

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

Collaborator No.: 2670067
Reference / Verwysing: Erf 4936, George
Date / Datum: 22 September 2023
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JAN VROLIJK TOWN PLANNER
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APPLICATION FOR SUBDIVISION: ERF 4936, GEORGE

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2023 decided that the application for Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 4936, George into a:

1. Portion A: approximately 1020m²; and
2. Remainder: approximately 3102m²

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

REASONS FOR DECISION

- a. The proposed subdivision will not have a significant adverse impact on the surrounding built environment, natural environment, streetscape, traffic or on neighbours' rights and amenities.
- b. No negative impacts on bulk engineering services and traffic in the area are foreseen.
- c. The smaller subdivision portion enables the provision of smaller industrial erven to meet the demands of a diversifying market.

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

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

1. That in terms of the provisions of the Land Use Planning By-Law for the George Municipality (2023), the above-mentioned approval shall lapse if not implemented within a period of five (5) years from the date the approval comes into effect.
2. This approval shall be taken to cover only the subdivision application as applied for and as indicated on the subdivisional plan with plan no. 4936/1 and drawn by Jan Vrolijk Town Planners dated March 2023 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.
3. An approved Surveyor General diagram must be submitted to the Directorate: Human Settlements, Planning and Development for record purposes prior to transfer of a portion.
4. The approval will only be regarded as implemented on the approval of the SG Diagrams by the Surveyor General as well as the registration of the subdivided portion in terms of the Deeds Registries Act.

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

5. 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:
6. The amounts of the development contributions are reflected on the attached “Annexure B” calculation sheet dated 18/04/2023 and are as follows:

Road	R 0.00 Excluding VAT
Sewer	R 0.00 Excluding VAT
Water	R 0.00 Excluding VAT
<u>Total</u>	<u>R 0.00 Excluding VAT</u>
7. The total amount of the development charge of **R0.00** 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.
8. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 6 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 transfer of a portion for a final calculation.*

9. 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 R0.00 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 7 above.
10. 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.
11. 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.
12. Any, and all, costs directly related to the development remain the developers' responsibility.
13. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 11 applies.
14. 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 11 applicable) 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 incorporatesuch services are to be determined by the developers/owners concerned. (Condition 11 applicable)

15. 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 11 applicable)
16. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
17. Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
18. 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 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.
25. The applicant/developer/owner is to apply to the Dir: CES for an industrial permit to discharge any effluent, other than standard residential effluent, into the municipal sewer system. The conditions as stated in the permit are to be implemented at the applicant's expense.
26. 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.
27. If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dir. CES together with any other approving authority, and who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the Dir. CES and/or relevant authority are to be implemented by the developer. All costs involved will be for the developer.
28. The discharge of surface stormwater is to be addressed by the developer. Condition 11 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 11 applies.

33. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 11 applies.
34. 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.
35. Permission for access onto municipal, provincial, or national roads must be obtained from the relevant authorities.
36. Access to parking must confirm to George Integrated Zoning Scheme's requirements, and sufficient stacking distance should be allowed for, and indicated on the Site development Plan.
37. Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme's parking requirements and vehicles must readily leave the site without reversing across the sidewalk.

CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES

38. 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:
39. The amounts of the development contributions are reflected on the attached "**Annexure C**" calculation sheet dated 01/05/2023 and are as follows:

Electricity R 221 815.91 Excluding VAT

40. The total amount of the development charges of **R 221 815.91** 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.
41. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 39 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.
42. 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 221 815.91** Excluding VAT shall be adjusted in line with the consumer price index published by Statistics South Africa up to the date when payment is made in terms of Condition 40 above.
43. 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.
44. 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.
45. 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.
46. Any, and all, costs directly related to the development remain the developers' responsibility.
47. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 44 applies.
48. 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 44 applicable)

49. 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 44 applicable)
50. 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 43 applicable)
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. 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.
53. 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.
54. 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.
55. 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.
56. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
57. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
58. 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.
59. 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.
60. Installation of ripple relays are compulsory for all geysers with electrical elements.
61. All LV work must be installed and be funded by the developer / customer.
62. In all cases, the circuit breaker capacity (pre-payment meter limit) must match the ADMD figures used for each of the various types of customers. For example, an ADMD of 2.17kVA equates to a 30 Amp circuit breaker. $240V \times 30A / (3 \text{diversity}) / 1000 = \text{kVA (ADMD)}$
63. No electricity may be consumed within, or by any part of the development, without the consumption of the supply being metered and billed by a municipal meter (prepaid or credit). All cost, installation and consumption, will be for the cost of the developer. Standard application process will apply.
64. Each new portion created must have separate electrical connection and it may not cross any other portion. Each consumer will have to enter into a separate supply agreement with the Municipality. For new consolidated erven it will be the responsibility of the owner/developer to make the necessary arrangements with the Electrotechnical Services Department to remove all the unused electrical services. All costs will be for the owner/developer.
65. The developer will be responsible to arrange with a professional land surveyor to indicate those services traversing erven on the relevant erf's SG diagram. The ETS can insist that an electrical servitude be registered if services traverse other properties. All cost related to the above will be for the developer.
66. Neither the Developer nor a property owner is allowed to distribute electricity across property boundaries.
67. All electrical infrastructure downstream of the electrical supply point, the LV breaker in the low-voltage kiosk, will remain the responsibility of the various owners/developer. The electrical

network above the LV breaker will be deemed part of the George Municipality distribution network and will be transferred to the municipality at no cost, who will assume responsibility for the maintenance thereof.

68. It will not be the responsibility of the Municipality to maintain and protect any service cables installed by the developer, but not used, i.e., not being metered and not consuming electricity. Should a future owner purchase an erf within the development, the installation and connection of the service cable will be for the cost of the developer or new owner. The connection fee paid to the municipality will be solely for provision of the electrical meter and the cost associated with opening the customer account.
69. 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 (44) applies.
70. A temporary municipal metered construction supply can be installed, at a cost to be determined, prior to construction to monitor electrical consumption during the construction phase. All cost, installation and consumption, will be for the cost of the developer. No electricity may be consumed without it being metered by a registered municipal electrical meter. Standard application process will apply. Temporary supplies will only be made available on full payment of the DCs for the whole development.
71. The connection will be at the existing miniature substation and no cables will be allowed to be installed in building lines or crossing other erven in order to supply the development. A connection of 80A three phase is allowed in the DC calculation.

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 13 OCTOBER 2023** 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


C. PETERSEN

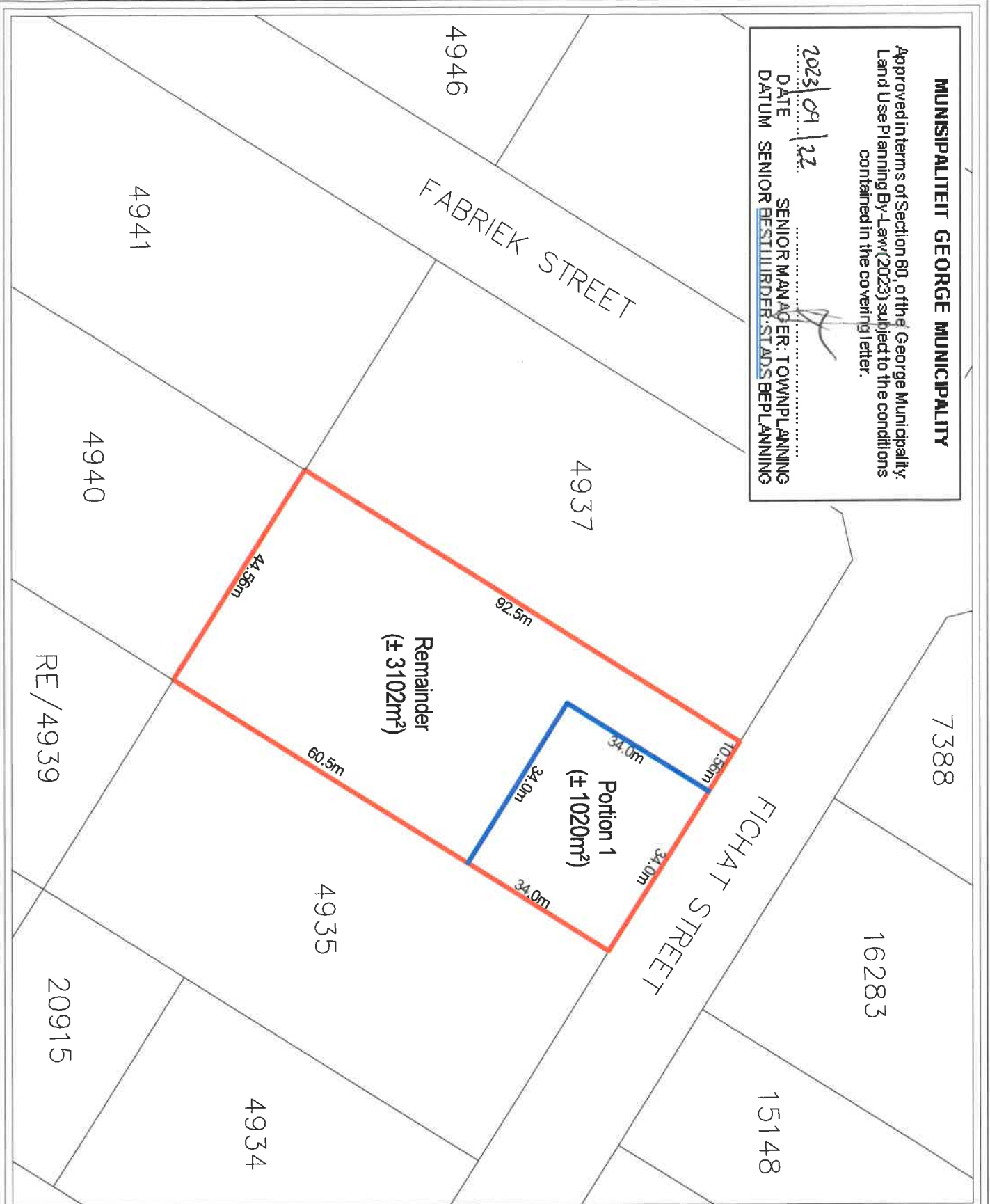
SENIOR MANAGER: TOWN PLANNING

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MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 80, of the George Municipality Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

2023/09/22
 DATE SENIOR MANAGER: TOWN PLANNING
 DATUM SENIOR BESTUURDER: STADS BEPLANNING



APPLICATION

Application is made in terms of Section 15(2)(g) of the Land Use Planning By-law for George Municipality, 2015 for the subdivision of Erf 4936 George (outlined in red) in a Portion 1 (± 1020m²) and a Remainder (± 3102m²) as indicated.

ZONINGS
 Portion 1 – Industrial Zone II
 Remainder – Industrial Zone II

Proposed subdivision:
 Erf 4936 George

Subdivision plan

JV
 TOWN PLANNERS • STADS BEPLANNERS

NTS

Project No.	4898/1
Client	Erf 4936 George
Date	March 2023
Scale	Subdivision plan

ALL MEASUREMENTS APPROXIMATE
 ALLE AFMETINGS BY BENADERING

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