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Planning and Development
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**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3334472
Reference / Verwysing: Erf 1109, Blanco
Date / Datum: 20 June 2025
Enquiries / Navrae: Marisa Arries

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
PO BOX 710
GEORGE
6530

**APPLICATION FOR EXEMPTION OF THE SERVITUDE, REZONING AND DEPARTURE (BUILDING LINE
RELAXATION): ERF 1109, BLANCO**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided the following:

- A. That the application for an Exemption in terms of Section 24(1)(f)(v) of the Land Use Planning By-Law for the George Municipality, 2023 for the registration of private right-of-way servitudes marked bcde over Erf 1111, Blanco in favour of Erf 1109, Blanco and marked abef over Erf 1109, Blanco in favour of Erf 1111, Blanco;

BE APPROVED in terms of Section 21(2) of said By-Law for the following reasons:

- (1) Required to provide communal access for two privately owned properties.
- (2) Both properties belong to the same owner.

- B. That the following applications applicable to Erf 1109, Blanco:

- (1) Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 of Erf 1109, Blanco from Single Residential Zone I to General Residential Zone IV (10 flats);
- (2) Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for the following on Erf 1109, Blanco:

- a) Relaxation of the western side boundary building line from 3.0m to 1.5m to allow for the development of flats;



- b) Relaxation of the eastern side boundary building line from 3.0m to 1.5m to allow for the development of flats and 0.0m for a laundry room;
- c) Relaxation of the rear boundary building line from 3.0m to 0.0m to allow for the development of a laundry room; and
- d) Relaxation of the parking requirements applicable to a flat consisting of 3 or more habitable rooms from 2.0 parking bays per flat to 1.50 parking bays per flat (visitor parking included);

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

REASONS FOR DECISION

- a) The proposed development promotes residential densification and intensification of land use in line with the spatial planning principles, objectives and guidelines applicable to the surrounding area.
- b) The proposed development, in the context of the need for densification, will not have a significant adverse impact on the character of the area, the streetscape, traffic or the environment.
- c) The subject property is located within walking distance from public transport facilities ("bus stops") and supports the efficiency of public transport systems and transport-orientated developments.
- d) The development conforms to the principle of walkability and is within easy walking distance from schools, churches, shops, public halls, parks and other facilities and services required for convenient residential living.
- e) On assessing the objections, it was found that considering the massing, orientation of the building and conditions imposed, it is considered that the proposal will not have a significant adverse impact on the surrounding neighbours' rights and amenity in terms of privacy, views, or sunlight.
- f) As refuse areas are prone to odours, and considering the position of the said refuse area of the development it is necessary to protect neighbouring properties through a condition to enclose the refuse area to establish a refuse room.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General conditions

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the approval shall lapse if not implemented within a period of five (5) years from the date it comes in operation.
2. This approval shall be taken to cover only the rezoning, departures, and proposed servitude as applied for and indicated on the Site Layout plan no. DJM 08-2024 sheet 1 and 2 dated 28 October 2024 drawn by DJM Draughting and Servitude plan no. 1109/1 dated August 2024, drawn by Jan Vrolijk Town Planners 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. The flats are limited to a maximum height of 8.5m to the top of the roof.
4. No windows or doors, except for bathroom windows, shall face west toward Erf 474, Blanco.
5. All bathroom windows facing onto abutting properties (along the eastern and western property boundaries) be frosted or fitted with obscured glazing to mitigate any possible overlooking.
6. A refuse room must be fully enclosed with maximum height not exceeding 2.1m from floor to ceiling.
7. The right-of-way servitudes marked 'bcde' over Erf 1111, Blanco in favour of Erf 1109, Blanco, and 'abef' over Erf 1109, Blanco in favour of Erf 1111, Blanco, as indicated on Servitude Plan No. 1109/1 dated August 2024 attached as **Annexure A**, must be registered in the Deeds Office by means of a notarial deed of servitude. A caveat must be registered against the respective title deeds of Erf 1109, Blanco and Erf 1111, Blanco to ensure that, upon transfer, the servitudes are endorsed in the new title deeds to secure perpetual enforceability.



Site Development Plan

8. A site development plan (SDP) for the development must be submitted to the satisfaction of the Directorate: Planning and Development for consideration and approval, in accordance with the provisions of Section 23 of the George Zoning Scheme By-Law, 2023 and the conditions of approval prior to submission of building plans.
9. A Landscape Plan compiled by a qualified landscape architect must be submitted with the Site Development plan to the satisfaction of the environmental officer. A list of indigenous trees/scrubs to be planted on site must be included with the landscape plan.
10. At least 1x 200L indigenous tree must be planted for every two parking spaces.

Implementation

11. The right-of-way servitude over Erf 1111, Blanco in favour of Erf 1109, Blanco must be registered at the Chief Surveyor General's Office as well as the Office of the Registrar of Deeds prior to the opening of the Sectional Title register.
12. The rezoning and departure approval will be considered as implemented on the commencement of building works in accordance with the approved building plan.

Notes

- i. *The guidelines contained in the Blanco LSDF relating to the visual appearance of buildings and walls and the streetscape interfaces along George Street must be addressed upon submission of the SDP.*
- ii. *Measures to enable waste collection must be addressed in conjunction with the Directorate: Community Services.*
- iii. *A building plan must be submitted for approval in accordance with the National Building Regulations (NBR).*
- iv. *Stormwater management must be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.*
- v. *The use of impermeable paving should be minimized, with permeable surfaces such as gravel, stone, or permeable pavers strongly encouraged to promote surface water infiltration and reduce runoff.*
- vi. *The inclusion of rain gardens is recommended to further increase stormwater management by allowing water to naturally infiltrate into the ground.*
- vii. *Since both properties will share the same access, an agreement must be reached between the 2 property owners regarding the use and maintenance of the driveway(s).*
- viii. *The developer must adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

13. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 06.09.2024, collaborator reference 3334472 hereto.
14. As stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, the amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:

The amounts of the development contributions are reflected on the attached calculation sheet dated 06/09/2024 and are as follows:

Roads R 31 633.20



Sewer	R 47 744.00
Water	R 42 831.19
Total	R 122 208.39 (Excluding VAT)

15. The total amount of the development charges of **R 122 208.39** Excluding VAT shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
16. Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

17. The conditions imposed by the Directorate Electrotechnical Services are attached as 'Annexure C' dated 20.09.2024, collaborator reference 3334472 hereto.
18. As stipulated in the attached conditions imposed by the Directorate Electrotechnical services The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:

The amounts of the development contributions are reflected on the attached calculation sheet dated 20/09/2024 and are as follows:

Electricity R 126 745.65
Total R 126 745.65 (Excluding VAT)

19. The total amount of the development charges of **R 126 745.65** Excluding VAT shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
20. Any amendments or additions to the approved development parameters which might lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

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 Land Use Planning By-Law for George Municipality, 2023.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or 11 JULY 2025** and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. Please also note that the appeal must be e-mailed to the administrative officer mentioned above.



An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.

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

Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully



C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\Marisa\Decisions_New By-Law Pro formas_(applicant)\Erf 1109, Blanco(rezoning, departure and exemption_approval_jvrolijk).docx



NOTES:
PROPERTY OF THE ARCHITECT
ALL RELEVANT DETAILS, LEVELS AND
DIMENSIONS TO BE CHECKED ON SITE
AND CORRECTED BEFORE PROCEEDING
THE ARCHITECT ACCEPTS NO RESPONSIBILITY
FOR ERRORS RESULTING FROM
ANY DISCREPANCY OF DIMENSIONS
ALL DIMENSIONS ARE GIVEN IN MILLIMETERS

GENERAL SPECIFICATIONS:
1. All work shall be in accordance with the
discharge over
(4.2.1), shall as per Part P of SANS 10400
2. Drainage installations to comply with SANS
10400
3. Drainage installations under building work
must be installed
4. Drainage installations under building work
must be protected
5. All existing drainage as per project
approved plan.
Registered planner & electrician must provide a
certificate of compliance before occupancy
certificates can be issued by the local authority.
Slope to remain open as per building plan.

REVISIONS

REV	DATE	DESCRIPTION
1		ISSUING HOME



NO ARCHITECTURAL WORK SHALL BE
PERFORMED WITHOUT THE SIGNATURE OF THE
REGISTERED ARCHITECT OR DRAFTSMAN
REGISTERED ARCHITECT: DJM ARCHITECTURE
REGISTERED DRAFTSMAN: DJM DRAFTING
CONTACT: 082 933 9531
EMAIL: djmarchitecting11@gmail.com

PROJECT: MR. & MRS. S. FORTUIN
PROPOSED FLATS ON ERF
1199, GEORGE STREET,
BLANCO.

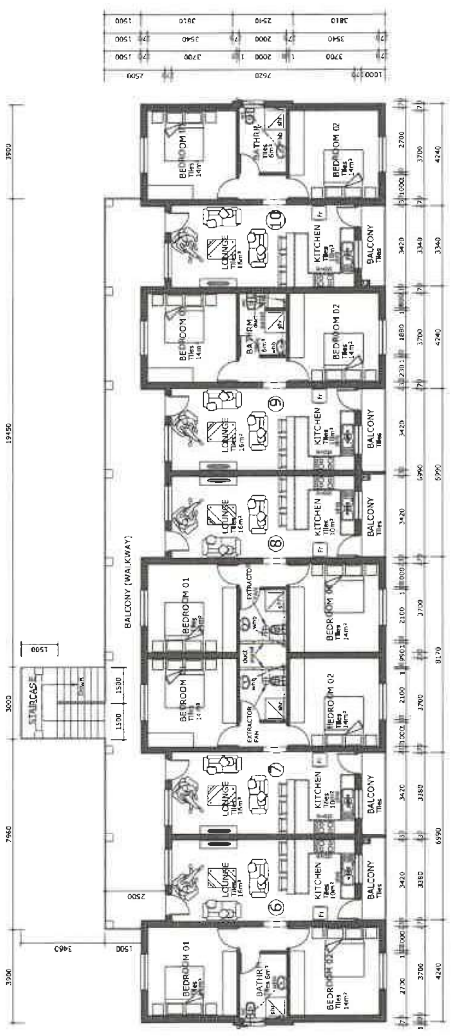
SCALE: 1:100 / 1:200
DATE: 28 Oct. 2024
DRAWING NO: DJM-08-2024

PROJECT NO: 1199
DRAWING NO: DJM-08-2024

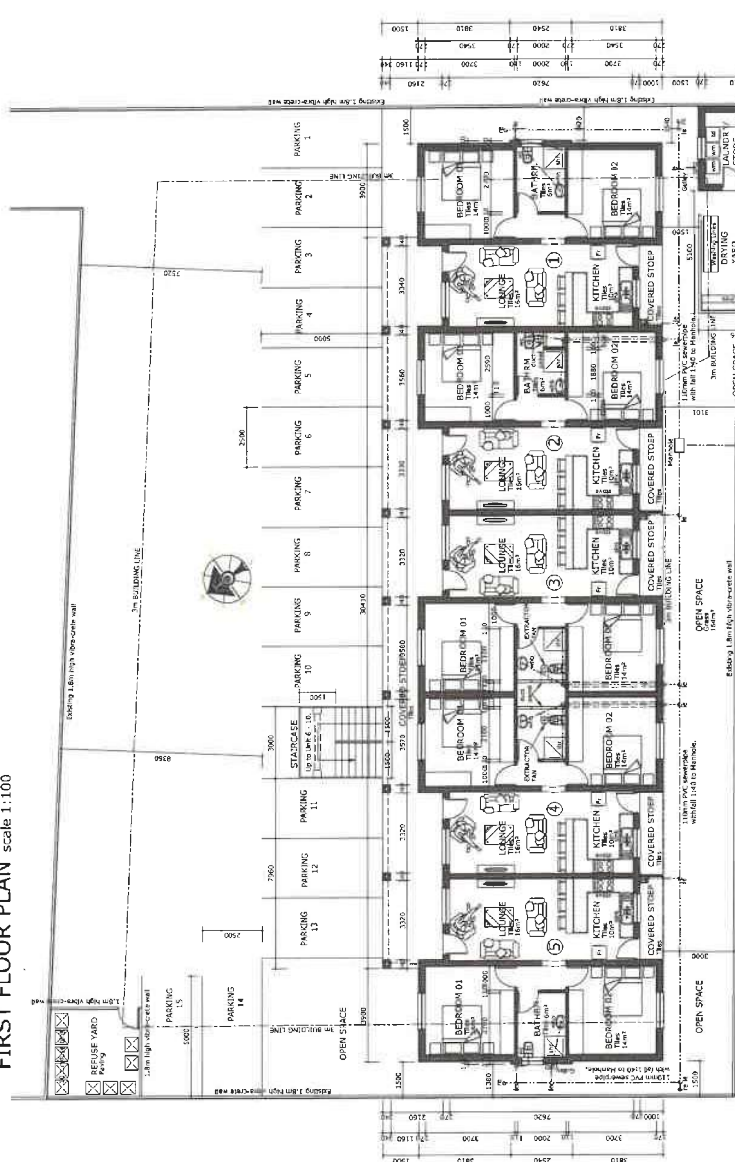
DATE: 28 Oct. 2024

DRAWING NO: DJM-08-2024

PROJECT NO: 1199



FIRST FLOOR PLAN scale 1:100



GROUND FLOOR PLAN scale 1:100

Area of erf:	1254m²
Area of Ground Floor:	324m²
Area of 1st Floor:	324m²
Area of 2nd Floor:	324m²
Total Area:	972m²
Area of Open Space:	24m²
Area of Open Space:	24m²
Area of Open Space:	24m²

PARKING:
1.5 parking per unit (10 units)
Parking required @ PFI = 15 parking bays
Parking provided = 15 parking bays

MUNICIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

20/06/2025

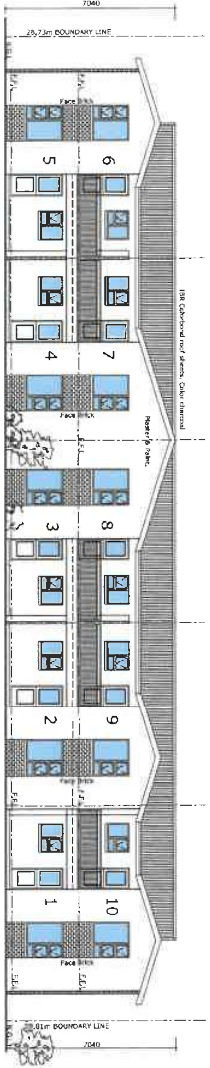
DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

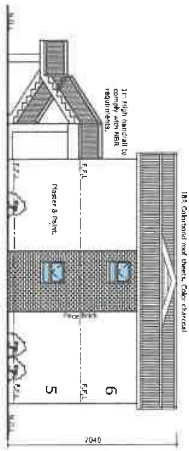
NORTH-EAST ELEVATION
Scale 1:100



SOUTH-WEST ELEVATION
Scale 1:100



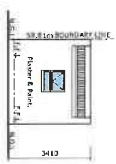
NORTH-WEST ELEVATION
Scale 1:100



NORTH-WEST ELEVATION
Scale 1:100



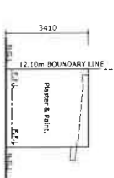
NORTH-EAST ELEVATION
Scale 1:100



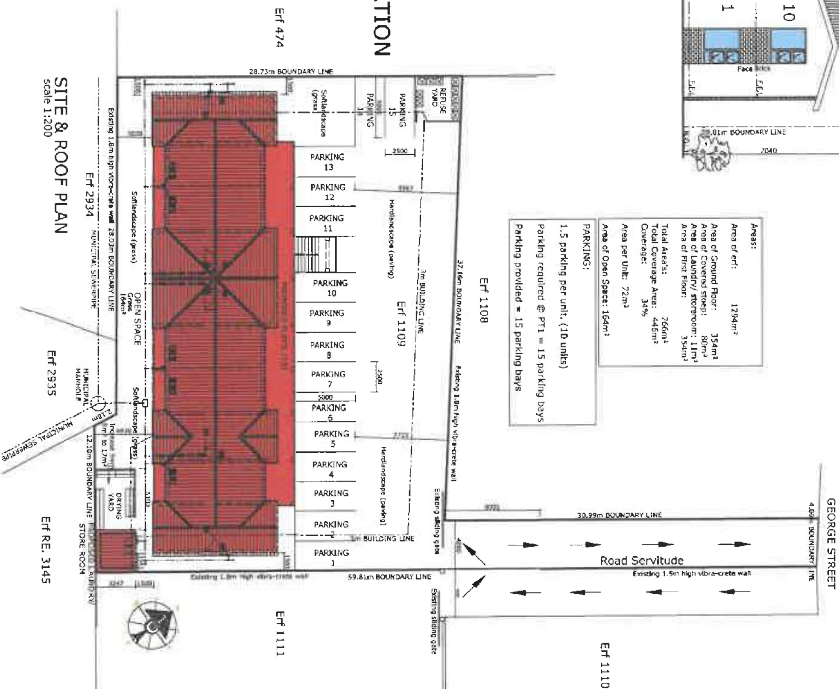
SOUTH-EAST ELEVATION
Scale 1:100



SOUTH-EAST ELEVATION
Scale 1:100



SITE & ROOF PLAN
Scale 1:200



MUNICIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-law (2023) subject to the conditions contained in the covering letter.

DATE: 20/06/2025
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTVALUER: STATISBERPLANING

NOTES.

PROPERTY OF THE ARCHITECT

1. ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE BY THE ARCHITECT BEFORE CONSTRUCTION. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM INADEQUATE INFORMATION PROVIDED BY THE CLIENT. ALL DIMENSIONS ARE GIVEN IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.

PERMITS, INSTALLATION

1. Building Regulations drawings are a guide to the construction of the building. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose.

2. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose.

REVISIONS

NO.	DATE	REVISION
0	06/06/2025	ISSUED FOR PERMIT

ARCHITECTURE
IN ASSOCIATION WITH
DAVAN AMERICA
33 HIBISCUS STREET
CAO 4133270
TEL: 084 393 9531
EMAIL: davan@danjuni1@gmail.com

PROPOSED PLANS ON REF
1109, GEORGE STREET,
BLANCHE.
MR. & MRS. S. FORTUIN

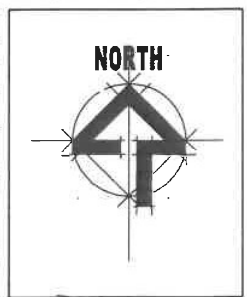
SCALE	DATE	BY	CHECKED
1:100 / 1:200	28 OCT. 2024	DJM	JCH
DATE	28 OCT. 2024	BY	CHECKED
DATE	28 OCT. 2024	BY	CHECKED



PROJECT	
Application for registration of right of way servitudes	
DESCRIPTION	BESKRYWING
Erven 1109 and 1111 Blanco	
TITLE	TITEL

NOTES & DESCRIPTIONS	NOTAS & BESKRYWINGS
<p>Application</p> <p>Application is made in terms of Section 24(1)(f)(v) of the Land Use Planning By-Law for the George Municipality, 2023 for exemption of the registration of a private right of way servitude</p> <ul style="list-style-type: none"> marked bcde over Erf 1111 Blanco in favour of Erf 1109 Blanco as indicated on the plan; and marked abef over Erf 1109 Blanco in favour of Erf 1111 Blanco as indicated on the plan. 	

SCALE		NTS		DRAW	
PLANNED	REVISION	PLANNED	REVISION	PLANNED	REVISION
DATE	DATE	DATE	DATE	DATE	DATE
Aug 2024		Aug 2024		Aug 2024	
ALL MEASUREMENTS APPROXIMATE		ALLE AFMETINGS BY BENADERING			
KOPIEREG VOORBEHOU / COPY RIGHT RESERVED					



MUNISIPALITEIT GEORGE MUNICIPALITY


Subdivision exempted in terms of Section 24(1)(f)(v) of the George Municipality: Land Use Planning By-Law (2023)

20/06/2025

DATE
DATUM

SENIOR MANAGER: TOWNPLANNING
SENIOR BESTUURDER: STADSBEPLANNING



GEORGE DC CALCULATION MODEL		Version 1.00	31 August 2021
For Internal information use only (Not to publish)			
	Erf Number *	1109	
	Allotment area *	Blanco	
	Water & Sewer System *	George System	
	Road network *	Blanco	
	Developer/Owner *	Stanley Rupert Fortuin and Janene Elizabeth Fortuin	
	Erf Size (ha) *	1 289,57	
	Date (YYYY/MM/DD) *	2024-09-05	
	Current Financial Year	2024/2025	
Collaborator Application Reference		3334472	

Application: Rezoning to Flats

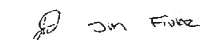
Service applicable	Description
Roads	Service available, access via George street (Subject to the Road master plan & access approval)
Sewer	Service available (Subject to the Sewer Master Plan, WWTW treatment & network capacity)
Water	Service available (Subject to the Water Master Plan, WTW treatment & network capacity)

Conditions
General conditions

- The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
 - The amounts of the development charges are reflected on the attached calculation sheet dated 06/09/2024 and are as follows:

Roads:	R	31 633,20	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	47 744,00	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	42 831,19	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	122 208,39	Total Excluding VAT
 - The total amount of the development charges of R122 208,39 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
 - Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval
- Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.*
- As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R122 208,39 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
 - Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
 - All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, 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 by a suitable qualified/registered contractor 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 municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
 - Any, and all, costs directly related to the development remain the developers' responsibility.
 - Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
 - 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 and the owner of the other erf. (condition 7 applicable)

- 11 Any service from another erf that 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 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 14 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 15 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 16 Note, the developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- 17 A home owners' association/body corporate (as applicable) is/are to be established incorporating all erven within any security development / private and /or access-controlled developments. All internal services (water, sewer, private roads including the associated stormwater and private open spaces within the development will be transferred by the developer to this / these home owners' association/s who will assume responsibility for the maintenance thereof.
- 18 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 Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 19 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 20 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 21 Municipal water is provided for potable use only. No irrigation water will be provided.
- 22 The development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. 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 availability of such bulk capacity
- 23 Public and private roads are to be clearly indicated on all layout plans submitted. The road reserves must be clearly indicated on all plans submitted for approval. The cadastral layout can only be approved if the road reserves have been included on plans and approved by CES.
- 24 The private roads and the associated stormwater and private open spaces are to be registered as private and transferred to the HOA/BC, or other relevant governing or controlling body. Public roads must be transferred to the George Municipality.
- 25 If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dir. CES together with any other approving authority, and who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the Dir. CES and/or relevant authority are to be implemented by the developer. All costs involved will be for the developer.
- 26 The discharge of surface stormwater is to be addressed by the developer. Condition 7 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done on line with the available stormwater master plans.
- 27 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.
- 28 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 29 No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to insure compliance.
- 30 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 Red Book: The Neighbourhood Planning and Design Guide (Red Book): Creating Sustainable Human Settlements, 2019 standards. The width of road reserves is to be approved by the Dir: CES before the final layout can be approved. Minimum width of Municipal road reserves is 10 m and for panhandle erven the access clear width is to be a minimum of 4 m.
- 31 The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
- 32 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 33 Access to parking must confirm to George Integrated Zoning Scheme 2023, and sufficient stacking distance (6m for less than 15 units and 12 meter for more than 15 units, measured from the property boundary) should be allowed for, and indicated on the Site development Plan.
- 34 Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2023 parking requirements and vehicles must readily leave the site without reversing across the sidewalk. Alternative Parking may be supplied.
- 35 Site access to conform to the George Integrated Zoning Scheme 2023.


Signed on behalf of Dept: CES

GEORGE ELECTRICITY DC CALCULATION MODEL	Version 1.00	2024/06/10
For Internal information use only (Not to publish)		



Erf Number * 1109
 Allotment area * Blanco
 Elec DCs Area/Region * George Network
 Elec Link Network * LV
 Elec Development Type * Normal
 Developer/Owner * SR Fortuin and JE Fortuin
 Erf Size (ha) * 0,12
 Date (YYYY/MM/DD) * 20 09 2024
 Current Financial Year 2024/2025
 Collaborator Application Reference 3334472

Application:

Development Charges

Comments:

0

Service applicable	Description
Electricity	Service available (Subject to the Electrical master plan approval)



Conditions	
General conditions	
1	The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
2	The amounts of the development contributions are reflected on the attached calculation sheet dated 20/09/2024 and are as follows: Electricity: R 126 745,65 Excluding VAT
3	The total amount of the development charges of R126 746, Excluding VAT shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
4	Any amendments or additions to the approved development parameters which might lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
5	As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R126 746, Excluding VAT shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
6	Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
7	All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with
8	Should more than two developments/properties be party to or share any service, the Dir: CES & ETS will in conjunction with the parties determine the pro-rata contributions payable.
9	Any, and all, costs directly related to the development remain the developers' responsibility.
10	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
11	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 and the owner of the other erf. (condition 7 applicable)
12	Any service from another erf that 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)
13	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)
14	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
15	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 Municipal Manager. All expenses will be for the developer.
16	The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
17	Suitable servitudes must be registered for any municipal service not positioned within the normal building lines. Servitudes must be registered for all electrical services traversing erven.
18	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
19	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.

20	The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
21	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 Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
22	The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
Electro Technical	
23	In all cases, where individual customer apply for a supply capacity exceeding that provided for in the calculation of DCs and for the developer paid, will be subject to additional DCs based on the rates applicable at the time.
24	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
25	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
26	The developer and/or an owner of an erf shall see to it that no Small Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
27	Where DCs have been applied for a particular section of the network, but the developer is requested to install and fund a part of the section of network, such work will be credited against DCs calculated.
28	Installation of ripple relays are compulsory for all geysers with electrical elements.
29	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.



Singed on behalf of Dept: ETS

20 Sep 24

Development Charges Calculator				Version 1.00		2024/06/10		
		Erf Number	1109					
		Allotment area	Blanco					
		Elec DCs Area/Region	George Network					
		Elec Link Network	LV					
		Elec Development Type	Normal					
		Developer/Owner	SR Fortuin and JE Fortuin					
		Erf Size (ha)	0,12					
		Date (YYYY/MM/DD)	2024-09-20					
		Current Financial Year	2024/2025					
		Collaborator Application Reference	3334472					
Code	Land Use	Unit	Total Existing Right		Total New Right			
RESIDENTIAL								
	Single Res > 1000m² Erf (Upmarket)	unit		1				
	Flat < 100m²	unit					10	
OTHERS								
				Please select				
Is the development located within Public Transport (PT1) zone?				Yes				
Calculation of bulk engineering services component of Development Charge								
Service	Units	Existing demand (ADND)	New demand (ADMD)	Unit Cost	Amount	VAT	Total	
Electricity	kVA	5,78	21,67	R 7 974,49	R 126 745,65	R 19 011,85	R 145 757,49	
Total bulk engineering services component of Development Charge payable					R 126 745,65	R 19 011,85	R 145 757,49	
Link engineering services component of Development Charge								
Total Development Charge Payable								
City of George								
Calculated (ETS):								
Signature :								
Date :		September 20, 2024						
NOTE : In relation to the Increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa using the date of approval as the base month								
Notes:								
Departmental Notes:								

For the internal use of Finance only

Service	Financial code/Key number	Total
Electricity	2010022 / 012 125	R 145 757,49
		R 145 757,49