

Reference Number: Erf 2878, George

Date: 01 December 2020

Enquiries: Primrose Nako

JAN VROLIJK TOWN PLANNER
P O BOX 710
GEORGE
6530

BY HAND

**APPLICATION FOR REMOVAL OF RESTRICTION AND SUBDIVISION: ERF 2878,
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 Erf 2878, George:

1. Removal in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2015 of Restrictive Title Deed Conditions B.1 & 2 in title deed T52557/2019 applicable to Erf 2878, George.
2. Subdivision in terms of Section 15(2)(d) of the Land Use Planning Bylaw for George Municipality, 2015 of Erf 2878, George into two (2) portions namely:
 - a) Portion A- $\pm 746\text{m}^2$;
 - b) Reminder- $\pm 600\text{m}^2$;

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

REASONS FOR DECISION

- a. The title restrictions must be removed for the owner to make optimal use of the property and align the property's rights with that of the George Integrated Zoning Scheme By-Law, 2017;
- b. The proposal will not detract from the surrounding land use character;

- c. The proposal will not have an adverse impact on the surrounding urban environment, natural environment or streetscape;
- d. The proposed application is in line with the objectives and guidelines of the GMSDF and George CBD LSDF;

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 approval of the above application shall lapse in accordance with the provisions of the Land Use Planning By-law for the George Municipality, 2015 if not implemented within a period of five (5) years from the date thereof;
2. This approval shall be taken to cover only the application applied for as indicated on the Subdivision Plan numbered 2787/1 dated March 2020 drawn by Jan Vrolijk Town Planner 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. That in terms of Section 34(1) of the Land Use Planning By-Law for George Municipality, 2015 the owner 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 condition, after the publication of a notice contemplated in Section 33(7) in the Provincial Gazette;
4. That an approved Surveyor General diagram be submitted to the Directorate: Planning and Development for record purposes;
5. That the approval will only be regarded as implemented on the submission of the approved SG Diagram by the Surveyor General as well as the transfer of at least one (1) subdivided portion;

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES:

6. 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;
7. 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;

8. Any, and all, costs directly related to the development remain the developers' responsibility;
9. Each new portion created must have separate water and sewer connections;
10. 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 7 applicable);
11. 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 7 applicable);
12. 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);
13. The applicant is to comply with the National Forests Act No 84 of 1998, should it be required;
14. Provisions for the removal of solid waste is to be addressed in conjunction with the Dept: Environmental Services;
15. 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;
16. 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;
17. Developer responsible to obtain the necessary approval / way leaves from third parties which include, but not limited to the following: Telkom & Fibre optical cable;
18. Municipal water is provided for potable use only. No irrigation water will be provided;
19. The development is subject to confirmation of the availability of treatment capacity of the Water & Sanitation treatment works at the time of the development implementation. 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 confirmation of availability so that other development in George is not compromised;

20. The discharge of surface stormwater is to be addressed by the developer. Condition (7) applies. All costs related is for the developer; Internal parking requirements (ie wi drawings submitted for approval);
21. Adequate parking with a hardened surface must be provided on the premises of the proposed development;
22. No private parking will be allowed in the road reserve;
23. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition (7) applies;
24. As only a general layout has been provided, with no dimensions indicated, the developer is to take note that the minimum width of Municipal road reserve is 10 m and for panhandle ervens access is 4 m;
25. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities;

CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES:

26. 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: Electro Technical Services (ETS), and will be subject to annual adjustment. Contributions payable may be adjusted should the actual electricity connection be other than a conventional 60 Amp single phase per erf;
27. 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;
28. Any, and all, costs directly related to the development remain the developers' responsibility;
29. 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.

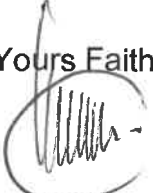
- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George **on or before 22 December 2020.**

- 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

ACTING DEPUTY DIRECTOR: PLANNING AND DEVELOPMENT

P:\Approvals & Refusals 2018, 2019 & 2020\Erf 2878, George(Subdivision & ROR) Jan Vrolijk.docx

AANSOEK

Aansoek word in terme van 15(2)(g) van die Verordeninge op Grondgebruikbeplanning vir George, Munisipaliteit, September 2015, gedoen vir die onderverdeling van Erf 2728 George in 'n Gedeelte A en 'n Restant, soos aangedui.

GROOTTES

Gedeelte A: ±746m²
Restant: ±600m²

SONERINGS

Gedeelte A: Enkel Residensiële Sone I
Restant: Enkel Residensiële Sone I

NOTA

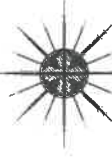
'n Rep van weg swakuit sal oor gedeelte afdel van Gedeelte A geregistreer word ten gunste van die Restant.

MUNICIPALITEIT GEORGE MUNICIPAL

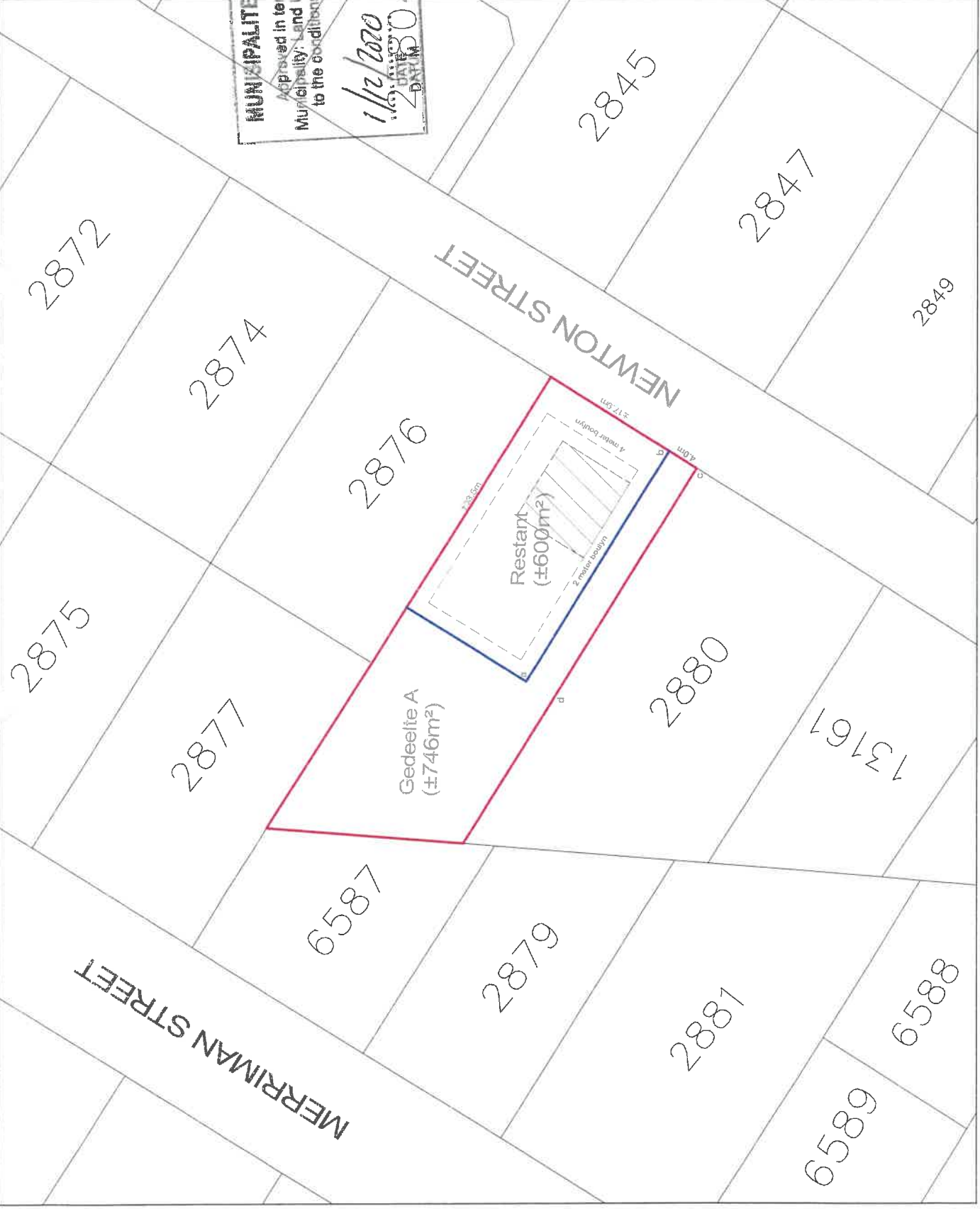
Approved in terms of Section 60 of the Geographical Municipality Land Use Planning By-Law (2015), subject to the conditions contained in the covering letter.

[Signature]

MUNICIPAL MANAGER
MUNISIPALE BUREAU LEIER



1/12/2020
DATE
DAG



Voorgestelde onderverdeling:
Erf 2728 George

Onderverdelingsplan



DATE	NTS	SCALE
PLAN NO.	2728/1	
PROJECT	Erf 2728 George	
DATE	May 2020	
SCALE		
DATE		
SCALE		

ALL MEASUREMENTS APPROXIMATE
ALLE AFMETINGS BY BENADERING

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