

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

**Collaborator No.:** 2118047  
**Reference / Verwysing:** Erven 189 and 190, Pacaltsdorp  
**Date / Datum:** 12 January 2024  
**Enquiries / Navrae:** Marisa Arries

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

JAN VROLIJK TOWN PLANNER  
PO BOX 710  
**GEORGE**  
6530

**APPLICATION FOR CONSOLIDATION, REZONING, SUBDIVISION, DEPARTURE AND RIGHT OF WAY  
SERVITUDE: ERVEN 189 AND 190, PACALTSDORP**

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 Erven 189 and 190, Pacaltsdorp;

1. Consolidation in terms of Section 15(2)(e) of the Land Use Planning By-law for George Municipality, 2023 of Erven 189 and 190 Pacaltsdorp;
2. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 of the consolidated erf from "Single Residential Zone I" to a "Subdivisional Area";
3. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of the "Subdivisional Area" into:
  - a) 25x General Residential Zone II erven (Portions 1 to 25);
  - b) 1x Transport Zone III erf (Portion 26); and
  - c) 1x Transport Zone II erf (Portion 27);
4. Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for the following:
  - a) relaxation of the street boundary (Cantley Road) building line from 3.0m to 2.0m and 2.370m to permit a garage and covered patio on Portion 25;
  - b) relaxation of the street boundary (Unity Road) building line from 3.0m to 1.750m to permit:
    - (i) a garage, dwelling unit and covered patio on Portion 9;
    - (ii) a dwelling unit on Portion 10;
    - (iii) a covered patio and garage on Portion 12;

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

**REASONS:**

- a) The proposal is seen as an ideal infill project that will contribute to the optimal utilisation of existing infrastructure services in the area.
- b) The application promotes an appropriately scaled medium density residential development that aligns with the spatial planning objectives for this area and the province and is consistent with the goals and objectives of LUPA and SPLUMA.
- c) The application, in the context of necessity for residential densification will not have a negative impact on the surrounding built environment, traffic movement and neighbours' rights and amenities in terms of views, privacy and overshadowing.

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 condition

1. In terms of the Land Use Planning By-law for the George Municipality, 2023, the above approvals shall lapse if not implemented within a period of five (5) years from the date it comes in operation.
2. The approval will only be regarded as implemented on the approval of the General Plan Diagram by the Surveyor General as well as the registration of at least one portion in terms of the Deeds Registries Act.

##### Condition applicable to the consolidation, subdivision and rezoning

3. This approval shall be taken to cover only the consolidation, subdivision and rezoning application as applied for and indicated on the consolidation plan, Plan no. 289/1 and subdivision and zoning plan, Plan no 189/2 dated May 2023 drawn by Jan Vrolijk Town Planner attached as "**Annexure A**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.

##### Conditions applicable to departure application

4. This approval shall be taken to cover only the departure applications as applied for and indicated on the site layout plan (unnumbered) dated November 2023 drawn by Drawing Services attached as "**Annexure B**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.

##### Implementation of rights

1. A site development plan for the group housing site must be submitted to the satisfaction of the Directorate: Human Settlements, Planning and Development in terms of Section 23 of the George Integrated Zoning Scheme Bylaw, 2023 for consideration and approval prior to the submission of building plans.
2. A separate landscaping plan to be submitted with the SDP to the satisfaction of the Directorate for consideration and approval. The plan shall indicate all hard and soft landscaping elements to be incorporated into the development, including the indigenous vegetation and trees that will be retained or planted, pathways, play apparatus, benches, walls, etc. within the development.
3. That all property owners within the development shall become members of a Home Owners' Association. The Home Owners' Association is to be constituted in terms of Section 29 of the Land Use Planning By-Law for George Municipality, 2023. The HOA constitution must comply with the provisions of sub-section 29(3) and is to be submitted to the Department: Human Settlements, Planning and Development for approval. No individual erven will be transferred prior to the approval of the Constitution.
4. Architectural Guidelines must be submitted to the satisfaction of the Directorate: Human Settlements, Planning and Development for consideration and approval. No building plans for individual erven will be approved prior to the Architectural Guidelines being approved. The HOA shall be responsible for management and implementation of the approved guidelines.
5. An approved General Plan Diagram, which shows the street names, must be submitted to the Directorate: Planning and Development for record purposes.
6. The public street portions must be transferred to the George Municipality at the developers cost to the satisfaction of the Department: Civil Engineering Services prior to the transfer of the first residential erf.

**Notes:**

- (i) *A building plans must be submitted for approval in accordance with the National Building Regulations (NBR).*
- (ii) *Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.*
- (iii) *Provisions 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**

- 11. 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:
- 12. The amounts of the development charges are reflected on the attached calculation sheet dated 12/06/2023 (attached as “**Annexure C**”) are as follows:

Roads: R 168 682,38 (Excluding VAT)  
Sewer: R 292 239,30 (Excluding VAT)  
Water: R 278 820,50 (Excluding VAT)  
Total: R 739 742,18 Total (Excluding VAT)

- 13. The total amount of the development charges of R739 742,18 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.
- 14. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 12 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 to obtain a final calculation.*

- 15. 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 R739 742,18 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 13 above.
- 16. 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.
- 17. 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.
- 18. Any, and all, costs directly related to the development remain the developers' responsibility.
- 19. Only one connection permitted per registered erf (water and sewer connections). Condition 17 applies.
- 20. 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 17 applicable)

21. 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 17 applicable)
22. 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 17 applicable)
23. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
24. A homeowners' association/body corporate (as applicable) is/are to be established incorporating all erven within any security development / private and /or access-controlled developments. The private roads and the related stormwater and light poles infrastructure, and private open spaces within the development will be transferred by the developer to this / these homeowners' association/s who will assume responsibility for the maintenance thereof.
25. The association shall see to it that the officials and contractors of the Municipality shall at all times have access to any portion of the development that may otherwise not be generally accessible to the general public due to security measures, including guarded entrances, electronic gates or booms. For the avoidance of doubt, it is agreed that this requirement relates to the Municipality's emergency services, entry for normal maintenance and replacement, meter reading and inspection and refuse removal. If access to the development is denied to the Municipality or a contractor appointed by the Municipality, the developer and the association will jointly and severally be liable for the full cost of the municipal infrastructure repairs and any damages the Municipality may suffer as a result thereof and will be billed for any water losses or loss in electrical sales from the system.
26. 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.
27. 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.
28. 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.
29. Municipal water is provided for potable use only. No irrigation water will be provided.
30. 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.
31. 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.
32. 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.
33. Public and private roads are to be clearly indicated on all layout plans submitted. The road reserves must be clearly indicated on all plans submitted for approval. The cadastral layout can only be approved if the road reserves have been included on plans and approved by CES.
34. The private roads and the associated stormwater and private open spaces are to be registered as private and transferred to the HOA/BC, or other relevant governing or controlling body. Public roads must be transferred to the George Municipality.

35. 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.
36. Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
37. A Stormwater Management Plan is to be submitted and approved by the relevant departments/authority. All approved measures are to be implemented by the developer. The approved management plans must be incorporated into the constitution and rules of all homeowner's constitutions/body corporate/any such governing or controlling body.
38. The discharge of surface stormwater is to be addressed by the developer. Condition 17 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.
39. A layout plan indicating the proposed storm water drainage must be submitted to the Dir:CES for prior approval. Condition 17 applies.
40. Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
41. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
42. No private parking will be allowed in the road reserve.
43. 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.
44. The developer may be required to construct certain roads in lieu of a financial contribution towards the George Master Plan roads. All roads required for access to the development will have to be fully completed prior to the approval of any transfers/rates clearances. The developer's financial contribution towards the roads in the George Master Plan will be determined in accordance with the applicable financial cost sharing model.
45. 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.
46. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
47. The municipality, or contractors representing George Municipality to have unrestricted access to the exiting municipal infrastructure pump stations. Developer to indicated proposed access on the development's Site Development Plan (SPD) for approval.
48. Access to parking must confirm to George Integrated Zoning Scheme 2023, and sufficient stacking distance should be allowed for, and indicated on the Site development Plan.
49. Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2023 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**

50. 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:
51. The amounts of the development contributions are reflected on the attached calculation sheet dated 26/06/2023 (attached as "Annexure C") are as follows:

Electricity: R 351 804.54 (Excluding VAT)

52. The total amount of the development charges of R351 805.54 (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.

53. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 51 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 to obtain a final calculation.*

54. 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 R351 805.54 (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 53 above.
55. 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.
56. 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.
57. 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.
58. Any, and all, costs directly related to the development remain the developers' responsibility.
59. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 56 applies.
60. 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 56 applicable)
61. 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 56 applicable)
62. 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 56 applicable)
63. 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.
64. 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.
65. A homeowners' association/body corporate (as applicable) is/are to be established incorporating all erven within any security development / private and /or access-controlled developments. The private roads and the related stormwater and light poles infrastructure, and private open spaces within the development will be transferred by the developer to this / these homeowners' association/s who will assume responsibility for the maintenance thereof.
66. The association shall see to it that the officials and contractors of the Municipality shall at all times have access to any portion of the development that may otherwise not be generally accessible to the general public due to security measures, including guarded entrances, electronic gates or booms. For the avoidance of doubt, it is agreed that this requirement relates to the Municipality's emergency services,

- entry for normal maintenance and replacement, meter reading and inspection and refuse removal. If access to the development is denied to the Municipality or a contractor appointed by the Municipality, the developer and the association will jointly and severally be liable for the full cost of the municipal infrastructure repairs and any damages the Municipality may suffer as a result thereof and will be billed for any water losses or loss in electrical sales from the system.
67. 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.
  68. 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.
  69. 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.
  70. 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.
  71. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
  72. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
  73. 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.
  74. 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.
  75. Installation of ripple relays are compulsory for all geysers with electrical elements.
  76. All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
  77. A detailed energy efficiency and demand side management plan to be implemented in the development to provide to the municipality.
  78. All LV work must be installed and be funded by the developer / customer.
  79. 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.  $240V \times 30A / (3 \text{diversity}) / 1000 = \text{kVA (ADMD)}$
  80. 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.
  81. 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.
  82. The Electrotechnical Services will not be responsible for the installation, maintenance, energy consumption or any other costs related to streetlights, or other lighting, within the development or along any other private road.
  83. All streetlights along municipal public roads are to be designed by a registered consulting engineer in accordance with Council specifications. 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.
  84. 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.

85. Neither the Developer or the HOA or a property owner are allowed to distribute electricity across property boundaries.
86. 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.
87. 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.
88. 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 (56) 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 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 02 FEBRUARY 2024** 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.

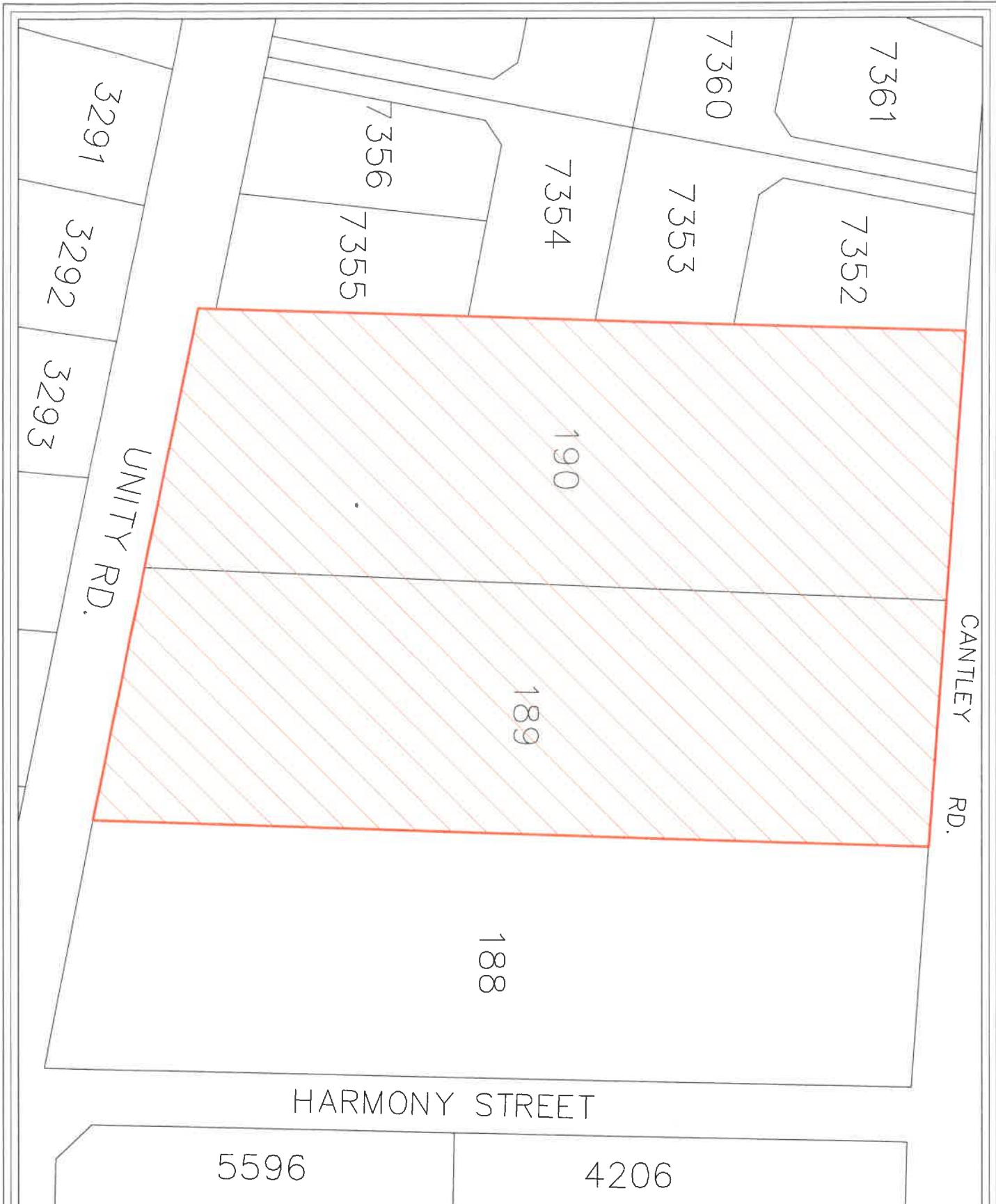
Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

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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PLAN 1 OF 3

APPLICATION FOR THE  
CONSOLIDATION, REZONING AND  
SUBDIVISION

Application is made in terms of Section 15(2)(e) of the Land Use Planning By-law for George Municipality, 2023 for the consolidation of Even 189 and 190 Pacaltsdorp.

**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.

12/01/2024

DATE  
DATUM

SENIOR MANAGER: TOWN PLANNING  
SENIOR BESTUURDER: STADSBEPLANNING

Consolidation, rezoning  
and subdivision  
Erf 289 Pacaltsdorp

Consolidation plan



Project No.	2891
Project Name	Erf 289 Pacaltsdorp
Date	May 2023
Consolidation plan	

KOPIEREG VOORBEHOU. COPY RIGHT RESERVED

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2. Application is made in terms of Section 75(2)(d) of the

2. Application is made in terms of Section 15(2)(b) of the Land Use Planning By-law for George Meersopky, 2023 for the subdivision of 2.6-hectare Area in 25 General Residential Zone II areas, 1 Transport Zone II and 1 Private street and 1 Transport Zone II and Public street as indicated on the subdivision plan.

Application as made in Form of Section 13(2)(b) of the Land Use Planning By-law for the George Municipality, 2023 for the registration of a servitude of right of way needed abutting over the premises of Portion 23 in favour of Portion 25 and vice versa.

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.

SENIOR MANAGER: TOWN PLANNING  
SENIOR BESTUURDER: STADSBEPLANNING

Subdivision plan

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Position	Colour notation	Zoning	Avg [m <sup>2</sup> ]	% of total
1-25		General Residential zone IX	6 617	78
26		Transport Zone IX	1 720	20
37		Transport Zone IX	192	2
TOTAL			8 529	100


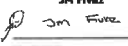
Position	Colour notation	Zoning	Avg [m <sup>2</sup> ]	% of total
1-25		General Residential zone IX	6 617	78
26		Transport Zone IX	1 720	20
37		Transport Zone IX	192	2
TOTAL			8 529	100

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HARMONY STREET



# UNITY

RD

CES Development Charges Calculator		Version 2.00		20 February 2023		
		Erf Number *	189 & 190			
		Allotment area *	Pekaikadorp			
		Water & Sewer System *	George System			
		Road network *	Pekaikadorp/Thembaletu			
		Developer/Owner *	Red Roof Developments (Pty) Ltd			
		Erf Size (ha) *	8514,21			
		Date (YYYY/MM/DD) *	2023-06-12			
		Current Financial Year	2022/2023			
Collaborator Application Reference		2632455				
Code	Land Use	Unit	Total Existing Right		Total New Right	
<b>RESIDENTIAL</b>						
			Units		Units	
	Single Res > 1000m² Erf (Upmarket)	unit			2	
	Group Housing >200m²	unit			25	
<b>INDUSTRIAL</b>						
			m² Erf	FAR	m² GLA	
			m² Erf	FAR	m² GLA	
Is the development located within Public Transport (PT1) zone?			Please select <input checked="" type="button" value="Yes"/>			
<b>Calculation of bulk engineering services component of Development Charge</b>						
Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
Roads	trips/day	85,75	R 1 967,14	R 168 682,38	R 25 302,36	R 193 984,74
Sewerage	l/d/day	7,53	R 38 810,00	R 292 239,30	R 43 835,90	R 336 075,20
Water	l/d/day	7,18	R 38 860,00	R 278 820,50	R 41 823,08	R 320 643,58
Total bulk engineering services component of Development Charge payable:				R 739 742,18	R 110 961,33	R 850 703,51
<b>Link engineering services component of Development Charge</b>						
<b>Total Development Charge Payable</b>						
City of George		Developer/Owner				
Calculated (CES):	JM Fivaz					
Signature :						
Date :	June 12, 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	Provincial code/Key number	Total
Roads	20220703048977	R 193 984,74
Sewerage	20220703048978	R 336 075,20
Water	20220703048981	R 320 643,58
		R 850 703,51

Development Charges Calculator				Version 1.00		2022/08/15	
				Erf Number	189 & 190		
				Allotment area	Pacaltsdorp		
				Elec DCs Area/Region	George Network		
				Elec Link Network	MV/LV		
				Elec Development Type	Normal		
				Developer/Owner	Red Roof Developments (Pty) Ltd		
				Erf Size (ha)	0,85		
				Date (YYYY/MM/DD)	2023-06-26		
				Current Financial Year	2022/2023		
				Collaborator Application Reference	2632455		
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL							
	Single Res > 1000m² Erf (Upmarket)	unit	Units	Units	Units	Units	
				2			
OTHERS							
	Others, No further diversity applied. (as applied by consultant)	Actual kVA (ADMD)	kVA			75	
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	11,56	75,00	R 5 545,40	R 351 804,54	R 52 770,68	R 404 575,22
Total bulk engineering services component of Development Charge payable					R 351 804,54	R 52 770,68	R 404 575,22
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS): 							
Signature: _____							
Date: June 26, 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	20 210 709 048 979	R 404 575,22
		R 404 575,22