

Collaborator No.: 3939533
Reference / Verwysing: Erf 2767, George
Date / Datum: 16 October 2026
Enquiries / Navrae: Petro Botha

Delplan Consultancy
PO Box 9956
GEORGE
6530

Attention: Delarey Viljoen

Email: planning@delplan.co.za

**APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE CONDITIONS, SUBDIVISION & DEPARTURE
ERF 2767, GEORGE**

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegation 4.17.3.13 sub delegation: LUP1.1 dated 24 April 2025, decided:

That the following applications applicable to Erf 2767, George for:

1. Removal in terms of Section 15(2)(f) of the Land Use Planning By-Law for the George Municipality, 2023, of Restrictive Title Conditions B(a), B(b), B(c), B(d) and B(f) in Title Deed T58190/2025 applicable to Erf 2767, George;
2. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for the George Municipality, 2023 of Erf 2767, George into a Portion A ($\pm 574 \text{ m}^2$) and Remainder Erf 2767, George ($\pm 590 \text{ m}^2$);
3. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023, to:
 - (a) relax the 2m common boundary building line between the subdivided portions to 1.5m for the existing building on the Remainder Erf 2767, George;
 - (b) relax the northern boundary building line from 2m to 0.8m & 0.6m and the western boundary building line from 2m to 1.8m for the existing second dwelling (to be a main dwelling) on proposed Portion A of Erf 2767, George;

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

REASONS FOR DECISION

- i. The application, in the context of necessity for residential densification will not have a negative impact on the surrounding environment, neighbours' rights and amenities in terms of views, privacy and overshadowing.

- ii. The proposal aligns with the spatial planning objectives for this area and is consistent with the goals and objectives of LUPA and SPLUMA.
- iii. The subdivision does not detract from the surrounding residential or aesthetical character.

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

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 in operation.
2. This approval shall be taken to cover only the applications as applied for and indicated on the subdivision plan, Plan no. SUB1, dated November 2025 drawn by Delplan Consulting attached 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. As built site layout plan/building plan be submitted to building control to illustrate the existing structures on Portions A and Remainder in relation to the new property boundaries as well as the new building lines prior to the transfer of Portion A.
4. The developer must submit the Surveyor General approved diagram to the George Municipality’s GIS Department for information purposes.
5. The approval will only be regarded as implemented on the approval of the SG Diagram at the Surveyor General as well as the registration of the Portion A in terms of the Deeds Registries Act.

Removal of title deed restrictions

6. That in terms of Section 34(1) the owner/applicant must apply to the Registrar of Deeds to make the appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal of the restrictive conditions, after the publication of a notice contemplated in Section 33(7) in the Provincial Gazette.
7. Proof of endorsement in the title deed must be submitted with the building plans for the development.

Notes

- a) *Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.*
- b) *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.*
- c) *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- d) *Should any trees be removed, the necessary permits must be obtained from the competent authority.*
- e) *Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

8. The conditions imposed by the Directorate Civil Engineering Services are attached as ‘**Annexure B**’ dated 07/06/2025, must be adhered to.
9. 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:

Roads: R 8 112.60

Sewer: R 10 972.86

Water: R 11 200.02

Total: R 30 285.48 (Excluding VAT)

10. The total amount of the development charges of **R 30 285.48** (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.
11. Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, 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: ELECTROTECHNICAL SERVICES

12. The amount of Development Charges (DCs) to be paid by the developer are attached as '**Annexure B**' dated 15/05/2026, must be adhered to.
13. As stipulated in the attached conditions imposed by the Directorate Electrotechnical 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 15/05/2026 are as follows:

Electricity: R 0.00 (**VAT Excluded**)

14. The total amount of the development charges of **R 0.00** (VAT Excluded) 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.
15. Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, 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 transfer requests and building plans to obtain a final calculation.

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 06 November 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

A handwritten signature in dark ink, appearing to be 'C. Petersen', is written over a circular stamp or seal.

C PETERSEN
SENIOR MANAGER: TOWN PLANNING

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



Erf Number * 2767
 Allotment area * George
 Elec DCs Area/Region * George Network
 Elec Link Network * LV
 Elec Development Type * Normal
 Developer/Owner * L Strydom
 Erf Size (ha) * 0,1
 Date (YYYY/MM/DD) * 15 05 2026
 Current Financial Year 2026/2026
 Collaborator Application Reference 4175458

Application: Development Charges

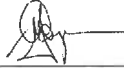
Comments:	0
Service applicable	Description
Electricity	Service available (Subject to the Electrical master plan approval)

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 15/05/2026 and are as follows: Electricity: R 0,00 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	Any, and all, costs directly related to the development remain the developers' responsibility.
6	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
7	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.
8	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	
9	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.
10	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
11	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
12	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.
13	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.
14	Installation of ripple relays are compulsory for all geysers with electrical elements.
15	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

15 May 26

Development Charges Calculator				Version 1.00		2025/06/18	
				Erf Number	2767		
				Allotment area	George		
				Elec DCs Area/Region	George Network		
				Elec Link Network	LV		
				Elec Development Type	Normal		
				Developer/Owner	L Strydom		
				Erf Size (ha)	0,1		
				Date (YYYY/MM/DD)	2026-05-15		
				Current Financial Year	2025/2026		
				Collaborator Application Reference	4175458		
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL			Units	Units	Units	Units	
	Single Res > 650m² Erf (Normal)	unit		1			
	Single Res > 350m² Erf (Small)	unit				2	
	Second/Additional Dwelling	unit		1			
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	7,22	7,22	R 7 995,71	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 :		May 15, 2026					
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 021336	R 0,00
		R 0,00

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 *	2767	
	Allotment area *	George	
	Water & Sewer System *	George System	
	Road network *	George	
	Developer/Owner *	L Strydom	
	Erf Size (ha) *	1 165,00	
	Date (YYYY/MM/DD) *	2026-05-31	
Current Financial Year	2025/2026		
Collaborator Application Reference	4175458		

Application: Subdivision & Departure

Service applicable	Description
Roads	Service available, access via Michell 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

- 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 charges are reflected on the attached calculation sheet dated 31/05/2026 and are as follows:

Roads:	R	8 112,60	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	10 972,86	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	11 200,02	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	30 285,48	Total Excluding VAT
 - The total amount of the development charges of R30 285,48 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.
 - 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.*
- 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 R30 285,48 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.
 - 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.
 - 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.
 - Consent use approval with regards to Wellness Centre, Second Dwelling, 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.
 - Any, and all, costs directly related to the development remain the developers' responsibility.
 - Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
 - 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 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)
- 13 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 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 15 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 16 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 17 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.
- 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.
- 19 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.
- 20 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.
- 21 Municipal water is provided for potable use only. No irrigation water will be provided.
- 22 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.
- 23 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
- 24 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.
- 25 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.
- 26 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 27 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.
- 28 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.
- 29 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 30 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.
- 31 Site access to conform to the George Integrated Zoning Scheme 2023.
Access to the development is permitted only through the existing municipal road. Direct access from York Street is not allowed.


Ricus Fivaz
 Manager (CES): Land development
 Civil Engineering Services

31 May 26
 Date

Project Information		Contract Information		Financial Information		Performance Information		Compliance Information	
Project Name	Project Number	Contract Number	Contract Date	Budget	Actual Cost	Completion Rate	Quality Score	Compliance Score	Notes
Project A	101	201	2023-01-01	\$1,000,000	\$850,000	85%	92%	95%	Project A is on track.
Project B	102	202	2023-01-01	\$1,200,000	\$1,100,000	92%	90%	93%	Project B is slightly behind.
Project C	103	203	2023-01-01	\$900,000	\$950,000	105%	88%	90%	Project C is over budget.
Project D	104	204	2023-01-01	\$1,100,000	\$1,050,000	95%	91%	94%	Project D is on track.
Project E	105	205	2023-01-01	\$800,000	\$780,000	97%	93%	96%	Project E is on track.
Project F	106	206	2023-01-01	\$1,300,000	\$1,250,000	96%	89%	92%	Project F is on track.
Project G	107	207	2023-01-01	\$700,000	\$720,000	103%	87%	89%	Project G is over budget.
Project H	108	208	2023-01-01	\$1,400,000	\$1,350,000	97%	94%	97%	Project H is on track.
Project I	109	209	2023-01-01	\$600,000	\$580,000	97%	90%	93%	Project I is on track.
Project J	110	210	2023-01-01	\$1,500,000	\$1,450,000	97%	91%	94%	Project J is on track.

KOPIERECHT:
This drawing is the copyright of DELPLAN Urban & Regional Planning. Do not scale from it but refer to figured dimensions. It is intended for use by a Professional Land Surveyor. Any discrepancies should please be reported to DELPLAN immediately.

Die kopiereg van hierdie tekening behoort aan DELPLAN Stads- & Streekbeplanning. Moenie daarvan afskaal nie, maar verwys na afmetings soos aangedui. Alle afmetings moet deur 'n Professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELPLAN rapporteer word.

PROJECT:
Proposed subdivision
for L Strydom

DESCRIPTION:
Erf 2767, George

TITLE:
Subdivision plan

NOTES:
Subdivision of Erf 2767 (1164m²), George,
into:
Portion A = 574m, and;
Remainder = 590m².

A3 Scale:
1:200

Tel: 044 873 4556 • Email: planning@delplan.co.za
www.delplan.co.za

DELPLAN
CONSULTING

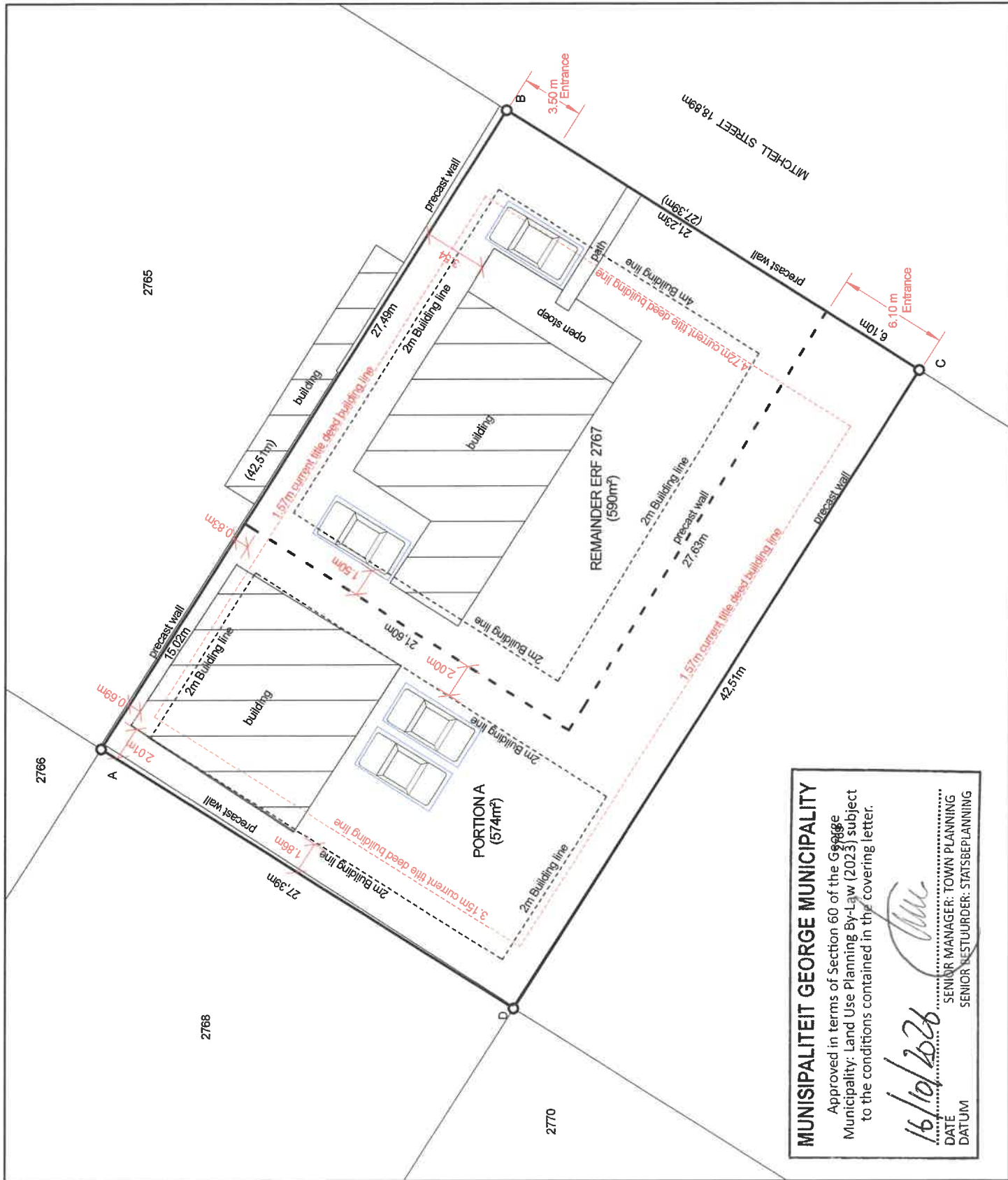
URBAN & REGIONAL PLANNING

DESIGNED: DV
DRAWN: MV
CHECKED: MV

FILE PATH: 1494GE025764/SVF
PLAN NO: SUB1

DATE: NOVEMBER 2025
DATE:

PLAN NAME: ANNEXURE
PLAN NAME:



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.

16/10/2025
DATE: 16/10/2025
SENIOR MANAGER: TOWN PLANNING
SENIOR TOWN PLANNING
SENIOR TOWN PLANNING