

Collaborator No.: 3566940
Reference / Verwysing: Erven 7190 & 7191, George
Date / Datum: 12 September 2025
Enquiries / Navrae: Primrose Nako

Email: planning@mdbplanning.co.za

Marlize de Bruyn
P O BOX 2359
GEORGE
6530

APPLICATION FOR CONSOLIDATION AND SUBDIVISION: ERVEN 7190 AND 7191, GEORGE

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that, notwithstanding the objections received, the following application applicable to Erven 7190 and 7191, George:

- a) Consolidation, in terms of Section 15(2)(e) of the Land Use Planning By-law for George Municipality, 2023, of Erven 7190 and 7191, George *in accordance with Drawing Number ConSub636-G24 dated January 2025 (attached as **Annexure A**)*, to create Portion A measuring $\pm 3\,519\text{m}^2$ in extent;
- b) Subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023, of Portion A *in accordance with Drawing Number ConSub636-G24 dated January 2025 (attached as **Annexure A**)*, into the following:
 - (i) Portion B ($\pm 595.19\text{m}^2$) (Single Residential Zone I)
 - (ii) Portion C ($\pm 595.23\text{m}^2$) (Single Residential Zone I)
 - (iii) Portion D ($\pm 515.73\text{m}^2$) (Single Residential Zone I)
 - (iv) Portion E ($\pm 634.91\text{m}^2$) (Single Residential Zone I)
 - (v) Portion F ($\pm 582.04\text{m}^2$) (Single Residential Zone I)
 - (vi) Portion G ($\pm 595.30\text{m}^2$) (Single Residential Zone I)

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

REASONS

- (i). The proposed development aligns with the spatial objectives for the area including the optimisation of available infrastructure, improving the functionality of public transport facilities, proximity to certain amenities and raising densities from the current norm in the area, but remains reconcilable with the existing character of the area.
- (ii). The proposed development is an appropriate fit within the current and future land use planning contexts and prevailing densities in the area.

- (iii). The capacity and ability to provide engineering services have been addressed and reviewed by the relevant departments and no negative impacts on bulk engineering services are foreseen.
- (iv). The proposal will not present any significant negative impacts on surrounding property rights or amenity in terms of loss of views, sunlight, property value or privacy, or the casting additional shadows, overlooking, or noise nuisance. Most anticipated impacts can be addressed or mitigated and will be addressed in the conditions of approval.
- (v). The concerns regarding potential increase in noise and disturbance was regarded and does not have bearing on the desirability for the development. Increase in density is not the origin or source of noise disturbance as this relates to the behaviour of occupants of the property.
- (vi). The concern regarding landscaping and vegetation has been addressed in the conditions of approval.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the provisions of the Land Use Planning By-law for 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. This approval shall be taken to cover only the consolidation and subdivision (including the 6m private right of way servitude) as applied for as indicated on the Consolidation and Subdivision Plan drawing no ConSub636-G24 dated January 2025, drawn by DMC Town Planning, attached as "**Annexure A**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provisions.
3. The developer must erect a solid boundary wall of at least 1.8m high along the common boundaries shared with adjoining neighbours.
4. The developer must submit an audit of existing vegetation on the property and will be required to retain most of the vegetation and trees on site, especially that found along the perimeter of the site, with preference to retaining indigenous vegetation.
5. The developer / owner is required to plant and maintain 2x 100l trees for every mature tree removed from the property. The number of trees on the property as a whole shall be no less than 1 tree for every two parking bays.
6. The developer must submit a site development plan and landscaping plan in accordance with Section 23 of the George Integrated Zoning Scheme By-law to the Directorate for approval. These plans must indicate, among others, what vegetation will be retained/ removed and where additional trees will be planted.
7. The developer is to establish a homeowners association (HOA) in terms of Section 29 of the Planning By-law or provide another suitable mechanism to manage the use and maintenance of the servitude right of way, access gates and the proposed refuse area within the development.
8. Should the developer opt for an HOA, the HOA constitution must be submitted to the Directorate for approval.
9. Should an HOA be constituted, the developer may also submit architectural guidelines for the development to the Directorate for approval.
10. Approved Surveyor General diagrams must be submitted to the Directorate: Planning and Development for record purposes.
11. The approval will be regarded as implemented on the registration of the first subdivided portion at the Register of Deeds.

(The notes below have been inserted for explanatory purposes or to alert the applicant to legal requirements that should not be included as a condition of approval but should be read as conditions of approval.)

Notes:

- (i). *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion prevention measures must be addressed on the building plans.*
- (ii). *It is incumbent on the owners / developers to ensure compliance with the approvals, permissions and authorisations granted by the respective provincial and national authorities i.e., Infrastructure, Heritage, Environmental etc.*

- (iii). The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required. Specifically, the owner/ developer must confirm with the National Department of Forestry, Fisheries and the Environment whether any of the trees on the property are protected prior to them being trimmed, cut down or removed.
- (iv). Only the access as shown on the subdivision plan may be used. No other direct access to the proposed development off TROO101 may be created or continue to exist.
- (v). A 5m statutory building line applies along CJ Langenhoven Road.
- (i). Provisions for the removal of solid waste are to be addressed in conjunction with the Directorate: Community Services.
- (ii). Building plans must be submitted for approval in accordance with the National Building Regulations.
- (iii). The notarial deed of servitude must confirm that all property owners in the layout are entitled to the use of the servitude and are mutually responsible for the maintenance of the servitude and infrastructure contained therein.
- (iv). Proof of registration of the notarial deed of servitude and a copy of the notarial deed must accompany the submission of building plans.
- (v). Building plans to comply with SANS 10400, and any other applicable legislation.
- (vi). No construction may be commenced with until such time as a building plan has been approved.
- (vii). The property may only be used for the intended purpose once a Certificate of Occupation has been issued.
- (viii). Further comments will be provided on submission of building plans.
- (ix). Additional building plan application fees, calculated in terms of the approved tariffs, will be applicable should structures already be commenced with or completed without the approval of the Local Authority.
- (x). As far as possible, retain any existing mature trees and incorporate green spaces into the site layout.
- (xi). A specialist must attend to the relevant mitigations to safeguard the Oak tree.
- (xii). Development must comply with the George Integrated Zoning Scheme By-law, 2023.
- (xiii). All advertisements, in favour of this proposed development, visible off the proclaimed provincial road network, must carry the approval of George Municipality in terms of the Municipality's approved Advertising By-Law.

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

- 12. The conditions imposed by the Directorate Civil Engineering Services are attached as "**Annexure B**" dated 21 February 2025, must be adhered to.
- 13. As stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, the amount of Development Charges (DCs) to be paid by the developer is calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference hereto, with regards to the proposed development, the developer will be required to make a development contribution, as indicated below.
- 14. The amounts of the development contributions are reflected on the attached calculation sheet dated 21 February 2025 and are as follows:

Roads	R 50 478.40 (Excluding VAT)
Sewer	R 59 680.00 (Excluding VAT)
Water	R 60 574.24 (Excluding VAT)
Total	R 170 732.64 (Excluding VAT)
- 15. The total amount of the development charges of **R170 732.64** (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.
- 16. Any amendments or additions to the proposed development, which is not contained within the calculation sheet stated, 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.

CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES

- 17. The conditions imposed by the Directorate Electro-Technical Services are attached as "**Annexure C**" dated 20 February 2025, must be adhered to.

18. As stipulated in the attached conditions imposed by the Directorate Electro-technical Services, the amount of Development Charges (DCs) to be paid by the developer is calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference hereto, with regards to the proposed development, the developer will be required to make a development contribution, as indicated below.
19. The amount of the development contributions is reflected on the attached calculation sheet dated 20 February 2025 and are as follows:
Electricity R 63 334.21 (Excluding VAT)
20. The total amount of the development charges of **R63 334.21 (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.
21. Any amendments or additions to the approved development parameters 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.

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: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 03 OCTOBER 2025** 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

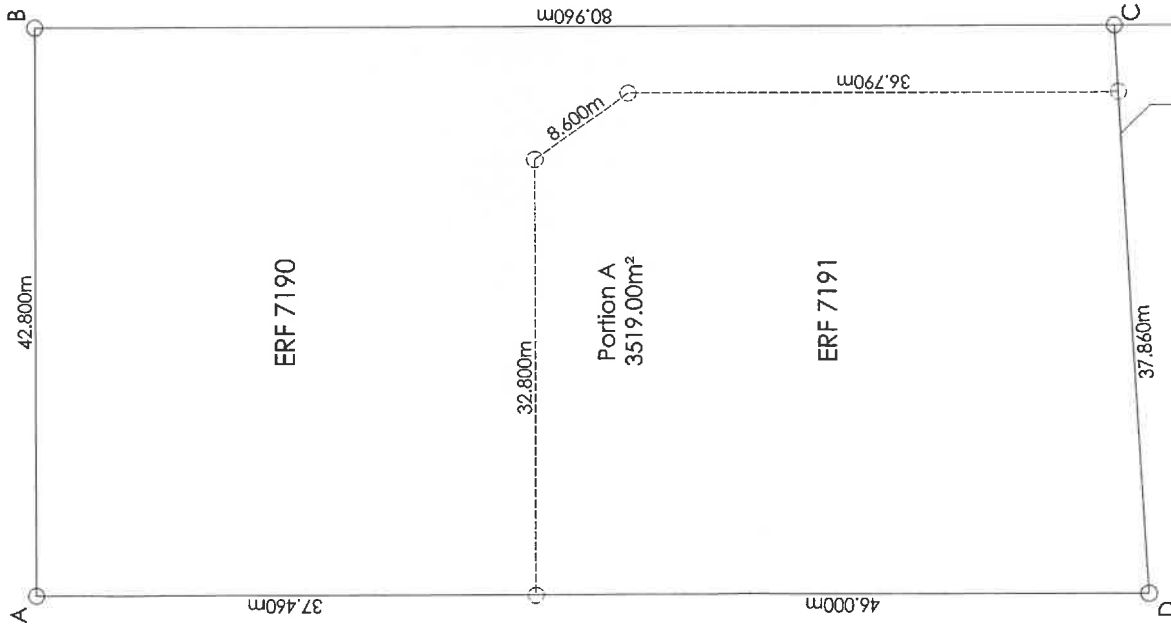


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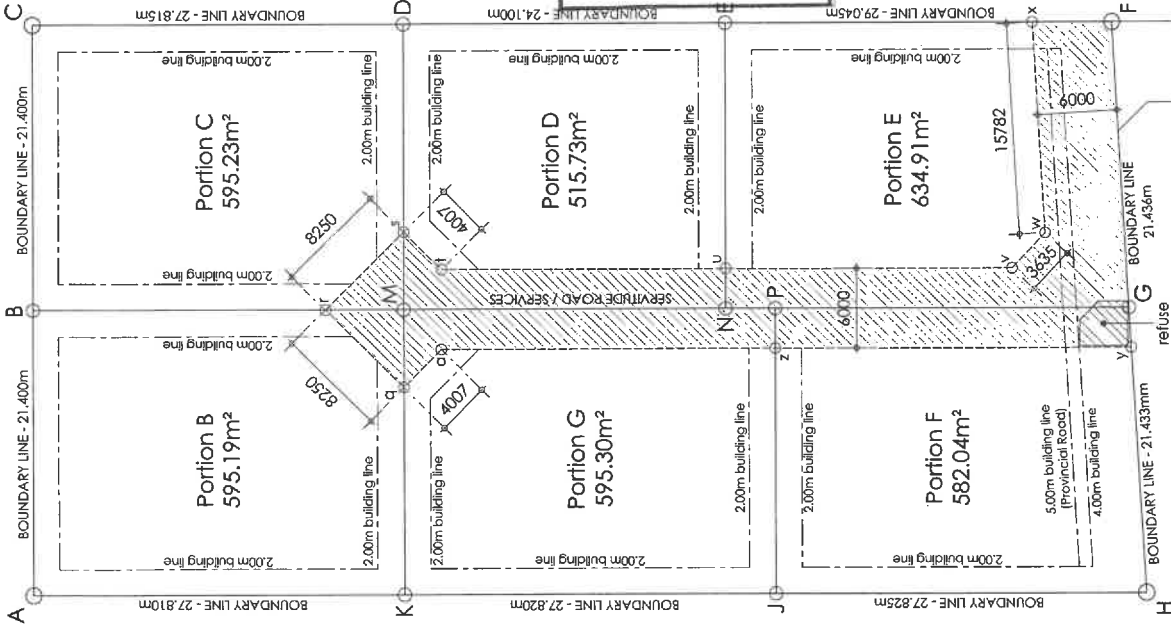
SENIOR MANAGER: TOWN PLANNING

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CONSOLIDATION PLAN



SUBDIVISION PLAN



CJ LANGENHOVEN ROAD

CJ LANGENHOVEN ROAD

PROPOSED CONSOLIDATION & SUBDIVISION
FOR
RUWACON PTY LTD
ERVEN 7190 & 7191,
54 CJ LANGENHOVEN STREET
GEORGE MUNICIPALITY & DIVISION

CONSOLIDATION & SUBDIVISION PLAN

- Consolidation of Erven 7190 & 7191 George in terms of Section 15(2)(e) of the George Municipality Land Use Planning By-law (2023) to create Portion A (3519m²);
- Subdivision of Portion A in terms of Section 15(2)(a) of the George Municipality Planning By-law (2023) into the following portions leaving no Remainder:
 - Portion B: Single Residential Zone 1 erf (dwelling house) (595.19m²);
 - Portion C: Single Residential Zone 1 erf (dwelling house) (595.23m²);
 - Portion D: Single Residential Zone 1 erf (dwelling house) (515.73m²);
 - Portion E: Single Residential Zone 1 erf (dwelling house) (634.91m²);
 - Portion F: Single Residential Zone 1 erf (dwelling house) (582.04m²);
 - Portion G: Single Residential Zone 1 erf (dwelling house) (595.30m²);

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.

DATE: 12/01/2023
BY: [Signature]
SENIOR MANAGER: TOWN PLANNING
SENIOR BEPLANNING

afstuwxfgyza represents a servitude area for access & services in favour of Portion B, C, D, E, F & G in favour of Portion B, C, D, E, F & G.

Drawn: KK
Scale: 1 : 400
Drawing Number: ConSub634-G24
Project Number: 634/G24
Date: JANUARY 2025

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DMC
DMC Town Planning
Development - Management - Consulting
143 Mitchell Street, Bodorp, George
PO Box 2359, George, 6530
Mobile: 074 340 150 | Denies: 067 817 3733
mail@dmctownplanning.co.za
denies@dmctownplanning.co.za

For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.

GEORGE ELECTRICITY DC CALCULATION MODEL	Version 1.00	2024/06/10
For Internal information use only (Not to publish)		



Erf Number * 7190
 Allotment area * George
 Elec DCs Area/Region * George Network
 Elec Link Network * MV/LV
 Elec Development Type * Normal
 Developer/Owner * Ruwaccon
 Erf Size (ha) * 0
 Date (YYYY/MM/DD) * 20 02 2025
 Current Financial Year 2024/2025
 Collaborator Application Reference 3566940

Application: **Development Charges**

Comments:	0
Service applicable	Description
Electricity	Service available (Subject to the Electrical master plan approval)



Conditions					
General conditions					
1	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:				
2	<p>The amounts of the development contributions are reflected on the attached calculation sheet dated 20/02/2025 and are as follows:</p> <table><tr><td>Electricity:</td><td>R</td><td>63 334,21</td><td>Excluding VAT</td></tr></table>	Electricity:	R	63 334,21	Excluding VAT
Electricity:	R	63 334,21	Excluding VAT		
3	The total amount of the development charges of R63 334, 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.				
4	Any amendments or additions to the approved development parameters 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.				
5	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 R63 334, 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 paragraph 3 above.				
6	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.				
7	All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with				
8	Consent use approval with regards to Guest houses, School or Hotels are subject to the submission and approval of building plans, which shall include a detailed Site Development Plan (SDP), indicating proposed land use changes to the erf/erven. The SDP should, but not limited to, address all internal parking requirements (ie within the development area) , position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic.				
9	Any, and all, costs directly related to the development remain the developers' responsibility.				
10	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.				
11	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 applicable)				
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 applicable)				
13	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.				
14	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.				
15	The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.				
16	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.				
17	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.				
18	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.				
19	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.				
20	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.				
21	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.				

Electro Technical	
22	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.
23	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
24	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
25	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.
26	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.
27	Installation of ripple relays are compulsory for all geysers with electrical elements.
28	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
29	All LV work must be installed and be funded by the developer / customer.



Singed on behalf of Dept: ETS

20 Feb 25

Development Charges Calculator				Version 1.00		2024/06/10	
				Erf Number	7190		
				Allotment area	George		
				Elec DCs Area/Region	George Network		
				Elec Link Network	MV/LV		
				Elec Development Type	Normal		
				Developer/Owner	Ruwacon		
				Erf Size (ha)	8		
				Date (YYYY/MM/DD)	2025-02-20		
				Current Financial Year	2024/2025		
				Collaborator Application Reference	3566940		
Code	Land Use		Unit	Total Existing Right		Total New Right	
RESIDENTIAL				Units	Units	Units	
	Single Res > 1000m² Erf (Upmarket)		unit		2		
	Single Res > 350m² Erf (Small)		unit			6	
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	11,56	21,67	R 6 261,85	R 63 334,21	R 9 500,13	R 72 834,34
Total bulk engineering services component of Development Charge payable:					R 63 334,21	R 9 500,13	R 72 834,34
Link engineering services component of Development Charge Total Development Charge Payable							
City of George Calculated (ETS):  Signature : _____ Date : February 20, 2025							
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	30150673 01135	R 72 834,34
		R 72 834,34