Primrose Nako
Town Planning Administrator
Directorate: Planning and Development
Department: Planning
E-mail: pnakor@george.gov.za
Tel: +27 (0)44-801 9416

Beplanning en Ontwikkeling
Planning and Development

Collaborator No.: **3724047**
Reference / Verwysing: **Erf 13171, George**
Date / Datum: **31 October 2025**
Enquiries / Navrae: **Primrose Nako**

Email: henk@birland.co.za

Bailey & Le Roux Professional Land Suveyors
P O Box 9583
GEORGE
6530

APPLICATION FOR SUBDIVISION ON ERF 13171, GEORGE

Your application in the above refers.

The Eden Joint Municipal Planning Tribunal – George Municipality, meeting held on 28 October 2025 resolved:

That the following applications applicable to Erf 13171, George for:

A. Subdivision in terms of Section15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 13171, George into:

- Portion A (+/- 221m²); and
- Remainder portion of Erf 13171 (+/-295 m²)

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

REASONS FOR DECISION

1. The proposal will not have a negative impact on the surrounding built environment, neighbours' rights and amenities in terms of views, privacy and overshadowing.
2. The proposal will support and prioritize the upgrading and formalization of tenure.
3. The proposal will not have an adverse impact on the streetscape or natural environment.
4. The proposal aligns with the immediate character of the surrounding area.
5. The proposal is consistent with the spatial planning development objectives and guidelines.
6. No negative comments or objections were received.

Subject to the following conditions imposed in terms of Section 66 of the said Planning By-Law:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023 the approval shall lapse if not implemented within a period of five (5) years from the date it comes into operation.
2. This approval shall be taken to cover only the subdivision application as applied for and as indicated on the subdivision plan, plan no. GE13171-PSD A drawn by Bailey & LeRoux attached hereto 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. The subdivision approval will only be regarded as implemented on the submission of the approved SG Diagrams by the Surveyor General as well as the registration of at least one portion in terms of the Deeds Registries Act.

Notes:

a. *As-built building plans must be submitted for approval on the respective erven in accordance with the National Building Regulations.*
b. *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
c. *All illegal structures/uses not on building plans must be demolished/converted and the fence of the property to be realigned with the property's correct cadastral boundary.*
d. *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required*

You have the right to appeal to the Appeal Authority against the decision of the Eden Joint Municipal Planning Tribunal – George Municipality, 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 21 November 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

C PETERSEN
SENIOR MANAGER: TOWNPLANNING
C:\Users\pnako\Desktop\TRUBUNAL ITEMS\Erf 13171 George\Erf 13171 George (subdivision ,approval) H Lourense.docx

ANNEXURE A

AREA SCHEDULE: (square metres)	
Ptn. No.	Area
Ptn. A (g f e D)	221
Remainder (A B C e f g)	295

PROPOSED SUBDIVISION PLAN
ERF 13171
GEORGE

SCALE 1:200 PLAN No. GE13171-PSD A

BAILEY & LE ROUX
Professional Land Surveyors
68 Meade Street, P O Box 9583
GEORGE 6530, Tel (044) 8745315

+63140 X
+474900 Y

20480

20479

13172

13170

B

A

18,00
249.17.50

Text
REMAINDER

structure

340.30.00

28,85

160.30.00

28,47

f

g

+1,63

structure

PORTION A

C

e

70.30.00

18,00

D

BELLIARS STREET 12,59m

— — · — = outer edge of hedge
- - - - - = proposed subdivision lines

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.

31/10/2025
DATE / DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

ANNEXURE B

GEORGE DC CALCULATION MODEL	Version 1.00	31 August 2021
For Internal information use only (Not to publish)		

Erf Number *	13171
Allotment area *	George
Water & Sewer System *	George System
Road network *	George
Developer/Owner *	George Municipality
Erf Size (ha) *	516,09
Date (YYYY/MM/DD) *	2025-06-30
Current Financial Year	2024/2025
Collaborator Application Reference	3724047

Application: **Subdivision & Depature**

Service applicable	Description
Roads	Service available, access via Bellair Street (Subject to the Road master plan & access approval)
Sewer	Service available (Subject to the Sewer Master Plan, WWTW treatment & network capacity)
Water	Service available (Subject to the Water Master Plan,WTW treatment & network capacity)

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 The amounts of the development charges are reflected on the attached calculation sheet dated 30/06/2025 and are as follows:

Roads:	R	8 112,60	Excluding VAT (Refer to attached DC calulation sheet)
Sewer:	R	11 687,33	Excluding VAT (Refer to attached DC calulation sheet)
Water:	R	12 574,29	Excluding VAT (Refer to attached DC calulation sheet)
Total	R	32 374,23	Total Excluding VAT

3 The total amount of the development charges of R32 374,23 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 proposed development which is not contained within the calculation sheet as dated in clause 2 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 submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.

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 R32 374,23 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 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.

8 Any, and all, costs directly related to the development remain the developers' responsibility.

9 Only one connection permitted per registered erf (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 applicable)

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 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 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.

14 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.

15 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.

16 Note, 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.

17 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.

18 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.

19 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.

20 Municipal water is provided for potable use only. No irrigation water will be provided.

21 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.

22 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.

23 Developer is to take note of an existing sewer main in the proposed development. (condition 7 applicable)

24 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

25 The discharge of surface stormwater is to be addressed by the developer. Condition 7 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done on line with the available stormwater master plans.

26 Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.

27 Adequate parking with a hardened surface must be provided on the premises of the proposed development.

28 No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to insure compliance.

29 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.

30 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.

31 The municipality, or contractors representing George Municipality to have unrestricted access to the exiting municipal infrastructure pump stations. Developer to indicated proposed access on the development's Site Development Plan (SPD) for approval.

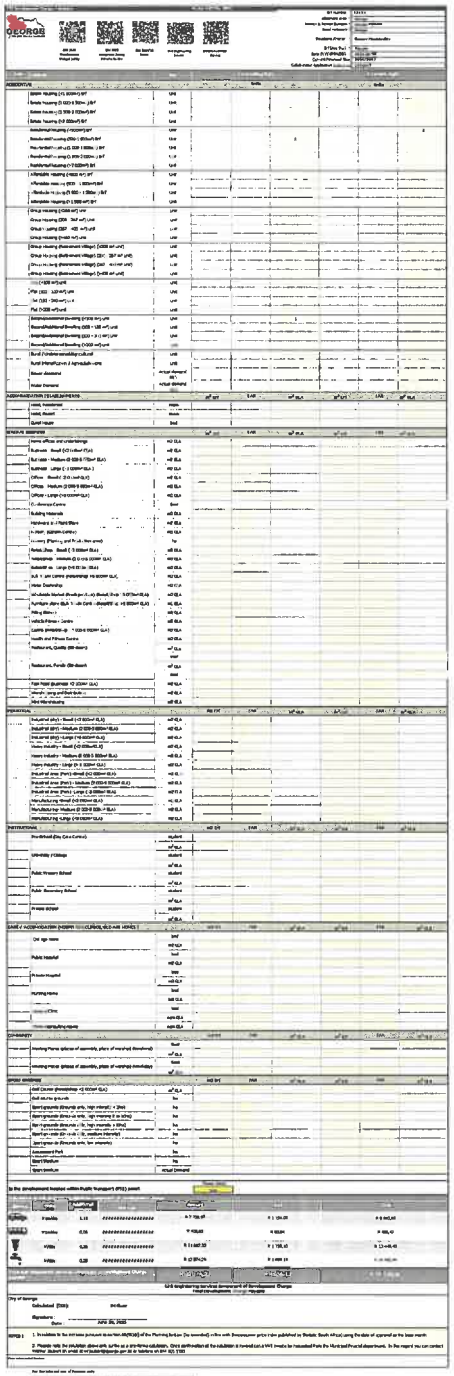
32 Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2023 parking requirements and vehicles must readily leave the site without reversing across the sidewalk. Alternative Parking may be supplied.

33 Site access to conform to the George Integrated Zoning Scheme 2023.

Jim Fivaz

Singed on behalf of Dept: CES

07 Jul 25



ANNEXURE C

GEORGE ELECTRICITY DC CALCULATION MODEL			Version 1.00	2025/06/18	
For Internal information use only (Not to publish)					

Erf Number * **13171**
Allotment area * **George**
Elec DCs Area/Region * **George Network**
Elec Link Network * **LV**
Elec Development Type * **Normal**
Developer/Owner * **George Municipality**
Erf Size (ha) * **0,05**
Date (YYYY/MM/DD) * **14 07 2025**
Current Financial Year **2025/2026**
Collaborator Application Reference **3724047**

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 cluase above, with regards to the proposed development,the developer will be required to make development contribution, as follows:
2	The amounts of the development contributions are reflected on the attached calculation sheet dated 14/07/2025 and are as follows: Electricity: R - Excluding VAT
3	The total amount of the development charges of R0 000, 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 R0 000, Exclusiing 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	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.
10	Any, and all, costs directly related to the development remain the developers' responsibility.
11	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
12	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)
13	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 applicable)
14	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)
15	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
16	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.
17	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.

18	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.
19	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
20	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
21	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.
22	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.
23	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.
24	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
25	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.
26	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
27	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
28	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.
29	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.
30	Installation of ripple relays are compulsory for all geysers with electrical elements.
31	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.

M Gatyeni

Singed on behalf of Dept: ETS

14 Jul 25

Development Charges Calculator	Version 1.00	2025/06/18

Erf Number	13171
Allotment area	George
Elec DCs Area/Region	George Network
Elec Link Network	LV
Elec Development Type	Normal
Developer/Owner	George Municipality
Erf Size (ha)	0,05
Date (YYYY/MM/DD)	2025-07-14
Current Financial Year	2025/2026
Collaborator Application Reference	3724047

Code	Land Use	Unit	Total Exiting Right			Total New Right		
RESIDENTIAL					Units			Units
	Single Res < 350m² Erf (informal)	unit			2			2

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
Electricty	kVA	2,89	2,89	#DIV/0!	R 0,00	R 0,00	R 0,00
Total bulk engineering services component of Development Charge payable					**R 0,00**	**R 0,00**	**R 0,00**

Link engineering services component of Development Charge

Total Development Charge Payable

City of George

Calculated (ETS): **M Gatyeni**

Signature : _____

Date : **July 14, 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
Electricty	20160623 021336	R 0,00
		R 0,00