

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 4118668
Reference / Verwysing: Erf 3372, George
Date / Datum: 7 August 2026
Enquiries / Navrae: Andrea Griessel

Email: neldek@mweb.co.za

NEL & DE KOCK TOWN AND REGIONAL PLANNERS
P O Box 1186
GEORGE
6530

**APPLICATION FOR AMENDMENT OF EXISTING APPROVAL (SUBDIVISION AND PERMANENT
DEPARTURE): ERF 3372, GEORGE**

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 application for **Amendment**, in terms of Section 15(2)(h) of the Land Use Planning By-law for George Municipality, 2023, of condition 15 of the approval letter dated 20 November 2024 for Erf 3372, George which read as follows:

Condition 15

Only one connection permitted per registered erf (water and sewer connections). Condition 13 applies.

To read as follows:

Condition 15

The developer may provide shared private service connections in accordance with the George Municipality Water and Sanitation Services By-law. A legally binding agreement must be concluded between all owners sharing the services, setting out responsibilities for access, maintenance, repairs, upgrades, and cost allocation. A servitude must be registered, where applicable, to secure shared access rights. The Municipality shall bear no responsibility for the maintenance, operation, or upgrading of any shared private service connections.

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

REASONS:

- a) Condition 15 was imposed by the Directorate: Civil Engineering Services, which supports the amendment of the condition, subject to both owners entering into an agreement indemnifying the Municipality against any responsibility for the maintenance of the private/joint services. The costs associated with the maintenance of these services will be shared between the owners of the two portions.

Town Planning Notes

- (i) *The developer must register the servitude as stipulated in the amended condition.*
- (ii) *The remaining conditions as per approval letter dated 20 November 2024 remain applicable.*

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 28 AUGUST 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 PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\Town Planning\Approvals\Erf 3372, George_approval letter.docx

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

Collaborator No.: 3099706
Reference / Verwysing: Erf 3372, George
Date / Datum: 20 November 2024
Enquiries / Navrae: Primrose Nako

Email: neldek@mweb.co.za

NEL & DE KOCK
P O Box 2359
GEORGE
6530

APPLICATION FOR SUBDIVISION AND PERMANENT DEPARTURE: ERF 3372, GEORGE

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 30 June 2023 decided that the following applications applicable to Erf 3372, George:

- a) Subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality 2023, of Erf 3372, George *in accordance with Plan No. G/DH/200-2 dated 26 August 2024* (attached as **Annexure A**), into the following:
 1. Portion A (measuring $\pm 474\text{m}^2$ in extent).
 2. Remainder Erf 3372 (measuring $\pm 507\text{m}^2$ in extent).
- b) Departure, in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality 2023, for the relaxation of the eastern common boundary building line of Remainder Erf 3372, George from 2m to 0m to accommodate a garage and an on-suite bathroom *in accordance with Plan No. G/DH/200-2 dated 26 August 2024* (attached as **Annexure A**).
- c) Departure, in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality 2023, to allow for the panhandle access to be $\pm 2,3\text{m}$ wide in lieu of 4m for Portion A.

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

REASONS

- (i) The proposed subdivision is an appropriate fit within the current and future land use planning contexts.
- (ii) The proposal will not present negative impacts on surrounding property rights.
- (iii) The application will not have an adverse impact on the character of the area or the environment (the physical status quo will remain).
- (iv) The subject property is well-located for densification as the site is located within walking distance of community facilities and public amenities.

- (i). The proposal will provide for a much-needed residential opportunity within a low-density urban area.

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

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

General:

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, or due to non-compliance of the below conditions.
2. The subdivision of Erf 3372, George and departures shall be as indicated on *Plan No. G/DH/200-2* dated 26 August 2024 drawn by Nel & De Kock Town and regional Planners, and 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.

Conditions applicable to the Subdivision and implementation of the proposed development:

3. The external window on the eastern common boundary of the proposed Remainder Erf 3372, George must be removed. No windows are allowed closer than 1,5m from a cadastral boundary.
4. The existing vibracrete wall between Portion A and Remainder Erf 3372, George must be moved to create adequate manoeuvring space between the dwelling unit on Portion A and the common boundary between the two new land units.
5. The developer must submit the approved Surveyor General diagrams to the GIS Department of the Directorate for information purposes, prior to the transfer of a portion.
6. The subdivision approval will be considered implemented on the submission of proof that Portion A has been registered in the Deeds Office.

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

7. 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 to the clause above, with regards to the proposed development, the developer will be required to make a development contribution.
8. The amounts of the development charges are reflected on the attached ("*Annexure B*") calculation sheet dated 31 July 2024 and are as follows:

Roads:	R	0,00	Excluding VAT
Sewer:	R	9 200,67	Excluding VAT
Water:	R	7 586,89	Excluding VAT
Total:	R	16 787,56	Excluding VAT

9. The total amount of the development charges of **R16 787,56 (excluding VAT)** shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
10. Any amendments or additions to the proposed development which are not contained within the calculation sheet as dated in condition 8 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

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 the submission of building plans for a final calculation.

11. As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R16 787,56 (excluding VAT) shall be adjusted in line with the consumer price index published by Statistics South Africa up to the date when payment is made in terms of condition 9 above.



12. Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
13. All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
14. Any, and all, costs directly related to the development remain the developer's responsibility.
15. Only one connection permitted per registered erf (water and sewer connections). Condition 13 applies.
16. Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf (condition 13 applies).
17. Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned (condition 13 applies).
18. Any existing municipal or private service damaged during the development will be repaired at the developer's cost and to the satisfaction of the George Municipality (condition 13 applies).
19. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
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 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.
26. Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
27. The discharge of surface stormwater is to be addressed by the developer. Condition 13 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done online with the available stormwater master plans.

28. Internal parking requirements (i.e. within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
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 ensure 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 must be provided in terms of the George Integrated Zoning Scheme By-law 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 By-law, 2023.

CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES

35. A new service connection must be provided for the existing second dwelling. New connection charges will be applicable.

Notes:

- (i) *Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.*
 - (ii) *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.*
 - (iii) *Building plans to be submitted for record purposes of all existing buildings / structures on the portion identified as "Remainder".*
 - (iv) *Separate building plan applications to be submitted for record purposes of all existing buildings / structures on the portion identified as "Portion A".*
 - (v) *Building plan to be submitted for approval in terms of the National Building Regulations.*
- Stormwater management needs to be addressed on submission of the building plans, to the satisfaction of the Civil Engineering Department.*

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee in terms of Section 79(2) of the Land Use Planning By-Law for George Municipality, 2023.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or before 11 DECEMBER 2024** and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. *Please also note that the appeal must be e-mailed to the administrative officer mentioned above.*

An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully



I HUYSER

ACTING SENIOR MANAGER: TOWN PLANNING

C:\scan\Erf 3372 George (Subdivision & Permanent Departure Approval) Nel & De Kock.docx

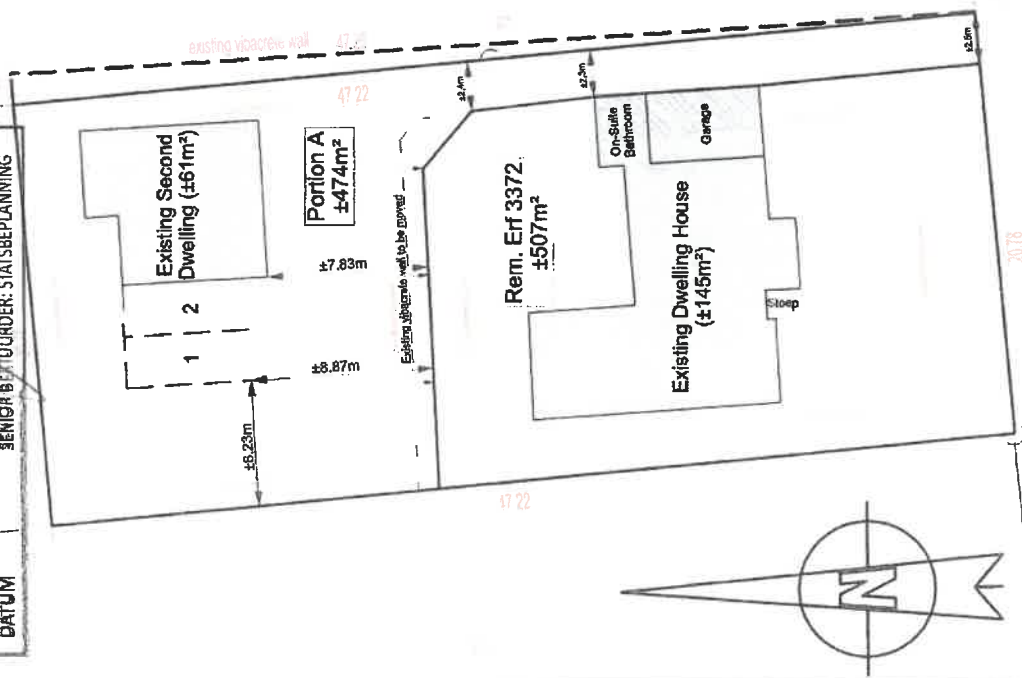
2.

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 21 of the George Municipality Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

2024/11/20
DATE
DATUM

SENIOR PLANNING OFFICER: TOWN PLANNING
SENIOR BEWURDER: STADSBEPLANNING



Locality Map: (1:5000 (A3))



PROPOSED SUBDIVISION AND PERMANENT DEPARTURES: ERF 3372, GEORGE, IN TERMS OF THE RELEVANT SECTIONS OF THE BY-LAW ON MUNICIPAL LAND USE PLANNING OF GEORGE MUNICIPALITY, 2023

Application is being made in terms of Section 15(2) of the By-Law on Municipal Land Use Planning of George Municipality, 2023, for the following:

1. Subdivision of Erf 3372 in terms of Section 15(2)(d) into two portions, viz.:
1.1 Portion A = $\pm 474\text{m}^2$; and
1.2 Rem. Erf 3372 = $\pm 507\text{m}^2$.
2. Permanent Departure in terms of Section 15(2)(b) for the relaxation of the minimum lateral building line of proposed Rem. Erf 3372 from 2,0m to 0,0m for the existing dwelling house and garage which exceeds 4m in height.
3. Permanent Departure in terms of Section 15(2)(b) for the relaxation of the minimum width of a panhandle access of proposed Portion A from 4,0m to 2,3m as stipulated in Section 45(4)(d) of the Integrated Zoning Scheme By-Law of George Municipality, 2023.

Notes:
1. Calculated and survey data received from G.S. Savage, Professional Land Surveyor,
2. Structures on Erf 3372 are existing structures.

Erf 3372
Seventh Avenue
Denneoord

afklok Stads - en Streekeplanners
Town and Regional Planners
Voorstraat 86 York Street
Tel: (044) 874 5207
Pebus 1189 / P.O. Box 1186
George 6530
E-pos: f.e.malmedink@nwweb.co.za

SKAAL 1:250 (A3) SCALE
BEPLAN D.N. PLAN
GETEKEN A.H. NO
DRAWN A.H. NO
DATUM DATE
26 August 2024

KOPTEK VOORBEHOU / COPYRIGHT RESERVED



Erf Number
3372

Allocation area
George

Water & Sewer System
George

Road network
George

Developer/Owner
SH de Haas

Erf Size (ha)
1 001,96

Date (YYYY/MM/DD)
2024-07-31

Current Financial Year
2024/2025

Collaborator Application Reference
3024072

Code	Land Use	Unit	Total Existing Right	Units	Total New Right	Units
RESIDENTIAL						
	Residential housing (<500m²) Erf	Unit				1
	Residential housing (500-1 000m²) Erf	Unit				1
	Residential housing (1 000-1 500m²) Erf	Unit		1		
	Second/Additional Dwelling (<100 m²) unit	unit		1		

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

Please select Yes

Calculation of bulk engineering services component of Development Charge						
Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
trips/day	1,25		R 0,00	R 0,00	R 0,00	R 0,00
k/day	0,21		R 44 760,00	R 9 200,67	R 1 380,10	R 10 580,77
k/day	0,17		R 45 340,00	R 7 586,89	R 1 138,03	R 8 724,93
Total bulk engineering services component of Development Charge payable				R 16 787,56	R 2 518,13	R 19 305,70

Link engineering services component of Development Charge
Total Development Charge Payable

City of George

Calculated (CES): JM Fivaz

Signature : _____

Date : July 31, 2024

NOTES : 1. In relation to the increase pursuant to section 66(5)(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	Internal Development Charge	Total
Roads	20220703048977	R 0,00
Sewerage	20220703048978	R 10 580,77
Water	20220703048981	R 8 724,93
		R 19 305,70