July 14, 2022				
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
Roads	20160623	020158	R 37 487,35
Sewerage	20160623	018776	R 85 505,39
Water	20160623	021593	R 89 378,00
Electricity	20160623	021336	R 0,00
Transfers	20160623	019267	R 0,00
			R 212 370,73

Development Charges Calculator		Version 1.00		2022/07/01			
		Erf Number	54				
		Allotment area	Pacaltsdorp				
		Elec DCs Area/Region	George Network				
		Elec Link Network	MV/LV				
		Elec Development Type	Normal				
		Developer/Owner	Ice Gee Pty Ltd				
		Erf Size (ha)	0,57				
		Date (YYYY/MM/DD)	2022-07-17				
		Current Financial Year	2022/2023				
		Collaborator Application Reference	2297498				
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL			Units	Units	Units	Units	
	Single Res > 1000m² Erf (Upmarket)	unit		1			
	Single Res > 650m² Erf (Normal)	unit				2	
	Single Res > 350m² Erf (Small)	unit				3	
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	5,78	19,51	R 6 505,90	R 89 303,45	R 13 395,52	R 102 698,97
Total bulk engineering services component of Development Charge payable					R 89 303,45	R 13 395,52	R 102 698,97
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):							
Signature:		_____					
Date:		July 17, 2022					
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	20160623-021336	R 102 698,97
		R 102 698,97