

Collaborator No.: 3848681
Reference / Verwysing: Erf 4023, George
Date / Datum: 16 October 2026
Enquiries / Navrae: Petro Botha

Marlize de Bruyn
PO Box 2359
GEORGE
6530

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marlize@mdbplanning.co.za

APPLICATION FOR SUBDIVISION AND PERMANENT DEPARTURE
ERF 4023, GEORGE

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegation 4.17.3.17, Sub delegation: LUP1.1 of 24 April 2025, decided:

- A. That, in consideration of the objections received, the objectors be informed that the application for Rezoning in terms of Section 15 (2) of the Land Use Planning By-law for George Municipality, 2023 of Erf 4023, George from Single Residential Zone I to General Residential Zone II was withdrawn by the applicant; and
- B. That the following amended applications applicable to Erf 4023, George for:
1. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 4023, George into: Portion A ($\pm 598\text{m}^2$), Portion B ($\pm 606\text{m}^2$), and Remainder (866m^2);
 2. Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the north-western side building line of the Remainder Portion from 2.0m to 0.0m for the existing dwelling house;

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

REASONS FOR DECISION

- a) The amended application presents a proposal that better aligns with the allowed development densities, residential character and streetscape character of the surrounding neighbourhood.
- b) The application promotes an appropriately scaled low to medium density residential development that aligns with the spatial planning objectives for this area and the province and is consistent with the goals and objectives of LUPA and SPLUMA.
- c) The proposal is seen as an ideal infill project that will contribute towards optimal utilisation of existing infrastructure services in the area and cater towards the provision of affordable housing within George.

- d) The application, in the context of necessity for residential densification and when implemented with the mitigation measures listed below, it will not have a negative impact on the surrounding built environment, traffic movement and neighbours' rights and amenities in terms of views, privacy and overshadowing.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General conditions

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the subdivision and departure 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 subdivision and departure applications as applied for and indicated on the undated subdivision plan (Plan no. 23-06-2026v2, drawn by D. JvR 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. At least 3x 200L indigenous trees must be planted to replace the mature tree removed from Portion B prior to the registration of said Portion.
4. 1x100l must be planted for every tree that is lost due to the development of the access for Portion B. These new indigenous trees must be shown on the building plans for said portion.
5. Portions A and B shall be limited to 1 dwelling unit each. This restriction must be imposed in the title deed / certificate of registered title of the respective portions.
6. As-built plans must be submitted for Portions A and the Remainder Portion for record purposes prior to the registration of any portion in terms of the Deeds Registries Act. Said plan must indicate all structures to be demolished that encroaches over the approved building lines and property boundaries of the respective portions.

Implementation of the Subdivision

7. An approved Surveyor General diagram be submitted to the Directorate: Planning and Development for record purposes.
8. The approval will only be regarded as implemented on the approval of the SG Diagram by the Surveyor General as well as the registration of at least one portion in terms of the Deeds Registries Act;

Notes

- (i) A building plan(s) be submitted for approval in accordance with the National Building Regulations (NBR).
- (ii) All structures that exceed the respective building lines and were not applied for must either be demolished, or a separate application must be submitted for these structures.
- (iii) Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.
- (iv) An approved Surveyor General diagram be submitted to the Directorate: Planning and Development for record purposes.
- (v) The approval will only be regarded as implemented on the approval of the SG Diagram by the Surveyor General as well as the registration of one portion in terms of the Deeds Registries Act

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

9. The conditions imposed by the Directorate Civil Engineering Services are attached as '**Annexure B**' dated 12/10/2025, Collaborator reference 3848681 hereto.
10. Note, 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:

11. The amounts of the development charges are reflected on the attached (Annexure B) calculation sheet dated 12/10/2025 and are as follows:
Roads: R 5 588.68
Sewer: R 29 003.64
Water: R 25 278.76
Total: R 59 871.08 (Excluding VAT)
12. The total amount of the development charges of **R 59 871.08** (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.
13. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 10 above, which may lead to an increase or decrease 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

14. The conditions imposed by the Directorate Electrotechnical Services are attached as 'Annexure B' dated 14/10/2025, collaborator reference 3848681 hereto.
15. Note, 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:
16. The amounts of the development contributions are reflected on the attached (Annexure B) calculation sheet dated 14/10/2025 and are as follows: **Electricity: R 40 435.58 (Excluding VAT)**
17. The total amount of the development charges of **R 40 435.58 (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.
18. 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.

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 black ink, appearing to be 'C Petersen', written over a circular stamp or seal.

C PETERSEN
SENIOR MANAGER: TOWN PLANNING

SUBDIVISION PLAN:

ERF 4023

3 ESSEN STREET

GLEN BARRIE

GEORGE MUNICIPALITY & DIVISION

Subdivision of Erf 4023
George in terms of Section
15(2)(d) of the George
Municipality Integrated Land
Use Planning By-law (2023) in
the following portions:

- Portion A (±598m²) (SRZI)
- Portion B (±606m²) (SRZI)
- Remainder (±866m²) (SRZI)

Plan No: 23-06-2026v2
Drawn by: D. JVR

For scale refer to figured
dimensions. Measurements
always to be checked by
Professional Land Surveyor.



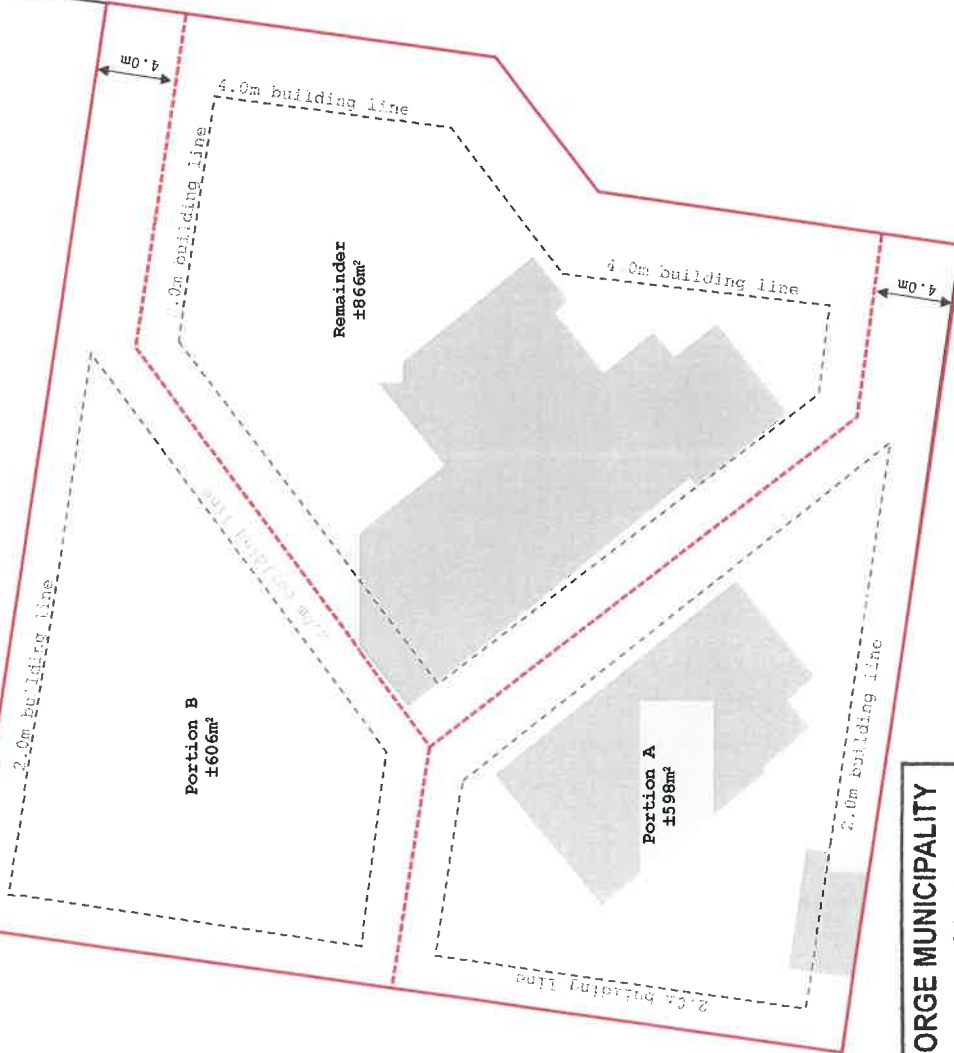
ESSEN STREET

4021

142

4020

4022



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.

16/10/2026
DATE
DATUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPANNING

ANNEXURE B

GEORGE DC CALCULATION MODEL		Version 1.00	31 August 2021
For Internal information use only (Not to publish)			
	Erf number *	Portion 26 of 226	
	Allotment area *	Hoekwil	
	Water & Sewer System *	George System	
	Road network *	Towns and settlements	
	Developer/Owner *	M M S VAN NIEKERK	
	Erf Size (ha) *	433 336,59	
	Date (YYYY/MM/DD) *	2025-09-26	
	Current Financial Year	2025/2026	
	Collaborator Application Reference	3780747	

Application: Depature

Service applicable	Description
Roads	No municipal roads available to service proposed development
Sewer	No service available for proposed development
Water	No service available for proposed development

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 26/09/2025 and are as follows:

Roads:	R	- 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	- Total Excluding VAT
 - The total amount of the development charges of R0 000,00 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 R0 000,00 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 Guest houses, School, House shop 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)
- 15 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.
- 16 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 17 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 18 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 19 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.
- 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 No potable municipal water service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for water will then become payable in accordance with the approved DC Guidelines at the time of connection.
- 24 No municipal waterborne sewer service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for sewer will then become payable in accordance with the approved DC Guidelines at the time of connection
- 25 A conservancy tank, or alternative approved sewer disposal method, must be installed at the Developer/owner's cost. The Developer/owner is to appoint a private contractor, at own expense, to service the tank, and the disposal of the content is to be via an approved disposal methods. The installation of a septic tank may be considered if the required percolation tests are within the accepted norms.
- 26 No municipal road network is currently available. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to link to the road network. A Development Charge for roads will then become payable in accordance with the approved DC Guidelines at the time of connection.
- 27 If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dir: CES together with any other approving authority, and who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the Dir: CES and/or relevant authority are to be implemented by the developer. All costs involved will be for the developer.
- 28 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.
- 29 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.
- 30 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 31 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.
- 32 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.
- 33 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 34 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.
- 35 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

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

26 Sep 25
Date

CES Development Charges Calculator

Version 3.02 (Mar 2024)

Erf number *
Allotment area *
Water & Sewer System *
Road network *
Developer/Owner *

Portion 26 of 226
Hockwil
George System
Towns and settlements
M M S VAN NIEKERK

Erf Size (ha) *
Date (YYYY/MM/DD) *
Current Financial Year
Collaborator Application Reference

433 336,59
2025-09-26
2025/2026
3780747

Code	Land Use	Unit	Total Existing Right	Units	Total New Right
RESIDENTIAL					
	Rural / Undetermined/Agricultural	unit	1	1	1

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

Please select

Yes

Calculation of bulk engineering services component of Development Charge

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
	trips/day	0,00	R 0,00	R 0,00	R 0,00	R 0,00
	trips/day	0,00	R 0,00	R 0,00	R 0,00	R 0,00
	kl/day	0,00	R 55 140,00	R 0,00	R 0,00	R 0,00
	kl/day	0,00	R 44 980,00	R 0,00	R 0,00	R 0,00
Total bulk engineering services component of Development Charge payable					R 0,00	R 0,00

Link engineering services component of Development Charge

Total Development Charge Payable

R 0,00

City of George

Calculated (CES): JM Fivaz

Signature : _____

Date : September 26, 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 0,00
Public Transport		R 0,00
Sewerage	20220703048978	R 0,00
Water	20220703048981	R 0,00
		R 0,00