

Reference number: Erf 581, Blanco

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**APPLICATION FOR CONSENT USE AND DEPARTURE:
ERF 581, PIETER THERON STREET, BLANCO**

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 for;

1. Consent use in terms of Section 15(2) (o) of the Land Use Planning Bylaw for George Municipality, 2015 to allow for a Place of Instruction which includes a boarding hostel.
2. Departure in terms of Section 15(2)(b) of the Land Use Planning Bylaw for George Municipality, 2015 for the relaxation of the following building lines to accommodate the development on Erf 581, Blanco:
 - North-western boundary building line from 5m to 3m;
 - North-eastern boundary building line from 5m to 3m;
 - South-eastern boundary building line from 5m to 3m;

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 application will not have an adverse impact on the surrounding urban environment, natural environment or streetscape;
- c. The application will have no negative impact on the adjacent neighbours' amenity to privacy, sunlight and views;
- d. The application is of an appropriate scale that would relate to the surrounding land use pattern and land use character of the area;

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 Sections 18(2) and 19(5) of the Land Use Planning By-law for the George Municipality, 2015, the approval shall lapse if not implemented within a period of five (5) years from the date thereof;
2. This approval shall be taken to cover only the application applied for as indicated on the Site Development Plan numbered UOO dated May 2020 drawn by Chris Kleu Architects 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 subject property must be notoriously tied to Erven 478, 480 and 482, Blanco to ensure that it can only be used as part of the “Up with Downs” school;
4. A building plan be submitted for approval in accordance with the National Building Regulations (NBR);
5. The above approval will be considered as implemented on the issuing of an occupation certificate for the abovementioned structures;

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES:

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. Any, and all, costs directly related to the development remain the developers’ responsibility;
8. 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 7 applicable) ;
9. 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. (Condition7 applicable);
10. 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);
11. Servitudes must be registered for any pipeline not positioned within the normal building lines;

12. Provisions for the removal of solid waste is to be addressed in conjunction with the Dept: Environmental Services;
13. 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;
14. 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;
15. Developer responsible to obtain the necessary approval / way leaves from third parties which include, but not limited to the following: Telkom & Fibre optical cable;
16. The developer / erf owner in conjunction with the Dept: Civil Engineering Services, is to apply to the George Municipality for the installation of an individual erf water meter prior to any building work commencing on an erf;
17. The development is subject to the availability of treatment capacity of the applicable treatment plants;
18. The discharge of surface stormwater is to be addressed by the developer. Condition (7) applies. All costs related is for the developer;
19. A layout plan indicating the proposed storm water drainage must be submitted to the Dept: CES for approval. Condition (6) applies;
20. 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;
21. Adequate parking with a hardened surface must be provided on the premises of the proposed development;
22. No private parking will be allowed in the road reserve;
23. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities;

CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES:

24. A new electrical supply must be applied for by the developer;
25. Owner to ensure compliance with Regulations of SANS 10400.

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 **2 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



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MUNICIPAL MANAGER

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