

Collaborator No.: 3435753
Reference / Verwysing: Erf 9330, George
Date / Datum: 15 August 2025
Enquiries / Navrae: Primrose Nako

Email: pj@pjleroux.co.za

P-J le Roux Town Planners Pty Ltd
PO BOX 3457
PAARL
7620

APPLICATION FOR CONSENT USE AND DEPARTURE: ERF 9330, GEORGE

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the following applications applicable to Erf 9330, George:

1. Consent use in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2023 for a place of entertainment on Erf 9330, George (comprising a sports and recreation centre with an ancillary club house/ pub and restaurant);
2. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the required parking bays from the required 40 parking bays to 32 parking bays;

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

REASONS FOR DECISION

- (i) A separate consent use application for a restaurant is not required as this is already allowed as an ancillary use under "sports and recreation centre".
- (ii) The proposal is consistent with the George Municipal Spatial Development Framework, 2023 emphasis on mixed-use diversification and the clustering of supportive services that add vibrancy and social value to otherwise mono-functional industrial zones, without displacing core industrial activities or consuming high-intensity urban land earmarked for densification.
- (iii) The proposed development will not detract from the surrounding industrial character.
- (iv) The proposal makes use of an existing industrial building that is suitable for conversion, promoting the adaptive reuse of built fabric.
- (v) The proposal will make use of existing infrastructure services.
- (vi) The proposed facility generally operates outside of normal training hours of the businesses in the area.
- (vii) No objections were received and can therefore be regarded as having no negative public interest.

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 George Municipality 2023, the above-mentioned approvals shall lapse if not implemented within a period of two (2) years from the date of when the approval comes into operation, or the below conditions of approval are not complied with.
2. This approval shall be taken to cover only the consent use and departure as applied for and as indicated on the Site Plan, plan no.: 4 REV 1, October 2024 drawn by PJLR 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. A Site Development Plan (SDP) for the development must be submitted in accordance with Section 23 of the George Integrated Zoning Scheme By-law, 2023 to the satisfaction of the Directorate for consideration and approval, prior to the submission of building plans.
4. A separate Landscaping Plan must be submitted with the SDP to the satisfaction of the Directorate for consideration and approval. The plan shall indicate all hard and soft landscaping elements to be incorporated into the development, including the indigenous vegetation and trees that will be planted within the development. Creeping and vertical landscaping can also be considered. On the property, 1 x 100 litre tree should be planted for every four (4) parking spaces. Indigenous trees should additionally be planted along the public road. The George Municipality tree list should be consulted to select suitable species. Landscape-based screening and beautification to be incorporated on the street reserve and outside perimeter of the development, to enhance the streetscape.
5. Stormwater attenuation must be illustrated on the SDP.
6. The carriageway crossing width and dimensions for parking bays, loading bays and parking for the disabled need to be indicated on the SDP. The owner or his agent must ensure compliance with the Zoning Scheme parameters as per Sections 45 – 49 of the Zoning Scheme.
7. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023, a contravention levy of **R378 285.60 (VAT included)** shall be payable to the Directorate: Planning and Development on submission of building plans.
8. The development will be deemed implemented on the approval of building plans.

Notes:

- *It is noted that a tree has been removed impacting on the streetscape.*
- *A building plan must be submitted for approval in accordance with the National Building Regulations (NBR).*
- *Building plans to comply with SANS 10400, Part XA and any other applicable legislation.*
- *Additional building plan application fees, calculated in terms of the approved tariffs, will be applicable for structures already commenced with or completed without the approval of the Local Authority.*
- *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.*
- *The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority.*
- *Provisions for the removal of solid waste must be addressed in conjunction with the Directorate: Community Services. A waste management plan is required.*
- *Applications for entertainment and business licenses are required.*
- *The owner must ensure compliance with the George Municipality Outdoor Advertising By-law.*
- *The contravention levy was calculated as follows:*
 - ~ *Total extent of contravention area = 1 958m² (directly related).*
 - ~ *Total municipal value of the property divided by the total area of the property equates to a municipal value of R1 155,15 per m².*
 - ~ *As per the municipality’s approved Tariff Book, R168 per m² was used for the calculations.*
 - ~ *The contravention levy payable by the owner in accordance with the Municipality’s Tariff Book is: R168 x contravention area (1 958m²) = R328 944.00 (excluding VAT).*
 - ~ *The total contravention levy payable is **R378 285.60** (including current VAT).*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

9. The conditions imposed by the Directorate Civil Engineering Services are attached as '**Annexure B**' dated 30 October 2024, shall be adhered to.
10. 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 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 a development contribution, as indicated below.
11. The amounts of the development contributions are reflected on the attached calculation sheet dated 30 October 2024 and are as follows:

Roads	R 3 065,78 (excluding VAT)
Sewer	R 3 677,79 (excluding VAT)
Water	R 4 968,16 (excluding VAT)
Total	R 11 711,73 (excluding VAT)
12. The total amount of the development charges of **R 11 711,73 (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.
13. Any amendments or additions to the proposed development which are not contained within the said calculation sheet, 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: ELECTRO-TECHNICAL SERVICES

14. The conditions imposed by the Directorate Electro-technical Services are attached as '**Annexure C**' dated 7 November 2024, shall be adhered to.
15. 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 a development contribution, the amount of the development contributions is reflected on the attached calculation sheet dated 7 November 2024 and is as follows:
Electricity R 0 (Excluding VAT)
16. 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.
17. 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 05 SEPTEMBER 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.

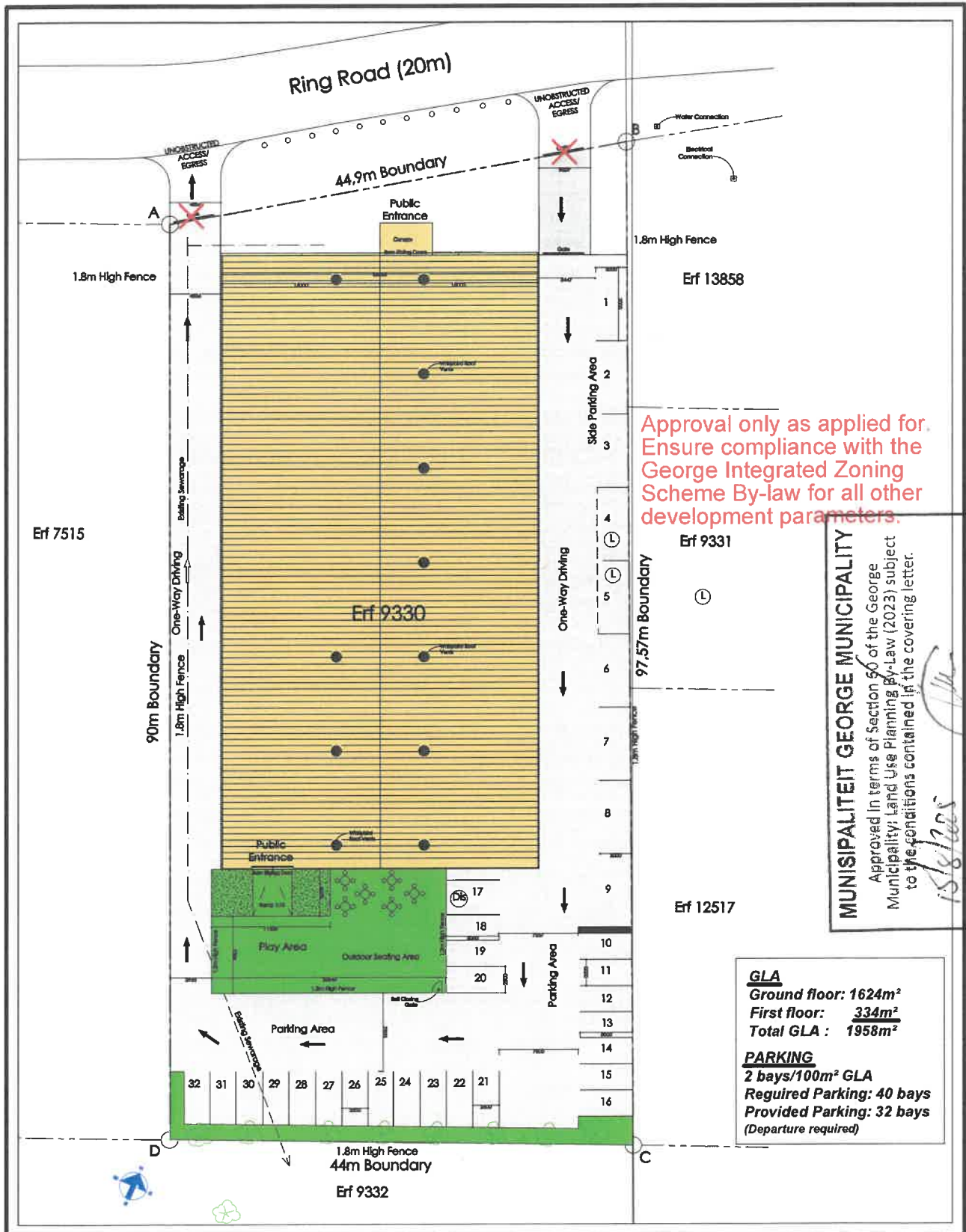
Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully



C PETERSEN
SENIOR MANAGER: TOWN PLANNING

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P-J le Roux

Stads- en Streekbeplanners/
Town and Regional Planners

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Project:

**Application for
Consent Use:
Erf 9330
George**

Description:

**Site
Development
Plan**

**TRADERS
AUCTIONEERS**

Skool	N.T.S.	Leen nr.	V 30-135
Teken	PJLR	Datum	OCTOBER 2024
Kleur	PJLR	Tekening nr.	4 REV 1

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



Erf Number * 9330
 Allotment area * George
 Elec DCs Area/Region * George Network
 Elec Link Network * LV
 Elec Development Type * Normal
 Developer/Owner * Traders Auctioneers Holdings (Pty) Ltd
 Erf Size (ha) * 0,4
 Date (YYYY/MM/DD) * 07 11 2024
 Current Financial Year 2024/2025
 Collaborator Application Reference 3435753

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 07/11/2024 and are as follows: Electricity: R - Excluding VAT
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.
4	All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with
5	Any, and all, costs directly related to the development remain the developers' responsibility.
6	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
7	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)
8	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
9	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.
10	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.
11	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.
12	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
13	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
14	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.
15	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.
16	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	
17	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.
18	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
19	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
20	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.
21	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.
22	Installation of ripple relays are compulsory for all geysers with electrical elements.
23	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.

24	No electricity may be consumed within, or by any part of the development, without the consumption of the supply being metered and billed by a municipal meter (prepaid or credit). All cost, installation and consumption, will be for the cost of the developer. Standard application process will apply.
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Singed on behalf of Dept: ETS

07 Nov 24

Development Charges Calculator				Version 1.00		2024/06/10	
				Erf Number	9330		
				Allotment area	George		
				Elec DCs Area/Region	George Network		
				Elec Link Network	LV		
				Elec Development Type	Normal		
				Developer/Owner	Traders Auctioneers Holdings (Pty) Ltd		
				Erf Size (ha)	0,4		
				Date (YYYY/MM/DD)	2024-11-07		
				Current Financial Year	2024/2025		
				Collaborator Application Reference	3435753		
Code	Land Use	Unit	Total Existing Right		Total New Right		
OTHERS							
	Small Business < 250 kVA (20% diversity)	Actual kVA (BDMD)		kVA		kVA	
				41,6		41,6	
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	33,28	33,28	#DIV/0!	R 0,00	R 0,00	R 0,00
Total bulk engineering services component of Development Charge payable					R 0,00	R 0,00	R 0,00
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):							
Signature :							
Date : November 7, 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	20150623, 021338	R 0,00
		R 0,00

For Internal information use only (Not to publish)



Erf Number *	9330
Allotment area *	George
Water & Sewer System *	George System
Road network *	George
Developer/Owner *	Traders auctioneers holdings pty ltd
Erf Size (ha) *	4 127,00
Date (YYYY/MM/DD) *	2024-10-30
Current Financial Year	2024/2025
Collaborator Application Reference	3435753

Application: **Consent (Place of entertainment)**

Service applicable	Description
Roads	Service available, access via (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 30/10/2024 and are as follows:

Roads:	R	3 065,78	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	3 677,79	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	4 968,16	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	11 711,73	Total Excluding VAT
 - The total amount of the development charges of R11 711,73 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 R11 711,73 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, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 15 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.
- 16 The developer/owner/association shall see to it that the officials and contractors of the Municipality shall at all times have access to any portion of the development that may otherwise not be generally accessible to the general public due to security measures, including guarded entrances, electronic gates or booms. For the avoidance of doubt, it is agreed that this requirement relates to the Municipality's emergency services, entry for normal maintenance and replacement, meter reading and inspection and refuse removal. If access to the development is denied to the Municipality or a contractor appointed by the Municipality, the developer/owner/association will jointly and severally be liable for the full cost of the municipal infrastructure repairs and any damages the Municipality may suffer as a result thereof and will be billed for any water losses or loss in electrical sales from the system.
- 17 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.
- 18 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.
- 19 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.
- 20 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 Developer is to take note of an existing sewer main in the proposed development. (condition 7 applicable)
- 23 The applicant/developer/owner may be required to apply to the Dir: CES for an industrial permit to discharge any effluent, other than standard residential effluent, into the municipal sewer system. The conditions as stated in the permit are to be implemented at the applicant's expense.
- 24 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
- 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 Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
- 27 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.
- 28 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.
- 29 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 30 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.
- 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 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.
- 34 Site access to conform to the George Integrated Zoning Scheme 2023.
- 35 The developer must account for the established public transport infrastructure along George Street. All planned access should be designed to align and integrate with the existing infrastructure.

 Jm Five

Singed on behalf of Dept: CES

21 Jan 25