

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3503845
Reference / Verwysing: Erf 1966 & Remainder Erf 3670, Blanco
Date / Datum: 18 July 2025
Enquiries / Navrae: Primrose Nako

Email: kobus@cpls.co.za

CPLS Professional Land Surveyors
Postnet Suite #68,
Private Bag X6590,
GEORGE
6530

**APPLICATION FOR SUBDIVISION, AMENDMENT OF CONDITIONS AND CONSOLIDATION: ERF 1966
AND REMAINDER ERF 3670, BLANCO**

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that the following applications applicable to Erf 1966 and Remainder Erf 3670, Blanco namely:

1. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality 2023 of Remainder Erf 3670, Blanco to create a Portion A ($\pm 100\text{m}^2$) and a Remainder;
2. Amendment in terms of Section 15(2)(h) of the Land Use Planning By-law for George Municipality 2023 of the existing approved zoning of Portion A from Single Residential Zone II (Estate Housing: Private Open Space) to Single Residential Zone II (Estate Housing: Dwelling House);
3. Consolidation in terms of Section 15(2)(e) of the Land Use Planning By-law for George Municipality 2023 of Portion A ($\pm 100\text{m}^2$) and Erf 1966, Blanco ($\pm 636\text{m}^2$), to create a land unit measuring $\pm 736\text{m}^2$ in extent;

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

REASONS FOR DECISION

- (i). The proposal is not in conflict with the spatial planning principles, objectives and guidelines applicable to the surrounding area.
- (ii). The proposal will not have an impact on the character of the area or the environment, whatsoever.
- (iii). The properties are located in Fancourt Estate and the Estate granted permission for the application to enlarge the residential erf by $\pm 100\text{m}^2$.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality 2023, the above-mentioned approval shall lapse if not implemented within a period of five (5) years from the date of when the approval comes into operation and/or if the below conditions are not adhered to.
2. The subdivision of Remainder Erf 3670, Blanco shall be as approved and indicated on the Subdivision diagram drawn by Conradie Land Surveyor, Drawing Number G0516 dated October 2024 attached as "**Annexure A**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provisions.
3. The consolidation of Portion A (a portion of Erf 3670, Blanco) and Erf 1966, Blanco to form a land unit measuring $\pm 736\text{m}^2$ in extent, shall be as approved and indicated on the Consolidation diagram drawn by Conradie Land Surveyor, Drawing Number G0516 dated October 2024 attached as "**Annexure B**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provisions.
4. The registration of Portion A and the consolidated property in the Deeds Office must occur simultaneously.
5. The applicant must submit the Surveyor-General approved subdivision and consolidation diagrams to the GIS Department of the Directorate for information purposes.
6. The zoning / land use amendment, subdivision and consolidation approval will be considered implemented on the registration of the Certificate of Consolidated Title for the consolidated property with the Registrar of Deeds.

Town Planning notes:

- (i) Any additions to the existing dwelling house require Municipal Building Plan approval.
- (ii) Any additions or alterations must comply with Fancourt HOA and Fancourt Architectural Guidelines.

CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES

7. The conditions imposed by the Directorate Electro-Technical Services are attached as '**Annexure C**' dated 6 February 2025, must be complied with.

Note: The owner should verify the applicability of the following conditions with the abovementioned Directorate since an additional property is not being created:

- As stipulated in the attached conditions imposed by the Directorate Electro-Technical Services, the amount of Development Charges (DCs) to be paid by the developer is calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference hereto, with regards to the proposed development, the developer will be required to make development contribution, as per below.
- The amount of the development contributions is reflected on the attached calculation sheet dated 6 February 2025 ("**Annexure C**") and are as follows:
Electricity: R5 761,17 Excluding VAT
- The total amount of the development charges of **R5 761,17 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.
- 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 before 08 August 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

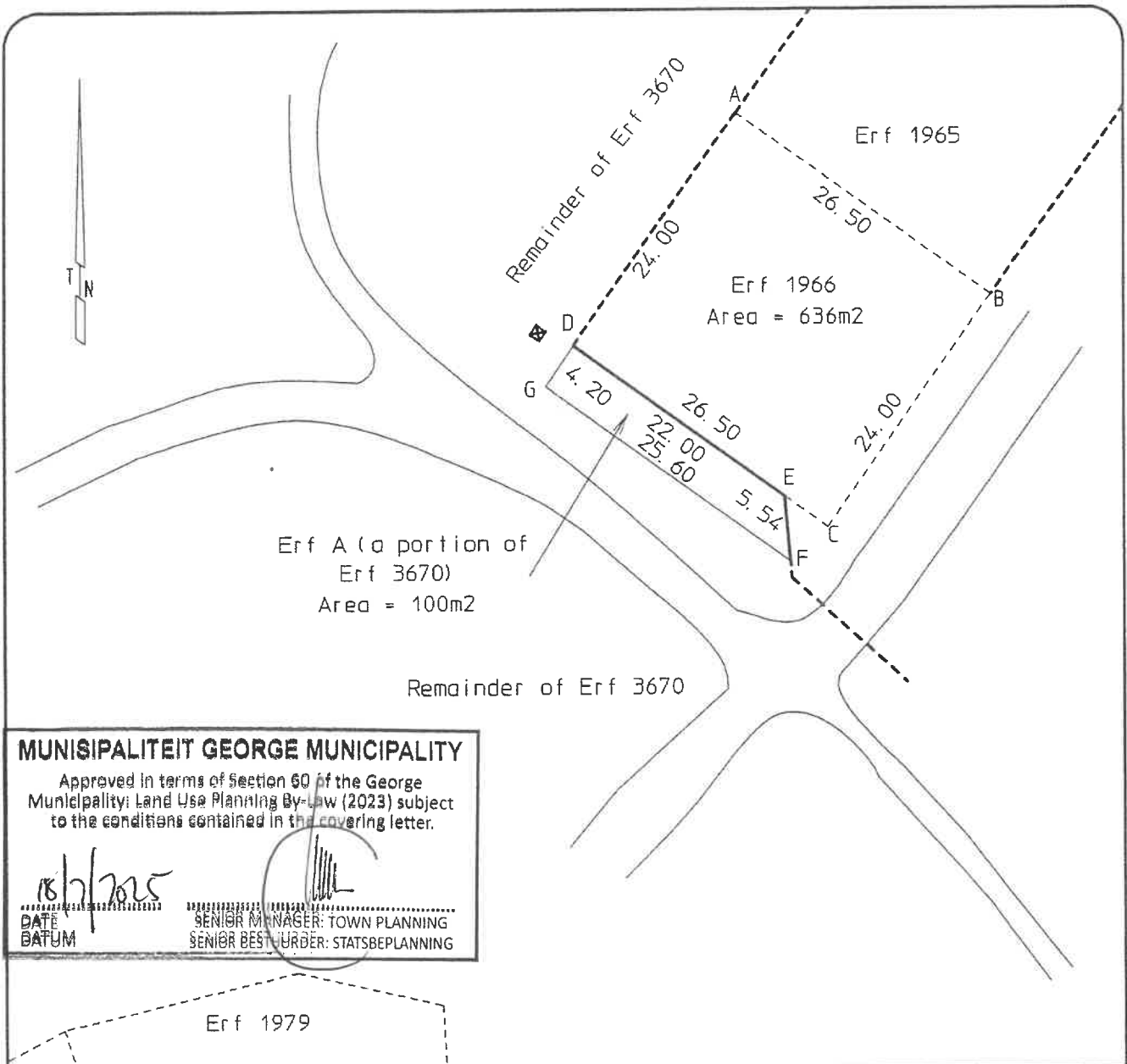


C PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\scan\Erf 3076, Blanco (Subdivision and Amendment & Consolidation Approval)K Conradie.docx

SUBDIVISION



MUNISIPALITEIT 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.

18/7/2025
DATE
Batum

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTURDER: STADSBEPLANNING

Notas:

1. Figure ABCD represents Erf 1966.
2. Figure DEFG represents Erf A which to be subdivide of Erf 3670.
3. Erf A (a portion of Erf 3670) and Erf 1966 are to consolidated.
4. Owner of Erf 3670 - Plattner Golf
5. Owner of Erf 1966 - ERF 1966 FANCOURT (PTY) LTD

Our file ref no (G0516) October 2024

admin@landmeet.co.za

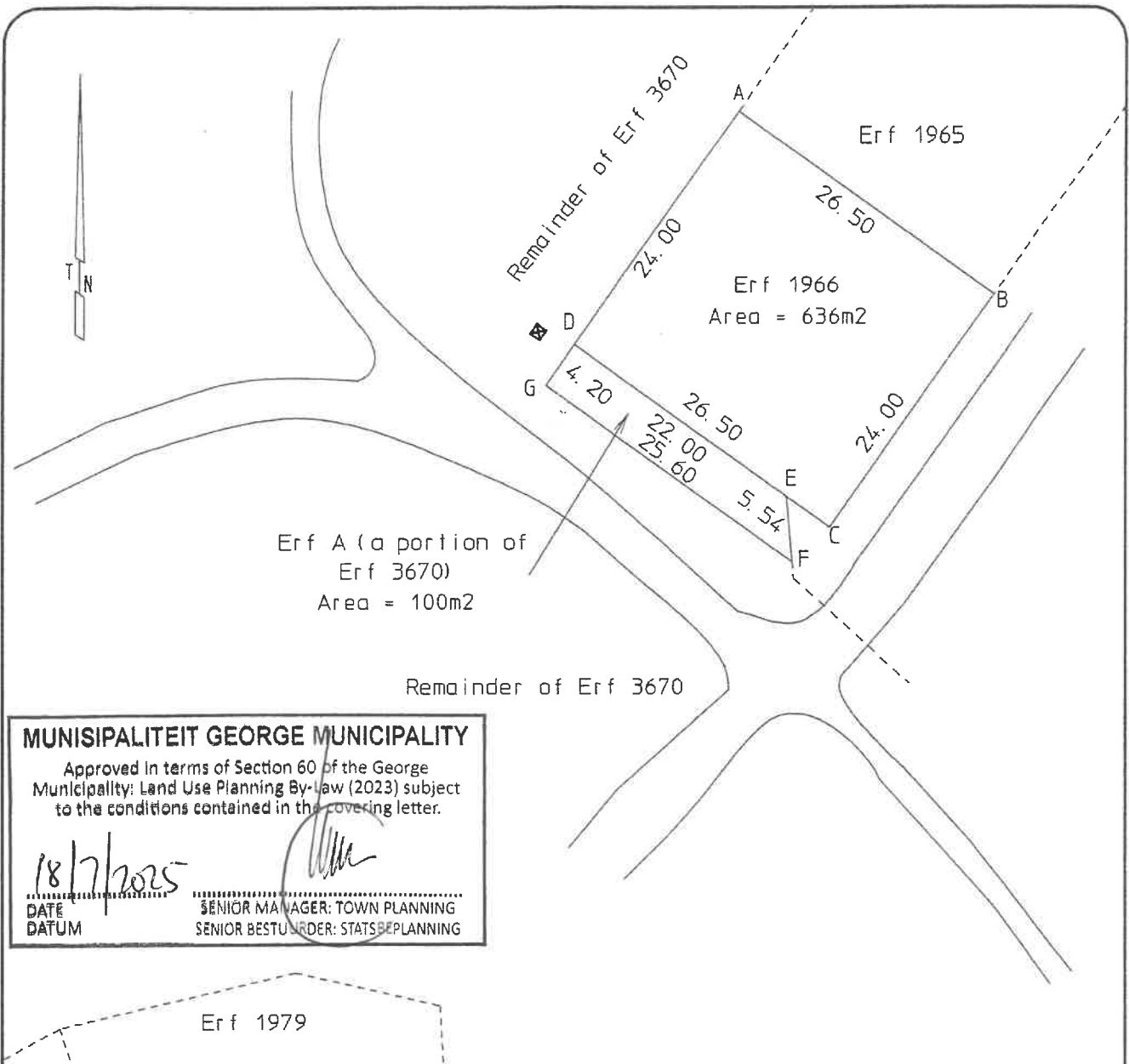
Tel: 082 778 6860

PROPOSED SUBDIVISION OF ERF 3670 BLANCO
(situated in the Fancourt Estate)
(MUNICIPALITY AND ADMIN. DISTRICT GEORGE)

Scale 1 : 500



CONSOLIDATION



MUNISIPALITEIT 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.

18/7/2025
DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

Notas:

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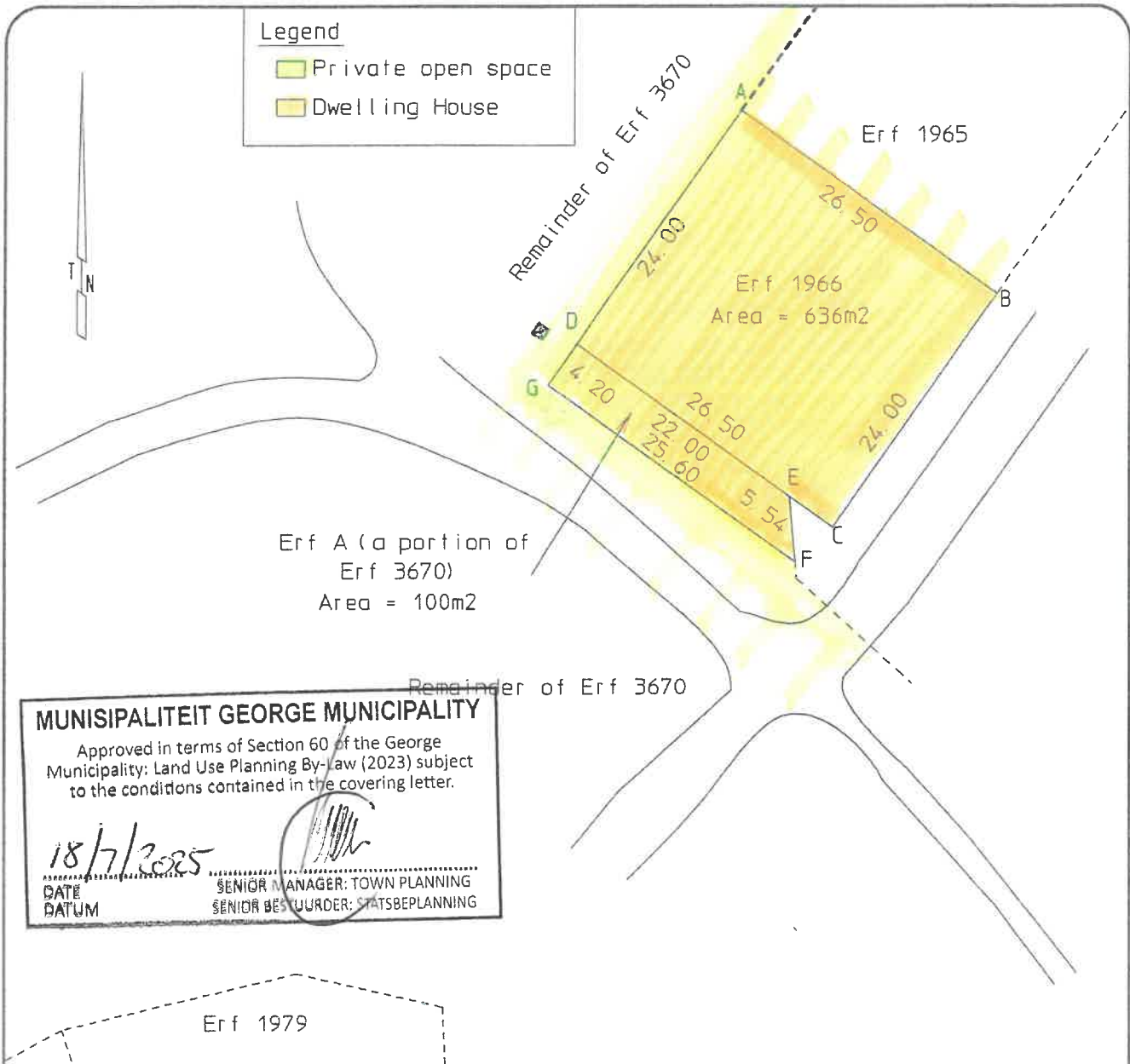
Tel: 082 778 6860

PROPOSED SUBDIVISION OF ERF 3670 BLANCO
(situated in the Fancourt Estate)
(MUNICIPALITY AND ADMIN. DISTRICT GEORGE)

Scale 1 : 500



ZONING / LAND USE PLAN



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- Owner of Erf 3670 - Plattner Golf
- Owner of Erf 1966 - ERF 1966 FANCOURT (PTY) LTD

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PROPOSED SUBDIVISION OF ERF 3670 BLANCO
(situated in the Fancourt Estate)
(MUNICIPALITY AND ADMIN. DISTRICT GEORGE)

Scale 1 500



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



Erf Number * 3670
 Allotment area * Blanco
 Elec DCs Area/Region * George Network
 Elec Link Network * LV
 Elec Development Type * Normal
 Developer/Owner * Plattner Golf
 Erf Size (ha) * 0
 Date (YYYY/MM/DD) * 06 02 2025
 Current Financial Year 2024/2025
 Collaborator Application Reference 3503845

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 06/02/2025 and are as follows: Electricity: R 5 761,17 Excluding VAT
3	The total amount of the development charges of R5 761, 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 R5 761, 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	Consent use approval with regards to Guest houses, School or Hotels are subject to the submission and approval of building plans, which shall include a detailed Site Development Plan (SDP), indicating proposed land use changes to the erf/erven. The SDP should, but not limited to, address all internal parking requirements (ie within the development area) , position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic.
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 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	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
14	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.
15	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.
16	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.
17	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
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 is 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 Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
Electro Technical	
20	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.
21	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).

22	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
23	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.
24	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.
25	Installation of ripple relays are compulsory for all geysers with electrical elements.
26	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

06 Feb 25

Development Charges Calculator				Version 1.00		2024/06/10	
				Erf Number	3670		
				Allotment area	Blanco		
				Elec DCs Area/Region	George Network		
				Elec Link Network	LV		
				Elec Development Type	Normal		
				Developer/Owner	Plattner Golf		
				Erf Size (ha)	0		
				Date (YYYY/MM/DD)	2025-02-06		
				Current Financial Year	2024/2025		
				Collaborator Application Reference	3503845		
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL							
	Single Res > 650m² Erf (Normal)	unit				1	
	Single Res > 350m² Erf (Small)	unit			1		
OTHERS							
				kVA		kVA	
Is the development located within Public Transport (PT1) zone?				Please select			
				Yes			
Calculation of bulk engineering services component of Development Charge							
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	3,61	4,33	R 7 974,49	R 5 761,17	R 864,17	R 6 625,34
Total bulk engineering services component of Development Charge payable					R 5 761,17	R 864,17	R 6 625,34
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):							
Signature :							
Date :		February 6, 2025					
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	20180023 021326	R 6 625,34
		R 6 625,34