

Collaborator No.: 3673543
Reference / Verwysing: Erven 282 & 283 Uniondale
Date / Datum: 30 January 2026
Enquiries / Navrae: Primrose Nako

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JAN VROLIJK TOWN PLANNER
P O Box 710
GEORGE
6530

APPLICATION FOR SUBDIVISION, CONSOLIDATION AND DEPARTURE: ERVEN 282 AND 283, UNIONDALE

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that the following applications applicable to Erven 282 and 283, Uniondale namely:

1. Subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023, to create a Portion A ($\pm 200m^2$) and Remainder Erf 282, Uniondale ($\pm 782m^2$);
2. Consolidation, in terms of Section 15(2)(e) of the Land Use Planning By-law for George Municipality, 2023, of Portion A ($\pm 200m^2$) with Remainder Erf 283, Uniondale ($981m^2$) to create a land unit measuring $\pm 1 181m^2$;
3. Departure, in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023, for the relaxation of the following building lines on the consolidated erf:
 - a) The rear building line from 3m to 0m to accommodate the existing dwelling house; and
 - b) The western building line from 3m to 1.66m and 2.03m respectively to accommodate the existing dwelling house;

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

REASONS FOR DECISION

1. The proposal is not in conflict with the spatial planning principles, objectives and guidelines applicable to the surrounding area.
2. The proposal will not have an impact on the character of the area or the environment, whatsoever.
3. The proposed development will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.
4. The proposed use will not have an adverse impact on engineering services.
5. The reconfiguration of boundaries will enable the existing dwelling house to be accommodated in its entirety on one erf without encroachments onto another erf.

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 approval shall lapse if not implemented within a period of two (2) years from the date that the approval comes into operation.
2. The approval will be taken to cover only the application applied for as indicated on Plan No. 283UNION.mal dated November 2023 and drawn by GS Savage Land Surveyor, 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. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023, a contravention levy of **R2149,66 (including VAT)** shall be payable to the Directorate: Planning and Development on submission of as-built building plans on the consolidated property.
4. The applicant must submit the Surveyor-General approved subdivision and consolidation diagrams to the GIS Department of the Directorate for information purposes.
5. Building Plans for the as-built encroaching structure must be submitted to the Directorate for consideration and approval prior to the registration of the consolidated property.
6. The subdivision and consolidation approval will be considered implemented on the registration of the Certificate of Consolidated Title by the Registrar of Deeds.
7. The Departures will be considered as implemented on approval of the building plan(s) for the relevant as-built structures.

Notes:

- a) *The Site Plan does not indicate all existing structures on the two properties. All structures must be indicated on building plans and additional departures may be required should the structures not comply with the George Integrated Zoning Scheme By-law, 2023.*
- b) *Provide comments from Heritage Western Cape with submission of building plans.*
- c) *It is incumbent on the developer to ensure compliance with the approvals, permissions and authorisations required and granted by the respective provincial and national authorities – i.e. Heritage, Environmental, Provincial Roads, etc.*
- d) *As-built building plans must be submitted to and approved by the George Municipality for the newly created consolidated erf.*
- e) *The contravention levy was calculated as follows:*
 - Contravention area: 33.5m²
 - Contravention levy = 10% x R557.99/m² x 33.5m² = R1869,27 (excluding VAT)
 - Plus VAT @15% = R280,39
 - Total = R2 149,66 (including VAT)

CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES

8. The conditions imposed by the Directorate Electro-Technical Services are attached as 'Annexure B' dated 20 May 2025 and must be complied with.
9. 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.
10. The amount of the development contributions is reflected on the attached calculation sheet dated 20 May 2025 and is as follows:
Electricity: - Excluding VAT
11. The total amount of the development charges of R0,00 (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.
12. 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 recalculations 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 20 FEBRUARY 2026, 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 RETERSEN

SENIOR MANAGER: TOWN PLANNING

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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.

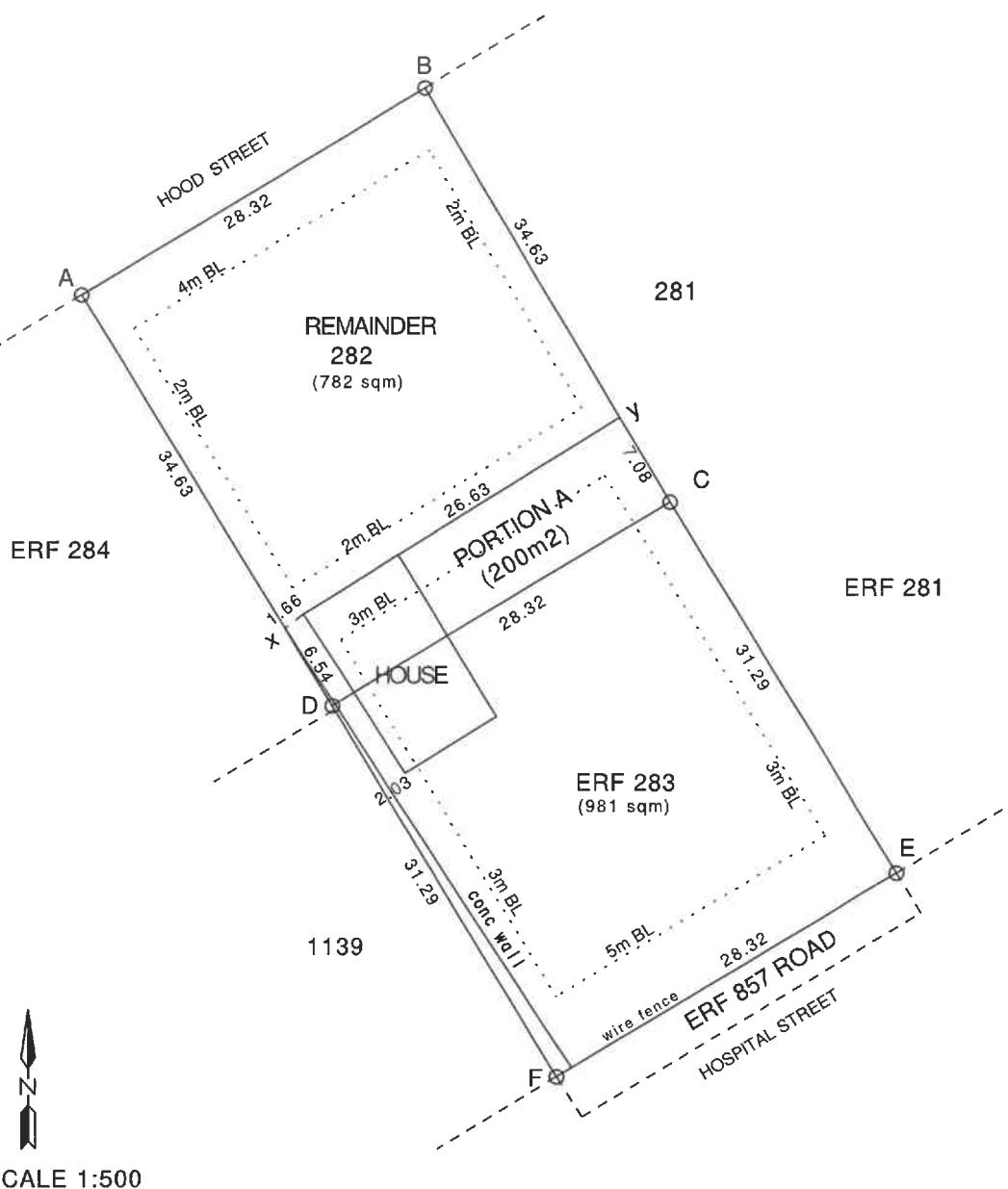
Chair.

30/01/2028

SENIOR MANAGER TOWN PLANNING
TENDER REGISTRATION STATE PLANNING

PROPOSED SUBDIVISION of ERF 282 UNIONDALE

SITUATE IN THE GEORGE MUNICIPALITY
ADMINISTRATIVE DISTRICT OF GEORGE
PROVINCE OF THE WESTERN CAPE



SCALE 1:500

Notes: All dimensions approximate

The figure ABCD represents ERF 282 UNIONDALE. It is proposed to subdivide Portion A off of Erf 282 and consolidate it with Remainder Erf 283 in order to regularise the dwelling erected over boundary CD.

In terms of Sect 15(2)(d)+(e) of the George Mun By-Laws,

ERF 282 Uniondale OWNER: Ms C Terblanche

DGM 394/1885 AREA: 982 sqm

DEED No. T 144/1885 ZONING: Residential

Area of consolidated erf= 1181 sqm

in November 2023

G S SAVAGE PLS 0543

Professional Land Surveyor

46 Albert Street, P O Box 752, GEORGE 6530

Tel. (044) 8742414 (cell) 083 454 1350

REF.

283UNION.mal

CF.

1789/HOSP

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



Erf Number * 282
 Allotment area * Uniondale
 Elec DCs Area/Region * Uniondale Network
 Elec Link Network * LV
 Elec Development Type * Normal
 Developer/Owner * C Terblanche
 Erf Size (ha) * 0,08
 Date (YYYY/MM/DD) * 20 05 2025
 Current Financial Year 2024/2025
 Collaborator Application Reference 3673543

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 20/05/2025 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 recalculations 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, 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 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)
10	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
11	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.
12	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.
13	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.
14	Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
15	The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
16	No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
Electro Technical	
17	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.
18	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
19	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
20	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.
21	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.

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



Singed on behalf of Dept: ETS

20 May 25

Development Charges Calculator		Version 1.00		2024/06/10	
		Erf Number: 282 Allotment area: Uniondale Elec DCs Area/Region: Uniondale Network Elec Link Network: LV Elec Development Type: Normal Developer/Owner: C Terblanche Erf Size (ha): 0,08 Date (YYYY/MM/DD): 2025-05-20 Current Financial Year: 2024/2025 Collaborator Application Reference: 3673543			
Code	Land Use	Unit	Total Existing Right		Total New Right
RESIDENTIAL		unit	Units	Units	Units
Single Res > 650m ² Erf (Normal)			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 (ADM0)	New demand (ADM0)	Unit Cost	Amount
Electricity	KVA	8,67	8,67	#DIV/0!	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):  Signature : _____ Date : May 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	202406023-029736	R 0,00