

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

Collaborator No.: 3194382
Reference / Verwysing: Portion 5 of the Farm 216, Division George
Date / Datum: 23 May 2025
Enquiries / Navrae: Marisa Arries

Email: philip@formaplan.co.za

FORMAPLAN
PO BOX 9824
GEORGE
6530

**APPLICATION FOR REZONING AND PERMANENT DEPARTURE:
PORTION 5 OF FARM 216, DIVISION GEORGE**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 30 June 2022 decided that the applications for the following:

1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 of approximately 6000m² of a portion of Portion 5 of Farm 216, Division George from Agricultural Zone II to Community Zone III for a rehabilitation centre and family support facility;
2. Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the 5.0m building line to 3.5m for a shade cloth carport;

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

REASONS FOR DECISION

- (i) The proposed rehabilitation centre is consistent with the provisions in the George Municipal Spatial Development Framework as illustrated in the report.
- (ii) The proposal will enable the continued operation of a much-needed essential facility that provides critical services to the George community.
- (iii) The proposal blends in harmoniously with the rural character while at the same time links easily with basic services such as public transport and economic services available within the Greater George 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 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 thereof.
2. This approval shall be taken to cover only the Rezoning and Departure applications as applied for and as indicated on the site layout plan (Siteplan) drawn by Formaplan dated August 2024 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.

3. The 'Institution' shall be limited to a rehabilitation centre and family support facility with a maximum of 12 patients at any given time.
4. The rezoning and departure applications will be regarded as implemented on issuing of occupation certificates for the said structures as indicated in the above-mentioned site layout plan.

Notes:

- a) *Building plans must be submitted for approval in accordance with the National Building Regulations (NBR) for the above-mentioned development.*
- b) *The owner must submit a surveyor's plan (with coordinates) indicating the "spot zone", to the GIS Department of the Directorate for record purposes.*
- c) *Stormwater management and attenuation needs to be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.*
- d) *Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.*
- e) *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.*
- f) *The developer must 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.*
- g) *The owner must comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- h) *Note from the Environmental Management: The owner is reminded that under the National Environmental Management: Biodiversity Act (NEMBA), landowners have specific duties regarding the management of alien invasive species on their property. Furthermore, septic tanks and soakaways can result in significant environmental harm if they drain into a watercourse, potentially causing water pollution and groundwater contamination. To mitigate these risks, alternative sewage management options should be explored.*

CONDITIONS OF THE DIRECTORATES: CIVIL ENGINEERING SERVICES

5. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 15/07/2024, collaborator reference 3194382 hereto.
6. 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.
7. With reference to clause 6 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 15/07/2024 and are as follows:
Roads: R 0
Sewer: R 0
Water: R 0
Total: R 0 (Excluding VAT)
8. The total amount of the development charges of R 0 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.
9. 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 DIRECTORATES: ELECTROTECHNICAL SERVICES

10. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure C' dated 25/07/2024, collaborator reference 3194382 hereto.



11. 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 the approved DC Guidelines.
12. With reference to clause 11 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 25/07/2024 and are as follows:
Electricity R 35 485.28 (Excluding VAT)
13. The total amount of the development charges of **R 35 485.28 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.
14. 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.

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 13 JUNE 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)\Farm 216 portion 5, Division George(rezoning and Permanent Departure_Approval)\formaplan.docx

Scale: 1:800

INSET

Portion 4

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.

23/05/2025

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

AREA TO BE ZONED
COMMUNITY ZONE III
±6000m²

LEGEND

Building number	Use
1	main building – reha-bilitation center
2	office
3	owner accommodation
4	nurse treatment room
5	consultation room
6	gate house
7	existing shade cloth carport
8	existing shed

Approved Building Plan
No Building Plans

Approximate alignment of future Western By-Pass – Trunk Rd 60 meters wide

Scale Reduced:

SEE INSET

30m building line

boundary

boundary

30m building line

boundary



BAILEY & LE ROUX

Plan No. GF105-SP

AUGUST 2024

SHEWM

MINNESOTA HOUSE TREATMENT CENTRE

REZONING FOR A TREATMENT CENTRE

Site 5 of Farm 216

Scale: 1:2000

DATE: AUGUST 2024

Professional Land Surveyors

Scale: 1:2000

DATE: AUGUST 2024

SHEWM

Professional Land Surveyors

Scale: 1:2000

DATE: AUGUST 2024

SHEWM

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Erf Number *	Portion 5 of 216
Allotment area *	Rural area
Water & Sewer System *	George System
Road network *	Towns and settlements
Developer/Owner *	Marcela Plodzien-Odendaal
Erf Size (ha) *	5,41 Ha
Date (YYYY/MM/DD) *	2024-07-15
Current Financial Year	2024/2025
Collaborator Application Reference	3194382

Application:

Rezoning & Departure

Service applicable	Description
Roads	No municipal roads available to service proposed development
Sewer	No service available for proposed development
Water	No service available for proposed development


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 15/07/2024 and are as follows:

Roads:	R	- Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	- Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	- Excluding VAT (Refer to attached DC calculation sheet)
Total	R	- Total Excluding VAT
 - The total amount of the development charges of R0 000,00 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 R0 000,00 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)
 - 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 Note, 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.
 - 17 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
 - 18 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
 - 19 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.
 - 20 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.
 - 21 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.
 - 22 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.
 - 23 No potable municipal water service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for water will then become payable in accordance with the approved DC Guidelines at the time of connection.
 - 24 No municipal waterborne sewer service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for sewer will then become payable in accordance with the approved DC Guidelines at the time of connection
 - 25 A conservancy tank, or alternative approved sewer disposal method, must be installed at the Developer/owner's cost. The Developer/owner is to appoint a private contractor, at own expense, to service the tank, and the disposal of the content is to be via an approved disposal methods. The installation of a septic tank may be considered if the required percolation tests are within the accepted norms.
 - 26 All aspects regarding sewerage management/treatment shall be addressed to the satisfaction of the Dir: CES and all other relevant authorities.
 - 27 All necessary permits, licenses and/or approvals required for the development must be obtained from the relevant authorities.
 - 28 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.
 - 29 Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
 - 30 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.
 - 31 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.
 - 32 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
 - 33 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.
 - 34 A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 7 applies.
 - 35 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.
 - 36 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
 - 37 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.
- Access to portion A of Beach Road to conform to the York/Beach road Access Management Plan (AMP) and as restricted to a low volume driveway, as define within the Provincial Access Management Guidelines. (conditions 28,30,36,38 & 40 applicable)


Signed on behalf of Dept: CES

15 Jul 24

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



Erf Number * 216/5
 Allotment area * Blanco
 Elec DCs Area/Region * George Network
 Elec Link Network * MV
 Elec Development Type * Normal
 Developer/Owner * Marcela Plodzien-Odendaal
 Erf Size (ha) * 5,1
 Date (YYYY/MM/DD) * 25 07 2024
 Current Financial Year 2024/2025
 Collaborator Application Reference 3194382

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 25/07/2024 and are as follows: Electricity: R 35 485,28 Excluding VAT
3	The total amount of the development charges of R35 485, 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 R35 485, 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	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.
10	Any, and all, costs directly related to the development remain the developers' responsibility.
11	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
12	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)
13	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)
14	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)
15	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
16	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.
17	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.

18	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.
19	The applicant is to comply with the National Electricity Act, Act No 84 of 1998, should it be required.
20	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
21	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.
22	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.
23	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.
24	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.
Electro Technical	
25	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.
26	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
27	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
28	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.
29	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.
30	Installation of ripple relays are compulsory for all geysers with electrical elements.
31	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
32	The Electricity DC charge excludes any MV/LV and LV network costs. The customer will be quoted separately for any upgrade work required.



Singed on behalf of Dept: ETS

25 Jul 24

For the internal use of Finance only

Service	Financial code/key number	Total
Summary	000-0000-0000X	R 40 808,08