

**Reference number: Erf 4297, George**

**Date: 30/10/2020**

**Enquiries: Marisa Arries**

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JAN VROLIJK TOWN PLANNER  
PO BOX 710  
**GEORGE**  
6530

**APPLICATION FOR SUBDIVISION: ERF 4297, ST. PAULS STREET,  
GEORGE**

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, W.1.33 of 29 July 2015 of decided that the application for Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2015 of Erf 4297, George into two (2) portions namely:

- a) Portion A-  $\pm 709,00\text{m}^2$ ;
- b) Remainder-  $\pm 732,00\text{m}^2$ ;

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

**REASONS FOR DECISION**

- a. The proposal will not detract from the surrounding land use character;
- b. The proposal will not have an adverse impact on the surrounding urban environment, natural environment or streetscape;
- c. The proposed application is in line with the objectives and guidelines of the GSDF;

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 Section 22(1) of the Land Use Planning By-law for the George Municipality, 2015 the approval shall lapse if not acted upon within a period of five (5)

- years from the date thereof;
2. This approval shall be taken to cover only the subdivision as applied for indicated on the undated Subdivision Plan numbered 4297GEO drawn by G.S. Savage 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. An approved Surveyor General diagram must be submitted to the Directorate: Planning and Development for record purposes;
  4. The approval will only be regarded as implemented on the submission of the approved SG Diagram by the Surveyor General as well as the registration of at least one (1) subdivided portion in terms of the Deeds Registries Act;

### **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. Should more than two developments/properties be party to or share any service, the Dept: CES will in conjunction with the parties determine the pro-rata contributions payable;
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 6 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 6 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 6 applicable);
  13. Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Dept: CES. All expenses will be for the developer;
  14. Servitudes must be registered for any pipeline not positioned within the normal building lines;
  15. Provisions for the removal of solid waste is to be addressed in conjunction with the Dept: Environmental Services;
  16. 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;
  17. 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;
  18. Developer responsible to obtain the necessary approval / way leaves from third parties which include, but not limited to the following: Telkom & Fibre optical cable;
  19. Municipal water is provided for potable use only. No irrigation water will be provided;
  20. A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dept: Civil Engineering Services (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 consumptions by this department at a rate as per applicable 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 Dept: CES;
  21. The development is subject to the availability of treatment capacity of the Water & Sanitation treatment works;
  22. Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof;
  23. The discharge of surface stormwater is to be addressed by the developer. Condition (6) applies. All costs related is for the developer;
  24. A layout plan indicating the proposed storm water drainage must be submitted to the Dept: CES for approval. Condition (6) applies;
  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;

28. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition (6) applies;
29. As no site development plan has been provided, with no dimensions indicated, the developer is to take note that all road reserve widths are to be in accordance with the Guidelines for Human Settlement Planning and Design standards. The width of road reserves is to be approved by the Dept: Civil Engineering Services before the final layout can be approved. Minimum width of road reserve is 10 m and for panhandle ervans access is 4 m;
30. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities;
31. Only one (1) access per erf may be permitted. The existing access to the Remainder from St Paul's street must be closed;

### **CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES:**

32. 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;
33. 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;
34. Any, and all, costs directly related to the development remain the developers' responsibility;
35. Only one electrical connection permitted per registered erf.

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 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 the set date 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 finalised and you have been advised accordingly.

Yours faithfully



**D. POWER**  
**DEPUTY DIRECTOR**

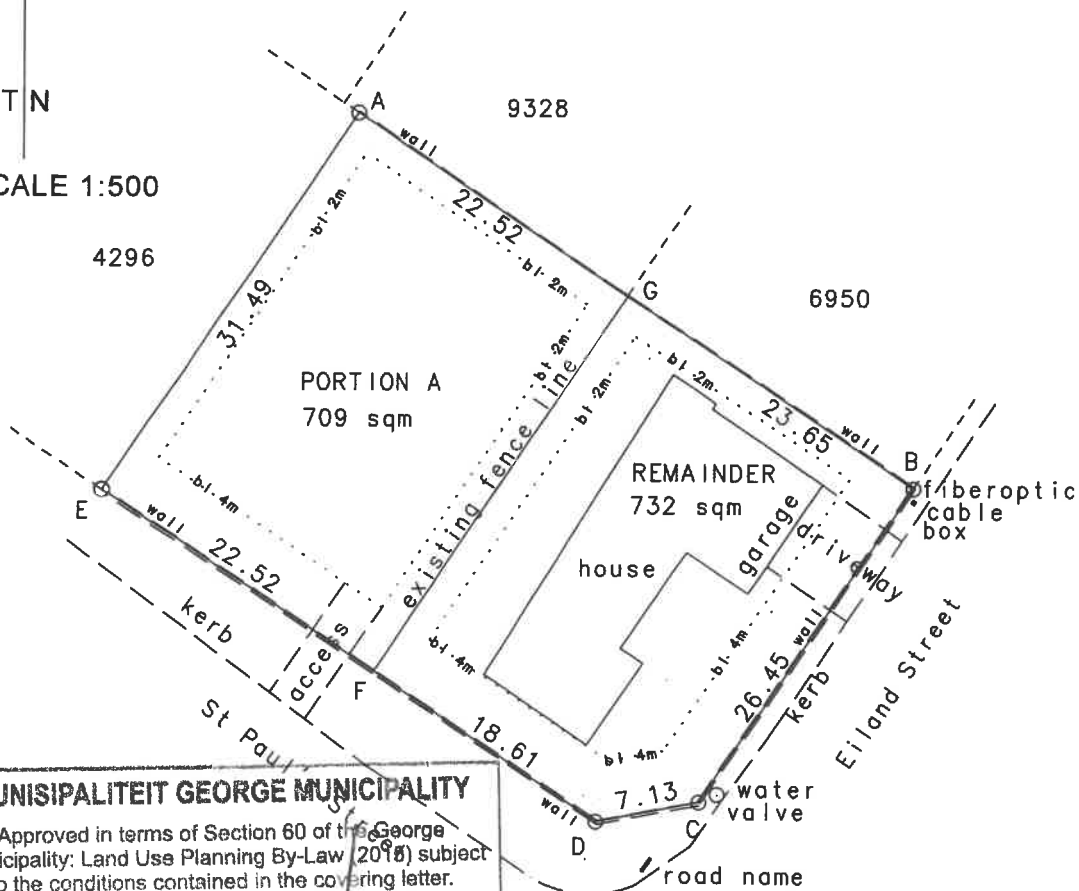
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**PROPOSED SUBDIVISION OF ERF 4297 GEORGE**  
 SITUATE IN THE GEORGE MUNICIPALITY  
 ADMINISTRATIVE DISTRICT OF GEORGE  
 PROVINCE OF THE WESTERN CAPE



T N  
 SCALE 1:500



**MUNISIPALITEIT GEORGE MUNICIPALITY**  
 Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2016) subject to the conditions contained in the covering letter.  
 30/10/2020  
 DATE DATUM  
 MUNICIPAL MANAGER  
 MUNISIPALE BESTUURDER

Notes: All dimensions approximate

The figure ABCDE represents ERF 4297 GEORGE

It is proposed to subdivide it into 1 erf (figure AGFE) and remainder as shown above in terms of George Municipal by laws Section 15.2(d)

ERF 4297 GEORGE	OWNER:
DGM 9558/1967	AREA: 1441 sqm
DT No. T795/1970	ZONING: Residential 1

*G. Savage*

in February 2020  
**G S SAVAGE PLS 0543**  
 Professional Land Surveyor  
 46 Albert Street, P O Box 752, GEORGE 6530  
 Tel.(044) 8742414, (Cell) 083 454 1350

REF.	CF.
4297GEO.mal	1737/DP