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Reference Number: 25370, George

Date: 13 November 2020

Enquiries: Primrose Nako

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**APPLICATION FOR SUBDIVISION: ERF 25370, BLUE MOUNTAIN GARDENS,
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 application for subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2015 of Erf 25370, George into a Portion A ($\pm 349.81\text{m}^2$) and a Remainder ($\pm 401.05\text{m}^2$)

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

REASON FOR DECISION:

- a. The subdivision proposal constitutes an appropriate form of residential densification that aligns with the spatial planning goals and objectives of the city and the surrounding area;
- b. The development of these subdivided erven will not have any adverse impact on the surrounding environment, is compatible with the character of the area and will have no negative impacts on affected neighbors' rights and amenity to the use of their properties;

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

CONDITIONS DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality, 2015, the subdivision shall lapse if not acted upon within a period of five (5) years from the date of approval and/or if the following conditions are not adhered to;
2. This approval shall be taken to cover only the subdivision application applied for as indicated on the subdivision plan 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. All owners of the subdivided erven shall be members of the Blue Mountain Gardens Homeowners Association and abide by the association’s Constitution and Architectural Guidelines;
4. A condition limiting each property to the erection of 1 dwelling unit be registered against the title deed of each subdivided erf;
5. The development of the two subdivided erven must be in the form of semi-detached units attached on the common boundary between the two subdivided portions;
6. The aesthetical appearance of the buildings and the landscaping visible from the N2 must comply with the George Municipality’s Urban Design and Architectural Guidelines;
7. The developer is to make use of at least 25% renewable or recyclable materials in the construction of the dwelling units to the satisfaction of the Directorate: Planning and Development;
8. The developer is to incorporate water and energy saving measures as may be required by the Building Control Department into the design of the dwelling units;
9. Building plans for the semi-detached dwelling units be submitted to the Building Control Department in accordance with the National Building Regulations and Building Standards Act, 1977;
10. An approved Surveyor General diagram be submitted to the Directorate: Planning and Development for record purposes;
11. All relevant town planning conditions imposed with the original development approval of 26 November 2007 be complied with.
12. 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 subdivided portion in terms of the Deeds Registries Act;

CONDITIONS DIRECTORATE: ELECTROTECHNICAL SERVICES

13. Capital contributions are payable by the applicant for electricity for each new equivalent portion created as per standard tariffs for George by the applicant, applicable at the time of transfer of a portion or approval of building plans, whichever occurs first. The capital contributions and payment thereof to George Municipality shall be addressed in a service agreement between the developer and the George Municipality;

14. Any, and all, costs directly related to the supply of electricity to these erven remain the owner's responsibility;
15. All electrical link and internal services as well as the relocation of and/or upgrades to the existing network are to be designed by a registered consulting engineer in accordance with the George Municipality's specifications. All drawings and plans are to be submitted to the Directorate: Electro technical Services (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 Directorate: Electro technical Services with a certificate on completion, and as-built plans in electronic format. All costs will be for the developer;

CONDITIONS DIRECTORATE: CIVIL ENGINEERING SERVICES

16. 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 as stipulated in a services agreement between the developer and the George Municipality. The total amount payable will be determined by the Directorate: Civil Engineering Services 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";
17. Any, and all, costs directly related to the supply of electricity to these erven remain the owner's responsibility;
18. All civil services -internal, link and relocation of and/or upgrades to existing - are to be designed by a registered consulting engineer in accordance with "the Guidelines for Human Settlement Planning and Design" and the George Municipality's specifications. All drawings and plans are to be submitted to the Directorate: Civil Engineering Services (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 Directorate: Civil Engineering Services with a certificate on 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;
19. Transfers 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 Directorate: Civil Engineering Services;
20. Only municipal water for residential use is provided;
21. Each new portion created must have separate water and sewer connections;
22. The developer / erf owner is to apply to the George Municipality for an individual water meter prior to building work commencing on the erf;
23. Storm water run-off from individual erven need to be addressed by the developer. All costs are for the developer;
24. No private parking will be allowed in the road reserve;
25. Any services from the development that must be accommodated across another erf, including any storm water discharge points, must be negotiated between the developer and the owner of the relevant erf. The developer/ owner will be responsible for the negotiation. Any costs resulting from the accommodation of such services or the incorporation of such services into the network of another development are to be determined and agreed by the developer / owner of the erf;

26. Any municipal, state-owned or private infrastructure or services damaged during the development will be repaired at the developers cost and to the satisfaction of the relevant party/ authority;
27. Servitudes must be registered for any pipelines not positioned within the normal building lines;
28. The developer is responsible to obtain the necessary way leaves for the installation of any telecommunication and fibre-optic cables across municipal or state-owned property;
29. A services servitude be registered for any municipal sewer or water line traversing the subdivided portions;

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 04 JANUARY 2021**.
- 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 25370 George (Subdivision) Marlize De Bruyn.docx

PROJECT:
Proposed new duet on
Erf 25370, George,
for owner: Mr Uys

DRAWING TITLE:
Proposed Subdivision

DRAWING:
GEO25370_Uys_Rev0.pln

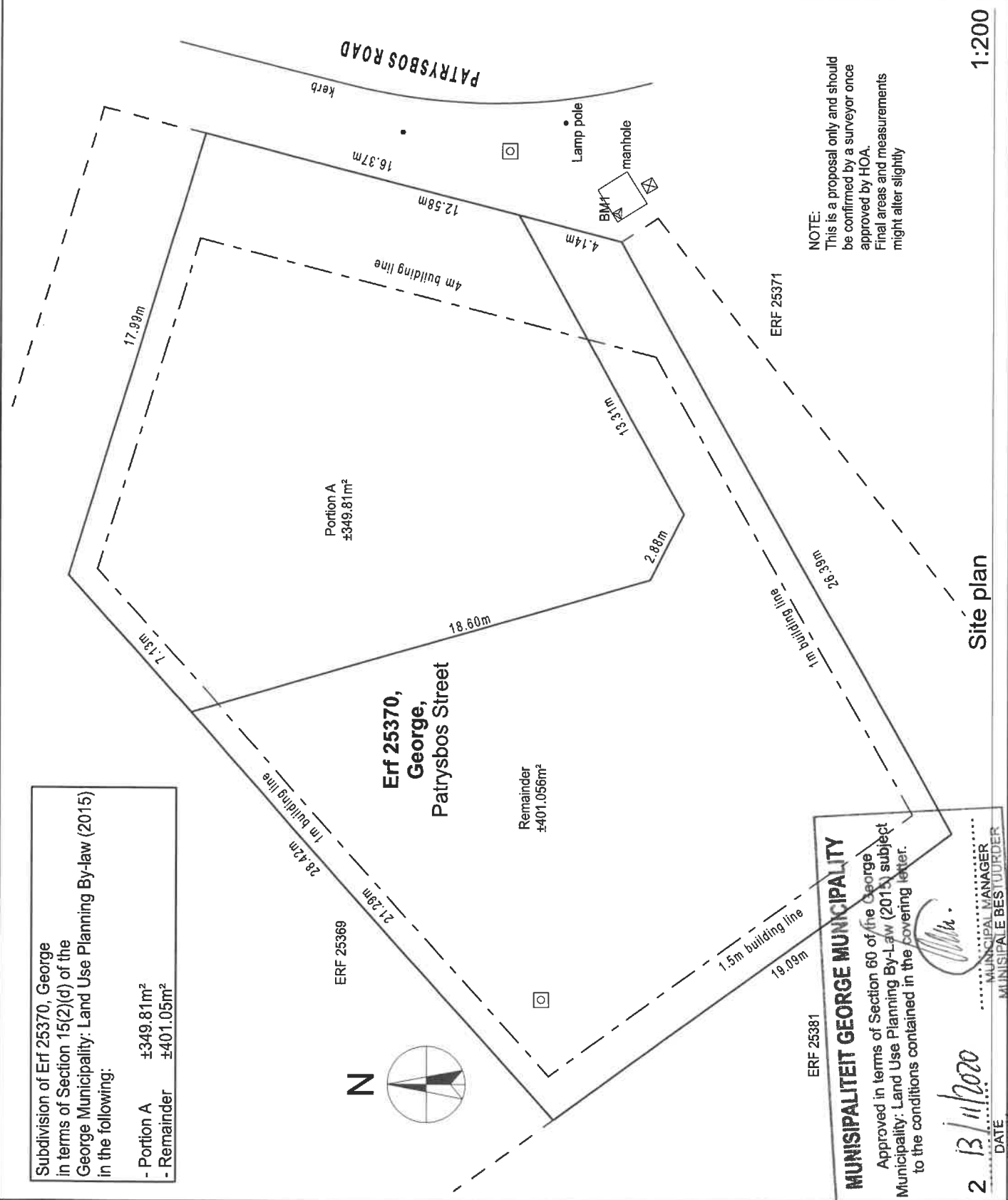
SCALE as shown	PAPER SIZE A4
REVISION 0	SHEET: 1

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NOTE:
This is a proposal only and should be confirmed by a surveyor once approved by HOA.
Final areas and measurements might alter slightly

Subdivision of Erf 25370, George in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-law (2015) in the following:

- Portion A ±349.81m²
- Remainder ±401.05m²

MUNISIPALITEIT GEORGE MUNICIPALITY

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

DATE: 2/13/2020
MUNICIPAL MANAGER: [Signature]
MUNISIPALE BESTUURDER

1:200

Site plan