

*Beplanning en Ontwikkeling
Planning and Development*

Collaborator No.: 3696511
Reference / Verwysing: Erf 1641, Tyolora
Date / Datum: 31 October 2025
Enquiries / Navrae: Primrose Nako

Email: henk@blrland.co.za

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

APPLICATION FOR REZONING AND SUBDIVISION ON ERF 1641, TYOLORA

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 1641, Tyolora for:

1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 1641, Tyolora from Single Residential Zone III to a Subdivisional Area comprising of 2x Single Residential Zone III erven and 1x Open Space Zone I erf; and
2. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 of the Subdivisional Area on Erf 1641, Tyolora into:
 - (a) Portion A (approx. 775m²): Single Residential Zone III;
 - (b) Portion B (approx. 775m²): Single Residential Zone III; and
 - (c) Remainder of Erf 1641, Tyolora (approx. 5 407m²): Open Space Zone I;

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

REASONS FOR DECISION

- (i) The proposal will not have a negative impact on the surrounding built environment, neighbours' rights and amenities in terms of views, privacy and overshadowing.
- (ii) The proposal will support and prioritize the upgrading and formalization of tenure.
- (iii) The proposal will not have an adverse impact on the streetscape or natural environment.
- (iv) The proposal aligns with the immediate character of the surrounding area.
- (v) The proposal is consistent with the spatial planning development objectives and guidelines.
- (vi) 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 rezoning and subdivision applications as applied for and as indicated on the zoning and subdivision plan, plan no TUE1641-SP 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.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES:

4. The conditions imposed by the Directorate Civil Engineering Services are attached as ‘**Annexure B**’ dated 07/08/2025, must be adhered to.
5. 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 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 calculation sheet dated 07/06/2025 and are as follows:

Roads: R7 459.20

Sewer: -

Water: -

Total: R 7 459.20 (Excluding VAT)

5. The total amount of the development charges of **R7 459.20** (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.

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 1641 Tyolora\Erf 1641, Tyolora (Rezoning & Subdivision ,approval) H Lourense.docx

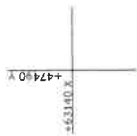
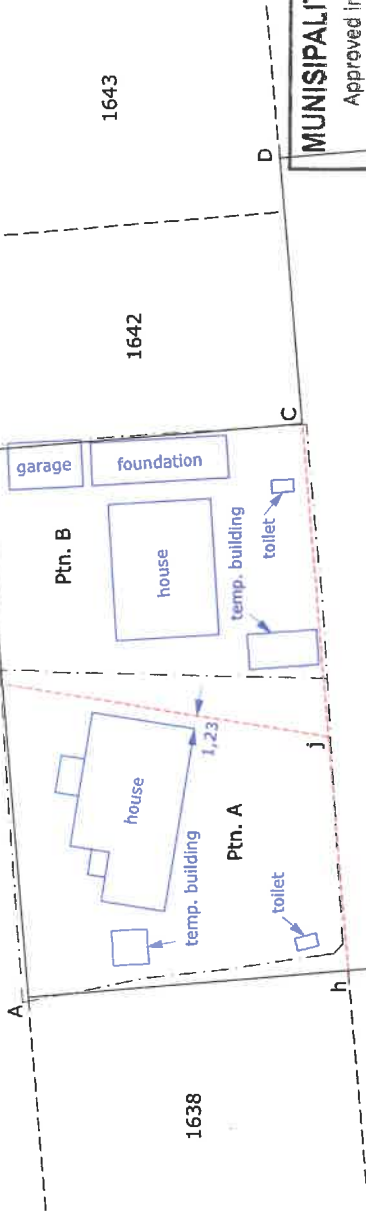
Annexure A

Zoning
Portion A - Single Residential Zone III
Portion B- Single Residential Zone III
Remainder - Open Space Zone I

AREA SCHEDULE:
(square metres)

Ptn. No.	Area
Ptn. A (A k j h)	775
Ptn. B (k B C j)	775
Remainder (h D E F G)	5407

NTAKA STREET 16m



- - - = existing fences
- . - = proposed subdivision lines

1639

Remainder

1645

1640

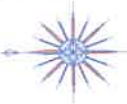
STREET

550 Public Place

SKETCH PLAN
ERF 1641
TYOLORA

SCALE 1:500

PLAN No. TUE1641-SP



**BAILEY &
LE ROUX**

Professional Land Surveyors
88 Meade Street, P O Box 8883
GEORGE 6530, Tel (044) 2145315

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.

31/10/2025

DATE
SENIOR MANAGER: TOWN PLANNING
DATUM
SENIOR BESTUURDER: STATSBEPANNING

Annexure B

GEORGE DC CALCULATION MODEL	Version 1.00	31 August 2021
For Internal information use only (Not to publish)		
 GEORGE THE CITY FOR ALL REASONS	Erf Number *	1641
	Allotment area *	Thembaletu
	Water & Sewer System *	George System
	Road network *	Thembaletu
	Developer/Owner *	George Municipality
	Erf Size (ha) *	6 957,00
	Date (YYYY/MM/DD) *	2025-06-07
	Current Financial Year	2024/2025
Collaborator Application Reference		3696511

Application: Rezoning & Subdivision

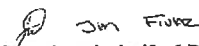
Service applicable	Description
Roads	Service available, access via Ntaka Street (Subject to the Road master plan & access approval)
Sewer	Service available (Subject to the Sewer Master Plan, WWTW treatment & network capacity)
Water	Service available (Subject to the Water Master Plan, WTW treatment & 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 07/06/2025 and are as follows:

Roads:	R	7 459,20	Excluding VAT (Refer to attached DC calculation sheet)	
Sewer:	R	-	Excluding VAT (Refer to attached DC calculation sheet)	
Water:	R	-	Excluding VAT (Refer to attached DC calculation sheet)	
Total	R	7 459,20	Total Excluding VAT	
 - 3 The total amount of the development charges of R7 459,20 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 R7 459,20 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)
- 14 Note, 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.
- 15 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 16 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 17 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 18 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.
- 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 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 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.
- 28 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.
- 29 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 30 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.
- 31 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.
- 32 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 33 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.
- 34 Site access to conform to the George Integrated Zoning Scheme 2023.


Signed on behalf of Dept: CES

07 Jun 25



GM 2023
Development
Charges policy



GM 2023
Integrated Zoning
Scheme By-law



GM 2024/25
Tariffs



Civil Engineering
Service



Electro-Technical
Service

Erf Number * 1641

Allotment area * Thembaletshu

Water & Sewer System * George System

Road network * Thembaletshu

Developer/Owner * George Municipality

Erf Size (ha) * 6 957,00

Date (YYYY/MM/DD) * 2025-06-07

Current Financial Year * 2024/2025

Collaborator Application Reference * 3696511

Code	Land Use	Unit	Total Existing Right			Total New Right		
RESIDENTIAL								
			Units			Units		
	Residential housing (500-1 000m²) Erf	Unit						2
	Residential housing (> 2 000m²) Erf	Unit			1			
	Second/Additional Dwelling (>200 m²) unit	unit			1			
GENERAL BUSINESS								
			m² Erf	FAR	m² GLA	m² Erf	FAR	m² GLA

GENERAL BUSINESS

Is the development located within Public Transport (PT1) zone?

Calculation of bulk engineering services component of Development Charge

Please select
☒ Yes

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
	trips/day	1,19	R 5 967,36	R 7 086,24	R 1 062,94	R 8 149,18
	trips/day	0,06	R 5 967,36	R 372,96	R 55,94	R 428,90
	kl/day	0,00	R 44 760,00	R 0,00	R 0,00	R 0,00
	kl/day	0,00	R 45 340,00	R 0,00	R 0,00	R 0,00
Total bulk engineering services component of Development Charge payable					R 1 118,88	R 8 578,08

Link engineering services component of Development Charge
Total Development Charge Payable

City of George

Calculated (CES): JM Fivaz

Signature :

Date : June 7, 2025

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 8 149,18
Public Transport		R 428,90
Sewerage	20220703048978	R 0,00
Water	20220703048981	R 0,00
		R 8 578,08

Annexure C

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



Erf Number * 1641
 Allotment area * Thembalethu/Tyolora
 Elec DCs Area/Region * George Network
 Elec Link Network * LV
 Elec Development Type * Normal
 Developer/Owner * George Municipality
 Erf Size (ha) * 0,7
 Date (YYYY/MM/DD) * 24 06 2025
 Current Financial Year 2024/2025
 Collaborator Application Reference 3696511

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	The amounts of the development contributions are reflected on the attached calculation sheet dated 24/06/2025 and are as follows: Electricity: R 11 522,33 Excluding VAT
3	The total amount of the development charges of R11 522, 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 R11 522, 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	Any, and all, costs directly related to the development remain the developers' responsibility.
8	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
9	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)
10	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)
11	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)
12	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
13	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.
14	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.
15	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
16	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
17	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.
18	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.
Electro Technical	
19	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.
20	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
21	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.

22	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.
23	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.
24	Installation of ripple relays are compulsory for all geysers with electrical elements.



Singed on behalf of Dept: ETS

24 Jun 25

Development Charges Calculator				Version 1.00		2024/06/10	
				Erf Number	1641		
				Allotment area	Thembaletu/Tyolora		
				Elec DCs Area/Region	George Network		
				Elec Link Network	LV		
				Elec Development Type	Normal		
				Developer/Owner	George Municipality		
				Erf Size (ha)	0,7		
				Date (YYYY/MM/DD)	2025-06-24		
				Current Financial Year	2024/2025		
				Collaborator Application Reference	3696511		
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL							
	Single Res > 1000m² Erf (Upmarket)	unit		1		1	
	Single Res > 650m² Erf (Normal)	unit				2	
	Single Res > 350m² 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	13,00	14,45	R 7 974,49	R 11 522,33	R 1 728,35	R 13 250,68
Total bulk engineering services component of Development Charge payable					R 11 522,33	R 1 728,35	R 13 250,68
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):							
Signature :							
Date :		June 24, 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	20160623-021110	R 13 250,68
		R 13 250,68