

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

Collaborator No.: 2950543
Reference / Verwysing: Erf 3282, Blanco
Date / Datum: 12 March 2024
Enquiries / Navrae: Primrose Nako

Email: pieterdesigncentre@gmail.com

PIETER BROWN
P O Box 7
GEORGE
6530

APPLICATION FOR SUBDIVISION: ERF 3282, BLANCO

Your application in the above regard refers.

The Senior Manager: Town 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 3282, Blanco into 4 portions namely: Portion 1 ($\pm 324\text{m}^2$), Portion 2 ($\pm 372\text{m}^2$), Portion 3 ($\pm 423\text{m}^2$) and Portion 4 ($\pm 483\text{m}^2$);

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

REASONS

- (i) The proposed subdivision is a cadastral exercise to allow the registration and transfer of the 4 group housing units that is already permitted on the property in terms of the 2006 land use approval.
- (ii) The proposed development is an appropriate fit within the current and future land use planning contexts.
- (iii) The proposal will not present negative impacts on surrounding property rights.
- (iv) The proposed subdivision will not pose any adverse impact on the Mont Fleur Mountain Estate development, the streetscape, the residential character of the estate, or neighbouring property rights in terms of privacy, views, sunlight or overshadowing.

Subject to the following conditions imposed of Section 66 of said Bylaw, namely:

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

General:

- 1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality (2023), the above-mentioned approval shall lapse if not implemented within a period of five (5) years from the date of when the approval comes into operation;
- 2. The subdivision of Erf 3282, Blanco, shall be as indicated on the subdivision diagram drawn by Design Centre and Associates, Plan No 2340-01-OND dated 21 February 2024 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 the Subdivision and implementation of the proposed development:

3. The developer must submit the approved Surveyor General diagrams to the GIS Department of the Directorate for information purposes, prior to the transfer of a portion.
4. Each subdivision approval will be considered implemented on the registration of one subdivided portion at the Deeds Office.
5. All owners in this development shall become members of the Mont Fleur Mountain Estate Homeowners Association (HOA) and shall abide by its Constitution and Architectural Guidelines.

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 clause above, with regards to the proposed development, the developer will be required to make a development contribution, as follows:

The amounts of the development contributions are reflected on the attached ("**Annexure B**") calculation sheet dated 19/01/2024 and are as follows:

Roads:	R 23 994.15	Excluding VAT
Sewer:	R 49 258.00	Excluding VAT
Water:	R 42 320.00	Excluding VAT
Total:	R 115 572.15	Excluding VAT

7. The total amount of the development charges of **R115 572.15 (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.
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 the transfer of a portion or the submission of building plans 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 R115 572.15 (VAT Excluded) 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 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 (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 applies).
15. 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 11 applies).
 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 11 applies).
 17. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
 18. All private roads and the related stormwater and light,poles infrastructure, and private open spaces within the development will be transferred by the developer to the homeowners' association who will assume responsibility for the maintenance thereof.
 19. 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.
 20. 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.
 21. 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.
 22. 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.
 23. Municipal water is provided for potable use only. No irrigation water will be provided.
 24. 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.
 25. 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.
 26. Developer is to take note of existing water main in the property building line of the proposed development (condition 11 applies).
 27. Developer is to take note of an existing sewer main in the proposed development (condition 11 applies).
 28. 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.
 29. 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.

30. Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
31. 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.
32. 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.
33. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
34. No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to ensure compliance.
35. 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.
36. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
37. Access to parking must conform to George Integrated Zoning Scheme 2023, and sufficient stacking distance should be allowed for, and indicated on the Site development Plan.
38. Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2023 parking requirements and vehicles must readily leave the site without reversing across the sidewalk. Alternative Parking may be supplied.
39. Site access to conform to the George Integrated Zoning Scheme 2023.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

40. The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
The amounts of the development contributions are reflected on the attached ("**Annexure B**") calculation sheet dated 25/01/2024 and are as follows:

Electricity: R 60 140.28 Excluding VAT

41. The total amount of the development charges of **R 60 140.28 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.
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 60 140.28 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.

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 or the submission of building plans for a final calculation.

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 applies).
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 applies).
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 applies).
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 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.
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 temporary municipal metered construction supply can be installed, at a cost to be determine, 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.

Notes:

- (i) *Building Plans must be approved by the George Municipality in terms of the NBR&BS Act before any construction may be permitted on the property.*
- (ii) *Servitudes shown on the subdivision plan must be registered in the SG Office and also imposed in the title deed of the respective portions.*
- (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.*

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 April 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

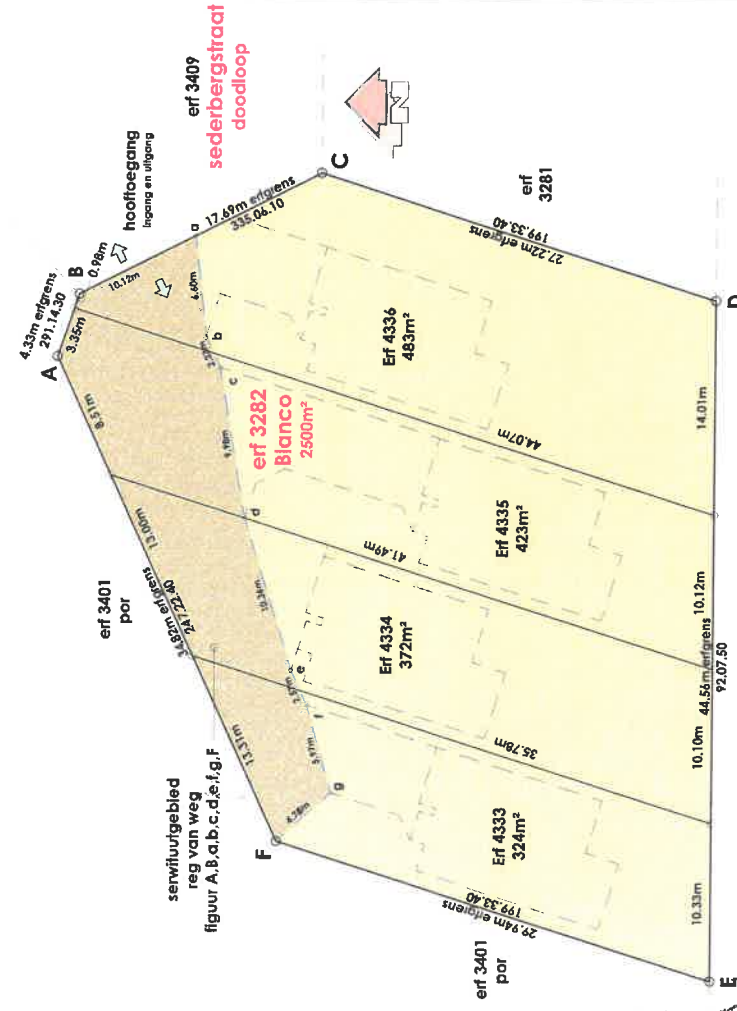
C:\scan\Erf 3282, Blanco (Subdivision Approval)Pieter Brown.docx

Legende-Verklaring

Posisie van voorgestelde wooneenhede en voertuiparkering

Bestaande Enkel Residensiële sone II (SRZII) - Landgoedbehuising (Estate Housing) erf 3282, Blanco

Posisie van die servituutgebied reg van weg figuur A.B.C.D.E.F



Aansoek om onderverdeling in terme van Artikel 15(2) (d) van die Verordeninge op die Grondgebruikbeplanning vir George, 2023

1. Aansoek om onderverdeling:

Aansoek om onderverdeling in terme van artikel 15(2)(d) van die Verordeninge op Grondgebruikbeplanning vir George Munisipaliteit, 2023, gedoen om erf 3282, Blanco, George, grootte - 1602m² en gemerk as figuur A.B.C.D.E.F op hierdie onderverdelingsplan, te onderverdeel in 4 Enkel Residensiële sone II (SRZII) - Landgoedbehuising (Estate Housing) enre, soos aangeletoon.

2. Sonering:

Erf 3282, George is reeds Enkel Residensiële sone II (SRZII) - Landgoedbehuising (Estate Housing) Die onderverdeling behels 4 gedeeltes:

Erf 4333 tot Erf 4336:

Enkel Residensiële sone II (SRZII) - Landgoedbehuising (Estate Housing)

3. Erfgroottes:

Erfgroottes (gedeelte nommers) soos aangeletoon op hierdie onderverdelingsplan:

- Erf 4333: 324m²
- Erf 4334: 372m²
- Erf 4335: 423m²
- Erf 4336: 483m²

4. Servituute:

4.1 Servituut reg van weg gebied word geregtigsteer oor gedeeltes 1 tot 4 soos aangeletoon op hierdie tekening. Die gebied is word uitgewys as figuur A.B.C.D.E.F.G.

4.2 Die servituutareas op elke erfgedeelte sal opgemeet en geregtigsteer word sodat dit ook opgeneem kan word in die titelakte van elke erfgedeelte.

5. Geboue en voertuiparkering:

Die posities van die geboue (wooneenhede) en voertuiparkering word in stippellyne aangeletoon op die erfgedeeltes aangeletoon op hierdie onderverdelingsplan.

6. Algemeen:

6.1 Die bestaande toegang van die erf word uitgewys as hoofdoegang - ingang / uitgang tussen punte B en A, op hierdie onderverdelingsplan.

6.2 Die toegang sal valdeur aan die vereistes van die HEV se "Architectural Design Manual.

7. Dienste:

Alle dienste volg roetes op elke eiendom en binne die boudlyne van erf 3282, George. Daar is geen oorskrydings nie.

Liggingsplan



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Kopiereg © 2024 Design Centre and Associates

Eienaar:	E du Plessis en H J Skinner
Design Centre and Associates:	
Geleken:	Pieter Brown ✓
Verwysings no.:	2340
Skala:	1 : 350 & n.v.s
Tekening no.:	2340-01-OND b
Datum:	21 Feb 2024
Wysings:	Datum: 19 Okt 2023
01	Bekrwyng: Erhoofms Bydrag
02	Sonering gewysig 21 Feb 2024

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:

2/03/2024

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATISBEPLANNING

1 : 350 Onderverdelingsplan
Erf 3282 Blanco, George

GM 2023 Development
Charges policyCivil Engineering
ServiceElectro-Technical
ServiceGM 2023 Integrated
Zoning Scheme By-law

Erf Number * 3282
Allotment area * Blanco
Water & Sewer System * George System
Road network * Blanco
Developer/Owner * Engilna du Plessis en Henry Skinner
Erf Size (ha) * 1617,53
Date (YYYY/MM/DD) * 2024-01-19
Current Financial Year 2023/2024
Collaborator Application Reference 2950543




Code	Land Use	Unit	Total Existing Righth	Total New Right
RESIDENTIAL				
	Residential housing (<500m ²) Erf	Unit		Units
	Residential housing (>2 000m ²) Erf	Unit	1	4

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
 trips/day	12,00		R 1 999,51	R 23 994,15	R 3 599,12	R 27 593,27
 kl/day	1,10		R 44 780,00	R 49 258,00	R 7 388,70	R 56 646,70
 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 115 572,15	R 17 335,82	R 132 907,97

Link engineering services component of Development Charge
Total Development Charge Payable

City of George

Calculated (CES):

JM Fivaz

Signature :

Date :

January 19, 2024


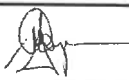
NOTES :

1. 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
2. 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 044 801 1333

Departmental Notes:

For the internal use of Finance only

Service	Financial code/Key number	Total
Roads	20220703048977	R 27 593,27
Sewerage	20220703048978	R 56 646,70
Water	20220703048981	R 48 668,00
		R 132 907,97

Development Charges Calculator				Version 1.00		2023/07/04	
				Erf Number	3282		
				Allotment area	George		
				Elec DCs Area/Region	George Network		
				Elec Link Network	LV		
				Elec Development Type	Normal		
				Developer/Owner	E du Plessis & H Skinner		
				Erf Size (ha)	0		
				Date (YYYY/MM/DD)	2024-01-25		
				Current Financial Year	2023/2024		
				Collaborator Application Reference	2950543		
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL			Units	Units	Units		
	Single Res > 650m² Erf (Normal)	unit		1			
	Single Res > 350m² Erf (Small)	unit				3	
	Single Res < 350m² Erf (informal)	unit				1	
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	4,33	12,28	R 7 567,73	R 60 140,28	R 9 021,04	R 69 161,32
Total bulk engineering services component of Development Charge payable					R 60 140,28	R 9 021,04	R 69 161,32
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):							
Signature :							
Date :		January 25, 2024					
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	023000000000	R 69 161,32
		R 69 161,32