

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

Collaborator No.: 2879990
Reference / Verwysing: Erven 527, 528 and 12497, George and Remainder of Erven 521, 525 and 529, George
Date / Datum: 12 March 2024
Enquiries / Navrae: Marisa Arries

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EDGEMEAD
7441

**APPLICATION FOR SUBDIVISION AND CONSOLIDATION: ERVEN 527, 528 AND 12497 AND
REMAINDER OF ERVEN 521, 525 AND 529, GEORGE**

Your application in the above refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2023 decided the following applications applicable to Erven 527, 528 and 12497, George and Remainder of Erven 521, 525 and 529, George:

- (a) Subdivision in terms of Section 15(2)(d) of Land Use Planning By-Law for George Municipality, 2023 of Remainder Erf 521, George into two portions:
 - Portion 1 of Remainder Erf 521, George ($\pm 0,6178$ ha);
 - i. Remainder of Remainder Erf 521, George (± 470 m²);
- (b) Subdivision in terms of Section 15(2)(d) of Land Use Planning By-Law for George Municipality, 2023 of Remainder Erf 529, George into two portions:
 - i. Portion 1 of Remainder Erf 529, George ($\pm 1,0484$ ha);
 - ii. Remainder of Remainder Erf 529, George (± 78 m²);
- (c) Consolidation in terms of Section 15(2)(e) of the Land Use Planning By-Law for George Municipality, 2023 of Erven 527, 528 and 12497, George, Remainder Erf 525, George, Portion 1 of Remainder Erf 521, George and Portion 1 of Remainder Erf 529, George;

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

REASONS FOR DECISION

- i. The application will allow the provincial government to utilise existing educational resources and infrastructure more effectively and expedite future land development applications related to the site;
- ii. The proposal is a cadastral exercise aimed at regularising the existing school site and will not have any significant negative impact on the surrounding area, street environment, natural environment, character of the neighbourhood, or neighbours' rights and amenities;

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 provisions of the Land Use Planning By-law for the George Municipality, 2023, the applications as applied for shall lapse if not implemented within a period of five (5) years from the date the approval comes into operation;
2. This approval shall be taken to cover only the subdivisions and consolidation as indicated on Subdivision and Consolidation plan no. **DENNE01** dated **21 August 2023** attached as “**Annexure A**” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provision;
3. An as-built site layout plan, which depicts all building structures, must be submitted for approval in accordance with the National Building Regulations (NBR) for record purposes;
4. The Surveyor General approved subdivision and consolidation diagrams must be submitted to the GIS Section for record purposes;
5. The Remainder of Remainder Erven 521 and 529, George must be transferred to the George Municipality prior to the registration of the consolidated property;
6. The above approval will be considered implemented on the registration of the Certificate of Consolidated Title for the consolidated property at the Deeds Office;

Note:

Zoning rectification of Remainder of Remainder Erf 529, George to Transport Zone II must be done once consolidated property is registered at the Deeds Office.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

7. 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.
8. Any, and all, costs directly related to the development remain the developers’ responsibility
9. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
10. 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 7 applies.
11. 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 7 applies.
12. 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 7 applies.
13. 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.
14. 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.
15. 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.



16. 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.
17. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
18. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
19. 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.
20. Installation of ripple relays are compulsory for all geysers with electrical elements.
21. All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
22. A detailed energy efficiency and demand side management plan to be implemented in the development to provide to the municipality.
23. All LV work must be installed and be funded by the developer / customer.

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

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The copyright in this drawing, including design and design, is reserved by the author.

The figure shows the Remainder of Erf 521, measuring 0.6178Ha in extent, to be subdivided into portion 1 of ca 0.6178Ha, leaving a ca 0.0471Ha remainder (already zoned public street).

The figure also shows the Remainder of Erf 529, measuring 1.0552Ha in extent, to be subdivided into portion 1 of ca 1.0484Ha, leaving a ca 0.0068Ha remainder (road display, deemed road).

Portions 1 of Remainder erf 521 and erf 529 to be consolidated with the following erf, resulting in a ca 3.2741Ha new property identified by the figure ABCDEFGHKL.M.

Erf Extent

Pin 1 of Rem 521 0.6178Ha
Rem 525 0.3246Ha
527 0.0735Ha
528 0.0034Ha
Pin 1 Rem 529 1.0552Ha
12497 1.0414Ha

Notes:

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 deed.
12/03/2024
DATE
DATUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPANNING

Subdivision of Rem erf 521 & 529 and Consolidation with erf 525, 527, 528 & 12497, George

Dennedal Primary School Subdivision & Consolidation Plan

Western Cape Government

George Municipality
DENNED01
21/08/2023
1 : 1000 (A3)

George Municipality
21/08/2023
1 : 1000 (A3)

headland

town planner