

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

Collaborator No.: 2714163
Reference / Verwysing: Erf 167, George
Date / Datum: 23 November 2023
Enquiries / Navrae: Marisa Arries

Email: planning@delplan.co.za

DELPLAN
PO BOX 9956
GEORGE
6530

APPLICATION SUBDIVISION: ERF 167, ERICA ROAD, 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 application in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 for the Subdivision of Remainder Erf 167, George into a Portion A ($\pm 1010.75\text{m}^2$), a Portion B ($\pm 238.07\text{m}^2$) and a Remainder Erf 167 ($\pm 1830.09\text{m}^2$);

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

REASONS FOR DECISION

- a) The proposed development promotes optimal use of under-utilised land and aligns with the spatial planning principles, objectives and guidelines applicable to the surrounding area.
- b) The proposed subdivision is reconcilable with the surrounding residential character of the area.
- c) The proposal will not have an adverse impact on the natural environment or the neighbouring properties rights and amenity in terms of views, privacy, or overshadowing.
- d) The proposal promotes a sensible form of residential development within the urban edge of George.

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

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the subdivision approval shall lapse if not implemented within a period of five (5) years from the date it comes into operation.
2. This approval shall be taken to cover only the subdivision application as applied for and as indicated on undated subdivision plan, Plan no. SUB1 drawn by DelPlan Consulting 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. Portion B must be transferred to the George Municipality at the developers cost prior to the transfer of the first residential portion.
4. An approved Surveyor General diagram be submitted to the Directorate: 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 must be submitted for approval in accordance with the National Building Regulations (NBR) for Portion A.*
 - ii. *As built building plans (a site plan) should be submitted in accordance with the National Building Regulations (NBR) for the Remainder Portion for record purposes to indicate the new property boundaries and building lines.*
 - iii. *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be aligned with the applicable municipal bylaw and addressed on the building plans.*
 - iv. *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
 - v. *Provisions for the removal of solid waste are to be addressed in conjunction with the Dir: Community 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 clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
 7. **The amounts of the development contributions are reflected on the attached (*Annexure B*) calculation sheet dated 18/07/2023 and are as follows:**

Road	R 7 998.05 Excluding VAT
Sewer	R 22 390.00 Excluding VAT
Water	R 42 320.00 Excluding VAT
Total	R 72 708.00 Excluding VAT
 8. The total amount of the development charges of **R72 708.05 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.

**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.*

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 **R72 708.05 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.
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 (Electrical, water and sewer connections).
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 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 applicable)
17. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
18. 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.
19. 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.
20. 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.
21. Municipal water is provided for potable use only. No irrigation water will be provided.
22. 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.
23. 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.
24. 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.
25. 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, who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the relevant authority, are to be implemented by the developer and prior to any transfer being approved or an occupation certificate being issued. All costs involved will be for the developer.
26. Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
27. 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.



28. A layout plan indicating the proposed storm water drainage must be submitted to the Dir: CES for prior approval. Condition 12 applies.
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. As only a general layout has been provided, with no dimensions indicated, the developer is to take note that all road reserve widths are to be in accordance the Red Book: The Neighbourhood Planning and Design Guide (Red Book): Creating Sustainable Human Settlements, 2019 standards. The width of road reserves is to be approved by the Dir: CES before the final layout can be approved. Minimum width of Municipal Road reserve is 10 m and for panhandle erven access is 4 m.
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. Should it be required, the developer is to cede any portion of property required for public road reserve, free of charge, to the relevant authority.
36. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
37. 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(1)(b) readily leave the site without reversing across the sidewalk. Alternative Parking may be supplied in terms Clause 43(1 & 2).
38. Site access to conform to the George Integrated Zoning Scheme 2017 Clause 45 (3).

CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES

39. 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:
40. The amounts of the development contributions are reflected on the attached (**Annexure B**) calculation sheet dated 11/09/2023 and are as follows:
Electricity R 43 738,39 Excluding VAT
41. The total amount of the development charges of **R 43 738,39 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.
42. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 40 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.

**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.*



43. 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 43 738,39** 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 41 above.
44. 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.
45. 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.
46. 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.
47. Any, and all, costs directly related to the development remain the developers' responsibility.
48. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 45 applies.
49. 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 45 applicable)
50. 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 45 applicable)
51. 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 45 applicable)
52. 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.
53. 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.
54. 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.
55. 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.
56. 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.
57. 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.
58. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
59. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
60. 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.

61. 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.
62. Installation of ripple relays are compulsory for all geysers with electrical elements.
63. All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
64. A detailed energy efficiency and demand side management plan to be implemented in the development to provide to the municipality.

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

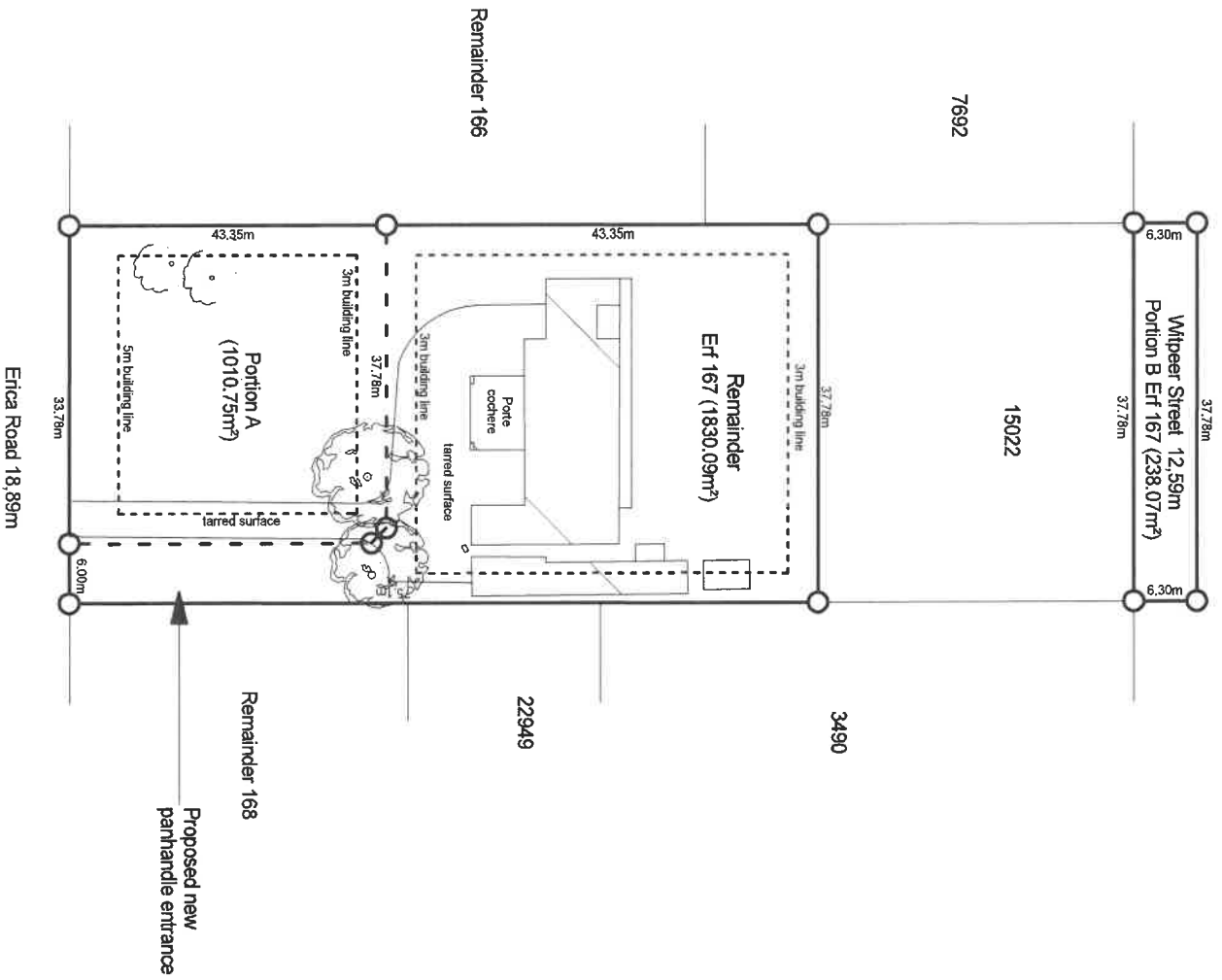


C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

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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
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

COPYRIGHT:
This drawing is the copyright of DELPLAN Urban & Regional Planning. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a Professional Land Surveyor. Any discrepancies should please be reported to DELPLAN immediately.

KOPIEREG:
Die kopiering van hierdie tekening behoort aan DELPLAN Stads- & Streekebeplanning. Moenie daarvan afskaal nie, meet van die tekening af. Alle afmetings moet deur 'n Ervare Landmeetkundige nagegaan word. Elke verskille moet onmiddellik aan DELPLAN rapporteer word.

PROJECT:
Proposed subdivision for Cabotstep (Pty) Ltd

PROEJIEK:

DESCRIPTION:
Erf 167, Erica Road, George

BESKRYWING:

TITLE:
Subdivision plan

TITEL:

NOTES:
Subdivision of Erf 167, George 3078,91m² into:
Portion A: 1010,75m²
Portion B: 238,07m² and
Remainder: 1830,09m²

NOTAS:

A3 Scale:
1:500

Tel: 044 873 4556 • Email: planning@delplan.co.za
www.delplan.co.za

DELPAN CONSULTING

URBAN & REGIONAL PLANNING

DESIGNED: DV
DRAWN: MV
CHECKED: MV

FILE PATH: 1258/GE0227RA/SKF
PLAN NO: SUB1

DATE: OCT 2022

PLAN NAME: ANNEXURE



<https://www.george.gov.za/wp-content/uploads/2023/07/development-charges-policy-signed-20200630.pdf>



Civil Engineering Service



Electro-Technical Service



<https://documentportal.george.gov.za/storage/planing-development-regulations/May2020/SSGOKVvqGNv2qfRr9g.pdf>

Collaborator Application Reference: **2714163**

Erf Number *	167
Allocation area *	George
Water & Sewer System *	George System
Road network *	George
Developer/Owner *	Cabostrep (Pty) Ltd
Erf Size (ha) *	3079
Date (YYYY/MM/DD) *	2023-08-25
Current Financial Year	2023/2024

Code	Land Use	Unit	Total Existing Right	Units	Total New Right
RESIDENTIAL	Residential housing (>1 500m²) Erf	Unit		1	2

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

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
trips/day	4,00		R 1 999,51	R 7 998,05	R 1 199,71	R 9 197,76
kl/day	0,50		R 44 780,00	R 22 390,00	R 3 358,50	R 25 748,50
kl/day	1,00		R 42 320,00	R 42 320,00	R 6 348,00	R 48 668,00
Total bulk engineering services component of Development Charge payable				R 72 708,05	R 10 906,21	R 83 614,26
				Link engineering services component of Development Charge		
				Total Development Charge Payable		

City of George
 Calculated (CES): **JM Fwaz**
 Signature: **JM Fwaz**
 Date: **August 25, 2023**



NOTES :

- In relation to the increase pursuant to section 66(SB)(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
- 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 044 081 1333

Departmental Notes:

For the internal use of Finance only

Service	Financial code/Key number	Total
Roads	20220703048977	R 9 197,76
Sewerage	20220703048978	R 25 748,50
Water	20220703048981	R 48 668,00
		R 83 614,26

Development Charges Calculator		Version 1.00		2023/07/04			
		Erf Number	167				
		Allotment area	George				
		Elec DCs Area/Region	George Network				
		Elec Link Network	LV				
		Elec Development Type	Normal				
		Developer/Owner	Cabostep (Pty) Ltd				
		Erf Size (ha)	0,3				
		Date (YYYY/MM/DD)	2023-09-11				
		Current Financial Year	2023/2024				
		Collaborator Application Reference	2714163				
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL			Units	Units	Units		
	(Single Res > 1000m² Erf (Upmarket))	unit		1	2		
OTHERS			kVA	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	11,56	R 7 567,73	R 43 738,39	R 6 560,76	R 50 299,15
Total bulk engineering services component of Development Charge payable					R 43 738,39	R 6 560,76	R 50 299,15
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):		M Gatyani					
Signature :							
Date :		September 11, 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	150900000000	R 50 299,15
		R 50 299,15