

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

Collaborator No.: 3008733
Reference / Verwysing: Remainder Erf 440, George
Date / Datum: 14 June 2024
Enquiries / Navrae: Primrose Nako

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O Box 710
GEORGE
6530

APPLICATION FOR REZONING AND SUBDIVISION: REMAINDER ERF 440, GEORGE

Your application in the above regard 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 the Remainder Erf 440, George:

- a) Rezoning, in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality (2023), of Remainder Erf 440, George from Single Residential Zone I to a Subdivisional Area to allow for two (2) Single Residential Zone I portions and a public street Remainder;
- b) Subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023), of the Subdivisional Area, *in accordance with Plan No. 440/1 dated Feb 2024 (attached as Annexure A)*, into the following:
 1. Portion A (measuring $\pm 602\text{m}^2$ in extent) – Single Residential Zone I;
 2. Portion B (measuring $\pm 357\text{m}^2$ in extent) – Single Residential Zone I;
 3. Remainder (measuring $\pm 112\text{m}^2$ in extent) – Transport Zone II;

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

REASONS

- (i) The proposed subdivision is an appropriate fit within the current and future land use planning context.
- (ii) The proposal will not present negative impacts on surrounding property rights.
- (iii) The proposed development will not have an adverse impact on the character of the area or the environment.
- (iv) The subject property is well-located for densification as the site is located within walking distance of community facilities and public amenities.
- (i). The development will provide for a much-needed residential opportunity within a low-density urban area.
- (ii). Portion B is limited to the development of 1 dwelling unit considering the limited erf size, as well as the desired development density, existing development patterns and land use character of the area.

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely:

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

General:

1. 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 it coming into operation.
2. The subdivision of Remainder Erf 440, George shall be as indicated on the subdivision plan (ref. Plan No. 440/1) drawn by Jan Vrolijk Town Planner dated Feb 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. The proposed remainder (public street) must be transferred to the Municipality, prior to transfer of Portion A and Portion B.
5. Portion B is limited to the development of 1 dwelling unit. This restriction must be imposed in the title deed of said Portion.
6. All structures on the proposed Remainder must be removed prior to the transfer of a portion.
7. The subdivision approval will be considered implemented on the submission of proof that one of the respective portions have been registered at the Deeds Office.

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

8. 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 01/03/2024 and are as follows:

Roads:	R 7 998.05	Excluding VAT
Sewer:	R 15 921.78	Excluding VAT
Water:	R 14 134.88	Excluding VAT
Total:	R 38 054.71	Excluding VAT

9. The total amount of the development charges of **R38 054.71 (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.
10. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 8 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.
11. 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 R38 054,71 (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 9 above.
12. 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.
13. 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.

14. Any, and all, costs directly related to the development remain the developers' responsibility.
15. Only one connection permitted per registered erf (water and sewer connections). Condition 13 applies.
16. 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 13 applies).
17. 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 13 applies).
18. 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 13 applies).
19. 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.
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, permits, wayleaves or any other required 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. 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.
27. The discharge of surface stormwater is to be addressed by the developer. Condition 13 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 13 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. The developer will be required at own cost to install preventative measures to ensure compliance.

32. 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.
33. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
34. 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.
35. Site access is restricted to a single access conforming to the George Integrated Zoning Scheme 2023 clause 45 (3) & (4)(a & c).

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

36. 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 14/03/2024 and are as follows:

Electricity: R 21 869.19 Excluding VAT

37. The total amount of the development charges of **R21 869.19 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.
38. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 36 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.
39. 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 R21 869.19 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 37 above.
40. 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.
41. 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.
42. 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.
43. Any, and all, costs directly related to the development remain the developers' responsibility.
44. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 41 applies.
45. 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 41 applies).

46. 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 41 applies).
47. 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 41 applies).
48. 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.
49. 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.
50. 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.
51. 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.
52. 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.
53. 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.
54. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
55. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
56. 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.
57. 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.
58. Installation of ripple relays are compulsory for all geysers with electrical elements.
59. All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
60. 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) A site plan indicating the position of the as-built structures on Portions A and B must be submitted to the Building Control Section in terms of the NBR for record purposes.
- (ii) The owner of Portion B will be required to indicate the existing shrubs and trees on the property and how these will be incorporated in the final building design on building plan.
- (iii) Stormwater management on the properties must be indicated on the building plan.
- (iv) Building plans to comply with SANS 10400 and any other applicable legislation. No construction may be commenced with until such time as a building plan has been approved.
- (v) Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Community Services.
- (vi) 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.
- (vii) The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to the transfer of a Portion for a final calculation.

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 05 JULY 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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PROJECT
Application for subdivision

DESCRIPTION
Remainder of Erf 440 George

TITLE
Subdivision plan

NOTES & DESCRIPTIONS

Application
Application is made in terms of Section 15 (2)(d) of the Land Use Planning By-law for George Municipality, 2023 for the subdivision of the Remainder of Erf 440 George into a Portion A (±602m²), a Portion B (±357m²) and a Remainder (±112m²).

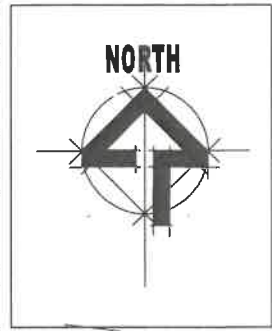
Proposed zoning and land use
Portion A – Single Residential Zone I (Dwelling house)
Portion B – Single Residential Zone I (Dwelling house)
Remainder – Transport Zone II (Public street)

SCALE

PLANNED BY/PLAN	PLANNING PLAN NO.	440/1
DRAWN BY/DRAWING	REVISED BY/REVISION	Erf 440 George
DATE/DATUM	NAME/NAAM	Subdivision plan
Feb 2024		

ALL MEASUREMENTS APPROXIMATE
ALLE AFMETINGS BY BENADERING

KOPIEREG VOORBEHOUD / COPY RIGHT RESERVED



MUNICIPALITEIT 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.

14/06/2024
DATE/DATUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

JAN VROLIJK **JV** TOWN PLANNER • STADSBEPLANNER



GM 2023 Development Charges policy



Civil Engineering Service



Electro-Technical Service



GM 2023 Integrated Zoning Scheme By-law

Erf Number * **440**
 Allotment area * **George**
 Water & Sewer System * **George System**
 Road network * **George**
 Developer/Owner * **JPH, Z & SF Hanekom**
 Erf Size (ha) * **1072,48**
 Date (YYYY/MM/DD) * **2024-03-01**
 Current Financial Year **2023/2024**
 Collaborator Application Reference **3008733**

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

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	4,00		R 1 999,51	R 7 998,05	R 1 199,71	R 9 197,76
k/day	0,36		R 44 780,00	R 15 921,78	R 2 388,27	R 18 310,04
k/day	0,33		R 42 320,00	R 14 134,88	R 2 120,23	R 16 255,11
Total bulk engineering services component of Development Charge payable				R 38 054,71	R 5 708,21	R 43 762,91

Link engineering services component of Development Charge
Total Development Charge Payable


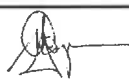
City of George
 Calculated (CES): **JM Fivaz**
 Signature: _____
 Date: **March 1, 2024**

- NOTES :**
- 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
 - 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 9 197,76
Sewerage	20220703048978	R 18 310,04
Water	20220703048981	R 16 255,11
		R 43 762,91

Development Charges Calculator				Version 1.00		2023/07/04	
				Erf Number	440		
				Allotment area	George		
				Elec DCs Area/Region	George Network		
				Elec Link Network	LV		
				Elec Development Type	Normal		
				Developer/Owner	Jurgens, Zanmarie & Shaun Hanekom		
				Erf Size (ha)	0,1		
				Date (YYYY/MM/DD)	2024-03-14		
				Current Financial Year	2023/2024		
				Collaborator Application Reference	3008733		
Code	Land Use	Unit	Total Existing Right		Total New Right		
			Units	Units	Units	Units	
RESIDENTIAL							
	Single Res > 650m ² Erf (Normal)	unit		1			
	Single Res > 350m ² Erf (Small)	unit				2	
OTHERS							
			KVA		KVA		
Is the development located within Public Transport (PT1) zone?				Please select			
				Yes			
Calculation of bulk engineering services component of Development Charge							
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	KVA	4,33	7,22	R 7 567,73	R 21 869,19	R 3 280,38	R 25 149,57
Total bulk engineering services component of Development Charge payable					R 21 869,19	R 3 280,38	R 25 149,57
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):							
Signature :		_____					
Date :		March 14, 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	0110101010000	R 25 149,57
		R 25 149,57