

Reference number: Erf 2825, George

Date: 18/09/2020

Enquiries: Marisa Arries

BAILEY & LE ROUX LAND SURVEYORS
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GEORGE
6530

survey@blrland.co.za

**APPLICATION FOR REMOVAL OF RESTRICTION AND SUBDIVISION:
ERF 2825, 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 decided that the following applications, applicable to Erf 2825, George;

- (a) Removal in terms of Section 15 (2)(f) of the Land Use Planning By-law for George Municipality, 2015 of Restrictive Title Condition B.1 from Deed of Transfer T69790/1998 of Erf 2825, George;
- (b) Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2015 of Erf 2825, George into two portions, namely:
 - (i) Portion A: 531m²; and
 - (ii) Remainder: 479m²

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

REASONS FOR DECISION:

- 1. The Removal of Restrictive condition will not have impact on the other properties;
- 2. The subdivision will result into two properties larger than the minimum Erf size permitted in the area;
- 3. The subject property is already connected to existing bulk infrastructure and no additional capacities will be required;
- 4. The subdivision will not have a negative impact on the natural environment, residential character or surrounding built regime;

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT:

- 1. That in terms of Section 34(1) 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;
- 2. That in terms of Section 22(1) of the Land Use Planning By-law for the George Municipality, 2015, the subdivision will lapse if not acted upon within a period of five (5) years from the date of approval;

3. This approval shall be taken to cover only the subdivision as applied for as indicated on the undated subdivision plan with the number A24/1931, drawn by "Bailey & Le Roux Professionele Landmeter" 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;
4. That an approved Surveyor General diagram be submitted to the Directorate: Planning and Development for record purposes;
5. 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 subdivided portion in terms of the Deeds Registries Act;

CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL 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: 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.
7. 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.
8. Any, and all, costs directly related to the development remain the developers' responsibility
9. Each new portion created must have separate electrical connection and it may not cross any other portion

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES:

10. 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.
11. 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.
12. Any, and all, costs directly related to the development remain the developers' responsibility.
13. Each new portion created must have separate water and sewer connections.
14. 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 11 applicable)
15. 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 11 applicable)
16. 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 11 applicable)

17. Provisions for the removal of solid waste is to be addressed in conjunction with the Dept: Environmental Services.
18. 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.
19. 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.
20. Developer responsible to obtain the necessary approval / way leaves from third parties which include, but not limited to the following: Telkom & Fibre optical cable.
21. Municipal water is provided for potable use only. No irrigation water will be provided.
22. 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 consumption 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.

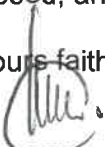
You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee, in terms of Section 79(2) of the George Municipality's By-law on Municipal Land Use Planning.

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George on or before **12 OCTOBER 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



T BOTHA

MUNICIPAL MANAGER

S:\SHARED TEGNIES\MARISA ARRIES\Approvals & Final Approvals\Erf2825george(subdivision &ror3)bailey&leroux.docx

AMPTELIKE VERW.

AANSOEK OM ONDERVERDELING

I.T.V. ARTIKEL 15 VAN DIE VERORDENINGE OP GRONDGEBUIKBEPLANNING VIR DIE GEORGE MUNISIPALET

SKAAL - 1 : 500

EIENDOM : ERF 2825 GEORGE

EIENAARS : JOHANNES HENDRIKUS GERBER
LORRAINE HAZEL GERBER

ALGEMENE PLAN NO. : A24/1931

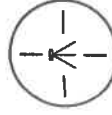
TRANSPORT : T 69790/1988

NOTERING : BL-7DD/X43 (1753)

C ref./verw. 1753/FG

ENDOSSEMENTE :

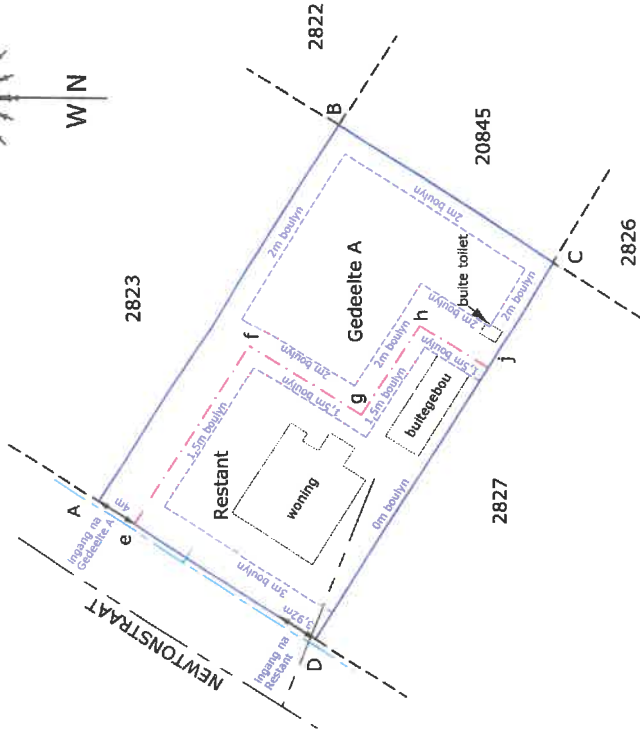
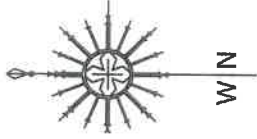
DATUM WYSIGING No.



BAILEY & LE ROUX
Professionele Landmeters

Meadestraat 88, Posbus 9583
GEORGE 6530, Tel (044) 8745315
Faks (044) 8745345

PLAN No. GE2825-SP



VOORSTEL:

Die blou omlynde figuur A B C D stel voor Erf 2825 George, 1010 vierkante meter.

Geleë in die Munisipaliteit en Administratiewe Distrik van George, Provinsie Wes-Kaap.

Daar word voorgestel om Erf 2825 te verdeel in een gedeelte en 'n restant soos getoon in die area skedule.

AREA SKEDULE:
(vierkante meter)

Ged. No.	Area	DATE DATUM
Ged. A	531	
Restant	479	

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.

18/9/2018

MUNICIPAL MANAGER
MUNISIPALE BESTUURDER

NOTAS :

1. Alle mates metries en by benadering
2. Datum : September 2018
3. Huidige sonering : Enkelwoon
4. --- = beoogde onderverdelingsgrens
5. Riool: ---
6. Water: ---