

OUR REF: Farm 195/360, George

DATE: 1 December 2020

REGISTERED MAIL

Marlize De Bruyn Planning
P O Box 2359
GEORGE
6530

**CONSENT USE AND REMOVAL OF RESTRICTION : KRAAIBOSCH 195
PORTION 360, DIVISION GEORGE**

Your application in the above refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, WW.1.33 of 29 July 2015 decided that the following applications applicable to the Farm Kraaibosch No.195 Portion 360, Division George:

1. Departure of the Deletion of condition (m) as per the letter of approval dated 12 November 2016 applicable to the Farm Kraaibosch No.195 Portion 360, Division George in terms of Section 15(2)(b) of the Land Use Planning By-law, for the George Municipality 2015;
2. Consent Use for a Second Dwelling Unit on the Farm Kraaibosch No.195 Portion 360, Division George in terms of Section 15(2)(o) of the Land Use Planning By-law, for the George Municipality 2015;

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

REASONS FOR DECISION:

- i. The second dwelling unit will not have a negative impact on the rural character or the neighbouring properties.
- ii. The proposed second dwelling unit is in line with the spatial planning objectives and guidelines applicable to the area.
- iii. The proposal complies with the title deed restrictions, conditions of approval and Zoning Scheme restrictions applicable to the property.

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

CONDITIONS:

1. That in terms of Section 18(2) and 19(5) of the Land Use Planning By-law for the George Municipality, 2015, the Departure and Consent Use shall lapse if not acted upon within a period of five (5) years from the date of approval;
2. This approval shall be taken to cover only the Consent Use and Departure as applied for as indicated on the proposed site plan Annexure 6 (BLE/03/2018), dated 2 March 2018 and drawn by Von Bratt Studios 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. A building plan be submitted for approval in accordance with the National Building Regulations (NBR);
4. This application will be regarded as implemented on the commencement of building works in accordance with the approved building plans.

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES:

5. Capital contributions are payable by the developer for each new equivalent erf (ee) created, as per standard tariffs for George, applicable on transfer of a portion, or the approval of building plans, or on application for a CPT, or as stipulated in a Services Agreement between the George Municipality and the Developer. The total amount payable will be determined by the Dept: CES and will be subject to annual adjustment. Contributions payable may be adjusted should the actual water usage exceed the accepted normal daily usage based on the Guidelines for Human Settlement Planning and Design, based on a six-month average use.
6. All civil services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with The Guidelines for Human Settlement and Design and Council specifications. All drawings and plans are to be submitted to the Dept: CES, 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 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 civil services have been satisfactorily installed and as-builts submitted electronically as well as the surveyors plan.
7. Any, and all, costs directly related to the development remain the developers' responsibility.
8. 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/owner of the other erf. (Condition 6 applicable)
9. Any service from another relevant erf 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 6 applicable).
 10. 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 6 applicable).
 11. Servitudes must be registered for any pipeline not positioned within the normal building lines.
 12. Provisions for the removal of solid waste is to be addressed in conjunction with the Dept: Environmental Services.
 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 was 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 Dept: CES, or any condition of any authority has not been satisfactorily complied with.
 15. Developer responsible to obtain the necessary approval / way leaves from third parties which include, but not limited to the following: Telkom & Fibre optical cable.
 16. Municipal water is provided for potable use only. No irrigation water will be provided.
 17. The development is subject to the availability of treatment capacity of the applicable treatment plants.
 18. The discharge of surface stormwater is to be addressed by the developer. Condition (6) applies. All costs related is for the developer.
 19. 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.
 20. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
 21. No private parking will be allowed in the road reserve.
 22. The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dept: Civil Engineering Services. A site development plan is to be submitted to the Dept: CES, or any other relevant authority for approval prior to any construction work taking place.
 23. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

24. Rural connection: Capital contributions will be payable by the applicant as part of the electrical connection on application for an electrical connection. The Capital contribution will be determined by the department ETS, based on the size of the connection at the standard prevailing tariff for rural high voltage connections.
25. All electrical services -internal, link and relocation of or upgrades to the existing network - are to be designed by a registered consulting engineer in accordance with Council specifications. All drawings and plans are to be submitted to the Dept: ETS, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out under the supervision of the consulting engineer who is to provide the electrical department 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 electrical services have been satisfactorily installed and as-builts submitted electronically.
26. Any, and all, costs directly related to the development remain the developers' responsibility.
27. Each new portion created must have separate electrical connection and it may not cross any other portion.

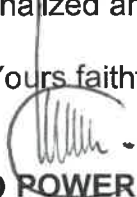
You have the right to appeal to the Appeal Authority against the decision of the Authorised Official, in terms of Section 79(2) of the George Municipality's By-law on Municipal Land Use Planning.

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George **on or before 21 DECEMBER 2020**.
- An appeal that is not lodged within this timeframe or that does not comply with Section 80 of the George Municipality's By-law on Municipal Land Use Planning will be deemed invalid.

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

Kindly note that in terms of Section 80(14) of the George Municipality's By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an appeal has lapsed, any appeal has been finalized and you have been advised accordingly.

Yours faithfully



D POWER

DEPUTY DIRECTOR: PLANNING AND DEVELOPMENT

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