

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

Collaborator No.: 22689881
Reference / Verwysing: Erf 11793, George
Date / Datum: 23 November 2023
Enquiries / Navrae: Marisa Arries

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
PO BOX 710
GEORGE
6530

**APPLICATION REZONING AND SUBDIVISION: ERF 11793, 15 NIEWOUDT STREET, ROSEMOOR,
GEORGE**

Your application in the above refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2023 decided that the following applications applicable to Erf 11793, George;

1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 of Erf 11793 George from Community Zone II to Single Residential Zone I.
2. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 of Erf 11793, George into 6 Single Residential Zone I portions namely:
 - Portion 1: (242m²);
 - Portion 2: (242m²);
 - Portion 3: (247m²);
 - Portion 4: (254m²);
 - Portion 5: (242m²); and
 - Remainder: (483m²).

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

REASONS:

- a. The proposed subdivision is in line with the surrounding residential character of the area.
- b. The proposal will not have an adverse impact on the natural environment or the neighbouring properties rights and amenities in terms of views, privacy, or overshadowing.
- c. It is acknowledged that the property is isolated from the other social and economic nodes in the area and has not be used for its intended purpose for more than 40 years. Most of the other community zone erven in the area also remain underutilised or vacant and thus, the property be better utilised for residential development.
- d. The proposal thus promotes a sensible form of residential densification within the urban edge of George.
- e. The application is consistent with the spatial planning objectives of the area.

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 Conditions

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the Subdivision and Rezoning approval shall simultaneously lapse if the subdivision is not implemented within five (5) years from the date the approval comes into operation.
2. This approval shall be taken to cover only the rezoning and subdivision as applied for and indicated on subdivision plan, Plan no. 0543 dated August 2022 drawn by GS Savage PLS 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. Access to Portion 3 must be via Masch Street only, at least 10m away from the March and Niewoudt Streets intersection.
4. An approved Surveyor General diagram be submitted to the Directorate: Human Settlements, Planning and Development for record purposes.
5. The approval will only be regarded as implemented on the registration of at least one portion in terms of the Deeds Registries Act.

Notes:

- i. *A building plan be submitted for approval in accordance with the National Building Regulations (NBR) for the respective erven.*
- ii. *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion prevention measures must be addressed on the building plans.*
- iii. *Provision for the removal of solid waste is to be addressed in conjunction with the Dir: Community Services.*
- iv. *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.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

6. 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 the clause above, with regards to the proposed development, the developer will be required to make a development contribution, as follows:
7. The amounts of the development contributions are reflected on the attached calculation sheet dated 20/07/2023 (attached as “**Annexure B**”) are as follows:

Roads R	39 990.25
Sewer R	84 086.89
Water R	89 379.84
Total:	R 213 456.98 (VAT Excluded)
8. The total amount of the development charges of **R213 456.98 (VAT Excluded)** shall be paid prior to the first transfer 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 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 the transfer of a portion for a final calculation.

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 R213 456.89 (VAT Excluded) 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 8 above.
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 is permitted per registered erf (Electrical, 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 applicable).
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 applicable).
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 11 applicable).
18. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
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. 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.

26. 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.
27. 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.
28. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
29. No private parking will be allowed in the road reserve.
30. Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2017 parking requirements and vehicles must, in terms of Clause 46(b) readily leave the site without reversing across the sidewalk.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

31. 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 the clause above, with regards to the proposed development, the developer will be required to make a development contribution, as follows:
32. The amounts of the development contributions are reflected on the attached calculation sheet dated 02/08/2023 (attached as "**Annexure B**") are as follows:
 - Electricity: R 49 205.69
 - Total: R 49 205.69 (VAT Excluded)**
33. The total amount of the development charges of **R49 205.69 (VAT Excluded)** 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.
34. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 32 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.
35. 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 205.69 (VAT Excluded) 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 33 above.
36. 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.
37. 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.
38. Should more than two developments/properties be a party to or share any service, the Dir: CES & ETS will in conjunction with the parties determine the pro-rata contributions payable.
39. Any, and all, costs directly related to the development remain the developers' responsibility.
40. Only one connection is permitted per registered erf (Electrical, water, and sewer connections). Condition 37 applies.
41. 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 37 applicable).

42. 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 37 applicable).
43. Any existing municipal or private service damaged during the development will be repaired at the developer's cost and to the satisfaction of the George Municipality (condition 37 applicable).
44. 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.
45. 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.
46. In all cases, where individual customers 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.
47. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
48. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
49. 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.
50. Installation of ripple relays are compulsory for all geysers with electrical elements.
51. 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 costs, installation, and consumption will be for the cost of the developer. Standard application process will apply.
52. Each new portion created must have a 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.
53. 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 costs related to the above will be for the developer.
54. Neither the Developer nor the property owner is allowed to distribute electricity across property boundaries.
55. 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, which will assume responsibility for the maintenance thereof.
56. 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 the provision of the electrical meter and the cost associated with opening the customer account.

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 14 DECEMBER 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

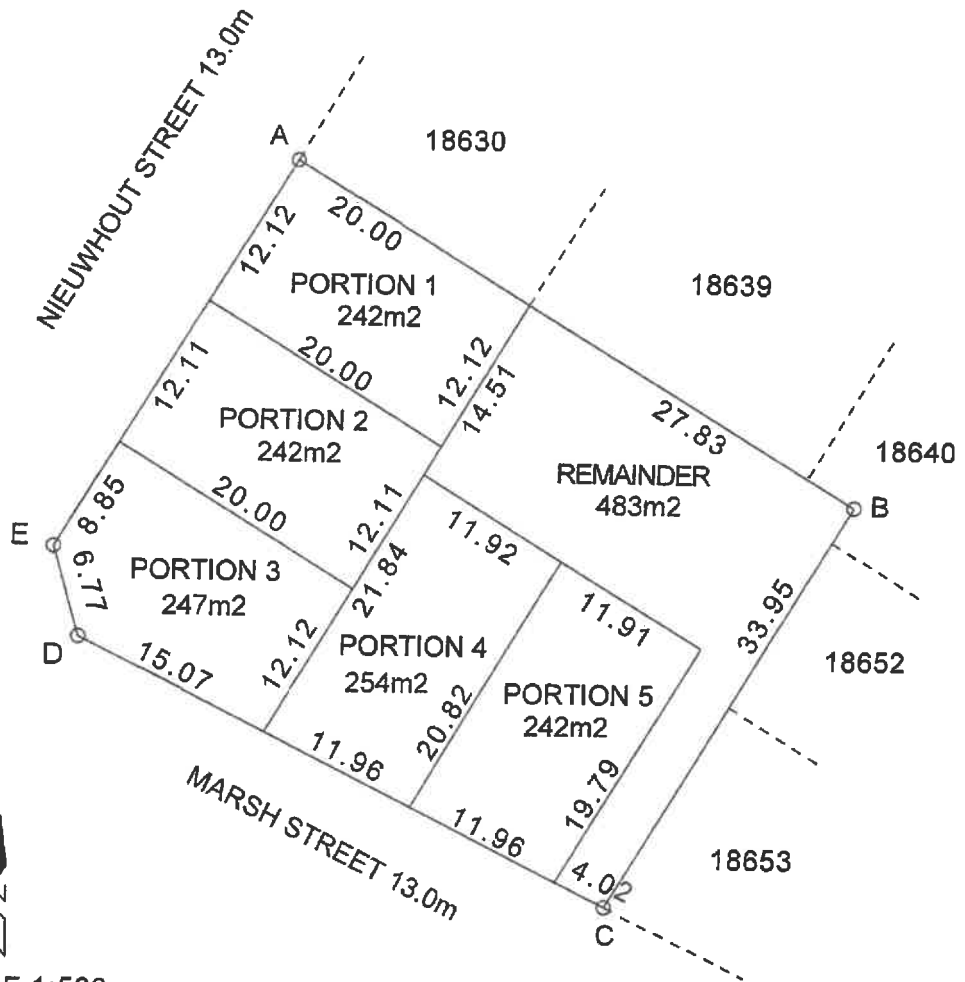


C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

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PROPOSED SUBDIVISION OF ERF 11793 GEORGE
 SITUATE IN THE GEORGE MUNICIPALITY
 ADMINISTRATIVE DISTRICT OF GEORGE
 PROVINCE OF THE WESTERN CAPE



SCALE 1:500

Notes: All dimensions approximate

The figure ABCDE represents
 ERF 11793 GEORGE

It is proposed to subdivide
 this erf into 5 portions and
 a remainder as shown above
 in terms of George Municipal
 By-Laws Section 15(2)(d)

ERF 11793 GEORGE	OWNER: Dr S Webber
DGM 3111/1985	AREA: 1710 sqm
DEED No. T56329/1988	ZONING: Residential

in August 2022

G S SAVAGE PLS 0543

Professional Land Surveyor
 46 Albert Street, P O Box 752, GEORGE 6630
 Tel.(044) 8742414, (cell) 083 454 1350

REF. 11793 GEO WEBBER.mal	CF. 6316/GX 47
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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.

23/11/2023

DATE: 23/11/2023
 SENIOR MANAGER: TOWN PLANNING
 SENIOR-BESTUURDER: STATISREPLANNING



GM DC policy



GM Integrated Zoning Schemes By Law 2017

Erf Number * **11793**
 Allotment area * **George**
 Water & Sewer System * **George System**
 Road network * **George**
 Developer/Owner * **Zwelibanzi Samson Webber and Kholeka Gloria Webber**
 Erf Size (ha) * **1710**
 Date (YYYY/MM/DD) * **2023-07-20**
 Current Financial Year **2023/2024**
 Collaborator Application Reference **2689881**

Code	Land Use	Unit	Total Existing Right	Total New Right
RESIDENTIAL				
	Residential housing (<250m²) Erf	Unit		
	Residential housing (250-500m²) Erf	Unit		4
	Residential housing (>1.500m²) Erf	Unit	1	2

Please select **Yes**

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

Calculation of bulk engineering services component of Development Charge

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
Roads	trips/day	20,00	R 1 999,51	R 39 990,25	R 5 998,54	R 45 988,79
Sewerage	kl/day	1,88	R 44 780,00	R 84 086,89	R 12 613,03	R 96 699,92
Water	kl/day	2,11	R 42 320,00	R 89 379,84	R 13 406,98	R 102 786,82
Total bulk engineering services component of Development Charge payable				R 213 456,98	R 32 018,55	R 245 475,53

Link engineering services component of Development Charge
Total Development Charge Payable


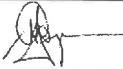
City of George
 Calculated (CES): **JM Fivaz**
 Signature: *JM Fivaz*
 Date: **July 20, 2023**

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	20220703048977	R 45 988,79
Sewerage	20220703048978	R 96 699,92
Water	20220703048981	R 102 786,82
		R 245 475,53

Development Charges Calculator		Version 1.00		2023/07/04			
		Erf Number	11793				
		Allotment area	George				
		Elec DCs Area/Region	George Network				
		Elec Link Network	LV				
		Elec Development Type	Normal				
		Developer/Owner	Zwelibanzi Samson & Kholeka Gloria Webber				
		Erf Size (ha)	0,171				
		Date (YYYY/MM/DD)	2023-08-02				
		Current Financial Year	2023/2024				
		Collaborator Application Reference	2689881				
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL			Units	Units	Units		
	Single Res > 650m ² Erf (Normal)	unit		1			
	Single Res > 350m ² Erf (Small)	unit			1		
	Single Res < 350m ² Erf (Informal)	unit			5		
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	4,33	10,84	R 7 567,73	R 49 205,69	R 7 380,85	R 56 586,54
Total bulk engineering services component of Development Charge payable					R 49 205,69	R 7 380,85	R 56 586,54
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):							
Signature :							
Date :		August 2, 2023					
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	20220703048979	R 56 586,54
		R 56 586,54