

**Menslike Nedersettings, Beplanning en Ontwikkeling  
Human Settlements, Planning and Development**

**Collaborator No.:** 2747832  
**Reference / Verwysing:** Erf 2448, George  
**Date / Datum:** 22 March 2024  
**Enquiries / Navrae:** Primrose Nako

**Email:** [janvrolijk@jvtownplanner.co.za](mailto:janvrolijk@jvtownplanner.co.za)

JAN VROLIJK TOWN PLANNER  
P O Box 710  
**GEORGE**  
6530

**APPLICATION FOR REZONING: ERF 2448, GEORGE**

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2023 decided That the application for the Rezoning in terms of Section 15 (2)(a) of Land Use Planning By-Law for George Municipality, 2023 of Erf 2448, George from General Residential Zone II to Business Zone I;

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

**REASONS FOR DECISION**

- a) The proposal is in line with the spatial policies and objective of the area in that it is located within the area where medium intensity businesses, high density residential and office developments are encouraged;
- b) The proposed development will not have significant adverse impact on the character of the area or environment;
- c) No negative impacts on bulk engineering services and traffic in the area are foreseen;
- d) Though the property has heritage significance, existing building structures will be retained with small additions to the building which is not significant to notice. Further, Heritage Western Cape has approved the proposed alterations and development of the property in general;
- e) Sufficient parking and manoeuvring space are provided on-site.
- f) As the area is in the process of transforming from being predominantly residential to a mixed-use development comprising of businesses, offices, place of instruction, place of worship and other land uses. This transition should be done in a manner that does not impact on the existing character of the area and thus, the height of all structures on Erf 2448, George should be limited to 8.5m until such time as development intensifies on surrounding properties.

Subject to the following conditions imposed of Section 66 of said Bylaw, namely:

**CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT**

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the rezoning approval shall lapse if not implemented within a period of five (5) years from the date the approval comes into operation;
2. This approval shall be taken to cover only the Rezoning application as applied for and as indicated on the site layout plan number **CL 6020/1** drawn by C.L and dated 24 October 2023 attached hereto as "Annexure A" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision (the signage must still comply with the Signage Bylaw and this plan did not consider the signage);
3. The height of the business premises is limited to 8,5m;
4. A site development plan and landscaping must be submitted to Directorate: Human Settlements, Planning and Development in terms of Section 23 of the George Integrated Zoning Scheme By-Law, 2023 for consideration and approval prior to the submission of building plans;
5. At least 1x 100L indigenous tree must be planted for every 3 parking bays. These trees should be evenly spaced.
6. The application will be regarded as implemented on the issuing of an occupation certificate for the conversion the existing structures on the property into a business premises in accordance with approved building plans.

**Note:**

- (a) *Heritage Western Cape's approval must be submitted with the SDP.*
- (b) *The building plans must align with the plans approved by Heritage Western Cape.*
- (c) *Building plans for the proposed change in use of the buildings before must be approved in terms of National Building Regulations before the property may be used for business purposes;*
- (d) *All mature and protected trees located on the property and on the sidewalk should be retained. The position of these trees must be shown on the site development plan and landscaping plan.*
- (e) *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.*
- (f) *Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.*
- (g) *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- (h) *Provision for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.*
- (i) *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.*

**CONDITION OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES**

7. 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:
8. The amounts of the development charges are reflected on the attached calculation sheet dated 18/09/2023 and are as follows:

Roads:	R	2 603,37	Excluding VAT
Sewer:	R	38 674, 00	Excluding VAT
Water:	R	49 871, 77	Excluding VAT
<b>Total:</b>	<b>R</b>	<b>91 149, 14</b>	<b>Excluding VAT</b>

9. The total amount of the development charges of R91 149,14 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.
10. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in Condition 8 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 transferring a portion for a final calculation.*

11. 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 R91 149,14 Excluding VAT shall be adjusted in line with the consumer price index published by Statistics South Africa up to the date when payment is made in terms of Condition 9 above.
12. 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.
13. 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 electrical 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.
14. 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 13 applies.
15. 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 13 applies.
16. 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 13 applies.
17. 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 13 applies.
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.  
Municipal water is provided for potable use only. No irrigation water will be provided.
21. A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (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 the applicable annual 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 Dir: CES.
22. 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.

23. The discharge of surface stormwater is to be addressed by the developer. Condition 13 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.
24. A layout plan indicating the proposed stormwater drainage must be submitted to the Dir: CES for prior approval. Condition 13 applies.
25. Internal parking requirements (i.e. 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. The developer will be required at own cost to install preventative measures to ensure compliance.
28. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 13 applies.
29. 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.
30. The developer may be required to construct certain roads in lieu of a financial contribution towards the George Master Plan roads. All roads required for access to the development will have to be fully completed prior to the approval of any transfers/rates clearances. The developer's financial contribution towards the roads in the George Master Plan will be determined in accordance with the applicable financial cost sharing model.
31. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
32. Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2023 parking requirements and vehicles must, in terms of Clause 46(1)(b) readily leave the site without reversing across the sidewalk. Alternative Parking may be supplied in terms Clause 43(1 & 2).
33. Site access to conform to the George Integrated Zoning Scheme 2017 Clause 45 (3).

#### **CONDITION OF THE DIRECTORATE: ELECTRO TECHNICAL SERVICES**

34. 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 condition above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
35. The amounts of the development contributions are reflected on the attached calculation sheet dated 27/09/2023 and are as follows:

Electricity:	R	86 123,07	Excluding VAT
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36. The total amount of the development charges of R86 123,07 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.
37. 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.

*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 transferring a portion for a final calculation.*

38. 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 R86 123,07 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 Condition 43 above.

39. 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.
40. 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 electrical 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.
41. 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.
42. Any, and all, costs directly related to the development remain the developers' responsibility.
43. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 40 applies.
44. 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 40 applies.
45. 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 40 applies.
46. 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 40 applies.
47. 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.
48. 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.
49. 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.
50. 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.
51. 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.
52. 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.
53. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
54. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
55. 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.
56. 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.
57. Installation of ripple relays are compulsory for all geysers with electrical elements.

58. All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
59. A detailed energy efficiency and demand side management plan to be implemented in the development to provide to the Municipality.

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 12 APRIL 2024** 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.

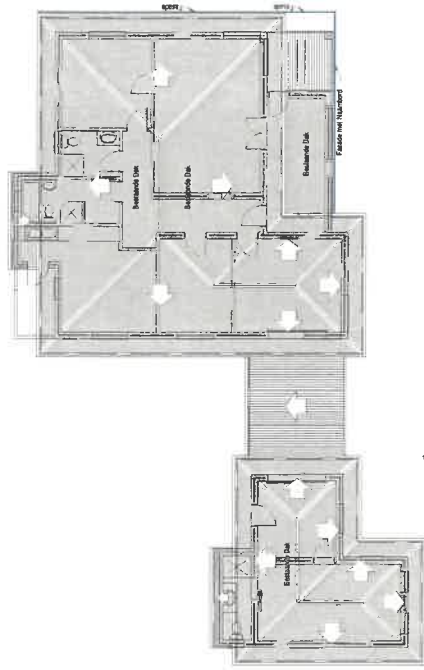
Yours faithfully



**C. PETERSEN**

**SENIOR MANAGER: TOWN PLANNING**

C:\scan\Erf 2448, George (Rezoning Approval )Jan Vrolijk.docx



DAKPLAN  
SKAAL 1:100

PERCENTAGE	NAME	SCORE	20.74%
	NAME	SCORE	8.44%
	TOTAL		29.18%
	PERCENTAGE	SCORE	14.28%
	PERCENTAGE	SCORE	41.04%
	PERCENTAGE	SCORE	20.74%
	TOTAL		29.18%
	PERCENTAGE	SCORE	107.36%
	PERCENTAGE	SCORE	232.56%
	TOTAL		22.08%
	PERCENTAGE	SCORE	10
	PERCENTAGE	SCORE	11



**8 PROMENADE BYWAT, GEORGE  
TEL: 083 3199 345  
E-MAIL: [monica.ded77@ymail.com](mailto:monica.ded77@ymail.com)**

VOORGESTELDE AANBOUWING  
WIR.T.PATCH OP ERF 2443  
VICTORIASTRAAT  
GEORGE

Delivery: Design:	L.L.	Order: Date:	12 Mar 2024
Supplier: Material:	CL	Price: Value:	£100
Integration: Channel:	L.L.	Department: Name:	IT, Sys
Release Owner:		Page No.	CL 37251

## 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.

22/03/2024

DATE  
DATUM

SENIOR MANAGER: TOWN PLANNING



SUID-WES AANSIG  
SKAAL 1:100



SUID-OOS AANSIG  
SKAAL 1:100



https://www.george.gov.za/wp-content/uploads/2023/07/Development-Charges-Policy-signed-20230630.pdf



Civil Engineering Service



Electro-Technical Service



https://documentportal.george.gov.za/storage/planning-development-regulations/May2020/55GOkVqGNv2qfMR9g9.pdf

ERF Number \* 2448  
Allotment area \* George  
Water & Sewer System \* George System  
Road network \* George  
Developer/Owner \* Kilpdraft Housing CC

ERF Size (ha) \* 1,071  
Date (YYYY/MM/DD) \* 2024-03-06  
Current Financial Year 2023/2024  
Collaborator Application Reference 2747832

Code	Land Use	Unit	Total Existing Right		Total New Right	
RESIDENTIAL						
			Units		Units	
	Residential housing (1 000-1 500m <sup>2</sup> ) Erf	Unit		1		
	Second/Additional Dwelling (<100 m <sup>2</sup> ) unit	unit		1		
GENERAL BUSINESS						
	m <sup>2</sup> Erf	FAR	m <sup>2</sup> GLA	m <sup>2</sup> Erf	FAR	m <sup>2</sup> GLA
Offices - Small (<2 000m <sup>2</sup> GLA)	m2 GLA			232,55	1,00	232,55

Please select

Yes

Is the development located within Public Transport (PT1) zone?

Calculation of bulk engineering services component of Development Charge						
Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
trips/day	13,02		R 200,00	R 2 603,37	R 390,50	R 2 993,87
kl/day	0,86		R 44 780,00	R 38 674,00	R 5 801,10	R 44 475,10
kl/day	1,18		R 42 320,00	R 49 871,77	R 7 480,77	R 57 352,53

Total bulk engineering services component of Development Charge payable			R 91 149,13	R 13 672,37	R 104 821,50
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Link engineering services component of Development Charge  
Total Development Charge Payable

City of George  
Calculated (CES): JM Fivaz  
Signature: Date: March 6, 2024



NOTES : 1. 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  
2. Please note the calculation above only surmise as a pro-forma calculation. Once confirmation of the calculation is revised can a VAT invoice be requested from the Municipal Financial department. In this regard you can contact Werner Joubert on email at wjoubert@george.gov.za or telephone on 044 081 1333

Departmental Notes:

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Service	Financial code/Key number	Total
Roads	20220703048977	R 2 993,87
Sewerage	20220703048978	R 44 475,10
Water	20220703048981	R 57 352,53
		R 104 821,50



Development Charges Calculator				Version 1.00		2023/07/04																																																																						
				Erf Number	2448																																																																							
				Allotment area	George																																																																							
				Elec DCs Area/Region	George Network																																																																							
				Elec Link Network	LV																																																																							
				Elec Development Type	Normal																																																																							
				Developer/Owner	Klipdrift Housing																																																																							
				Erf Size (ha)	0,1																																																																							
				Date (YYYY/MM/DD)	2023-09-27																																																																							
				Current Financial Year	2023/2024																																																																							
				Collaborator Application Reference	2747832																																																																							
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Code</th> <th>Land Use</th> <th>Unit</th> <th colspan="2">Total Existing Right</th> <th colspan="2">Total New Right</th> </tr> <tr> <th colspan="3"></th> <th>Units</th> <th></th> <th>Units</th> <th></th> </tr> </thead> <tbody> <tr> <td colspan="7"><b>RESIDENTIAL</b></td> </tr> <tr> <td></td> <td>Single Res &gt; 650m² Erf (Normal)</td> <td>unit</td> <td></td> <td>1</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Second/Additional Dwelling</td> <td>unit</td> <td></td> <td>1</td> <td></td> <td></td> </tr> <tr> <td colspan="7"><b>GENERAL BUSINESS</b></td> </tr> <tr> <td></td> <td></td> <td></td> <td>m² Erf</td> <td>FAR</td> <td>m² GLA</td> <td>m² Erf</td> </tr> <tr> <td></td> <td>Offices</td> <td>m² GLA</td> <td></td> <td></td> <td>-</td> <td>232,56</td> </tr> <tr> <td colspan="7"><b>OTHERS</b></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>kVA</td> <td>kVA</td> </tr> </tbody> </table>				Code	Land Use	Unit	Total Existing Right		Total New Right					Units		Units		<b>RESIDENTIAL</b>								Single Res > 650m² Erf (Normal)	unit		1				Second/Additional Dwelling	unit		1			<b>GENERAL BUSINESS</b>										m² Erf	FAR	m² GLA	m² Erf		Offices	m² GLA			-	232,56	<b>OTHERS</b>												kVA	kVA	Please select <input checked="" type="button" value="Yes"/>		
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Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total																																																																					
Electricity	kVA	7,22	18,60	R 7 567,73	R 86 123,07	R 12 918,46	R 99 041,53																																																																					
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City of George Calculated (ETS):  Signature : _____ Date : September 27, 2023																																																																												
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Departmental Notes:																																																																												

For the internal use of Finance only

Service	Financial code/Key number	Total
Electricity	20220703048979	R 99 041,53
		R 99 041,53