

**Collaborator No.:** 3585457  
**Reference / Verwysing:** Erf 10928, George  
**Date / Datum:** 26 September 2025  
**Enquiries / Navrae:** Primrose Nako

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

Jan Vrolijk Town Planner  
PO BOX 710  
**GEORGE**  
6530

**APPLICATION FOR CONSENT USE: ERF 10928, 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 application for **Consent Use** in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2023 to accommodate a house shop on Erf 10928, George;

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

**REASONS FOR DECISION**

- i. The proposed house shop aligns with the spatial planning development principles and guidelines applicable to the surrounding area.
- ii. The proposed house shop deviates from the guidelines of the approved House Shop Policy but is construed to align with the principles and objectives of the policy.
- iii. The proposed house shop will benefit the local members of community as reduced travel time is reduced and convenience for those who do not own vehicles is improved.
- iv. Regularisation of the house shop will address the occurrence of illegal and informal land development and allow for healthy competition between existing house shops in this area, which will bear reward for improved management of the informal sector.
- v. Regularisation of the house shop will allow other state departments to better manage aspects such as compliance with health regulations, safety, tax compliance, etc.
- vi. The proposal will not result in any significant adverse impact to the existing residential area nor impact negatively on surrounding property owners' rights or amenity to sunlight, privacy or views.

**CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT**

**Implementation**

1. That in terms of Section 19(5) of the Land Use Planning By-law for the George Municipality 2023, the approval shall lapse if not implemented within a period of two (2) years from the date it comes into operation.

2. This approval shall be taken to cover only the consent use as applied for and as indicated on the site layout plan drawn by L & E Draught Services and undated 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 owner and/or operator of an existing house shop shall rectify the structure from which it is operated in accordance with the phases below, as calculated from the date the approval comes into operation:
  - (a) Within 12 months: The owner and/or operator must submit building plans for approval of a house shop structure in accordance with the requirements of George Integrated Zoning Scheme Bylaw, 2017, the conditions of approval and the National Building Regulations and Building Standards Act, 1977. Building plans for the house shop must be submitted to the Building Control Department for approval.
  - (b) Within 18 months: The structures positioned over the property boundary and/or over the approved street building lines, must demolished in accordance with the approved building plans.
  - (c) Within 24 months: The owner and/or operator must obtain the occupation and fire safety certificates for the approved building.
4. The operator is required to obtain a compliance certificate from the Planning Department on completion of each phase. The certificate will be valid for one (1) year from date of issue and must be displayed on site along with the approval granted and other required compliance certificates and licenses issued by other authorities. The owner may request an extension of time to comply with each phase on good cause shown.
5. A contravention levy of **R19 550,00 (VAT Included)** is payable on the submission of building plans for the unauthorised house shop.
6. The above approval will be considered as implemented on the issuing of an occupation certificate in accordance with the approved building plan.

#### Operation of the house shop

7. Permission to operate the house shop is only granted to the property and the operator concerned and is not transferable.
8. The operator of the house shop must reside on the property in quarters or a room separate from the house shop.
9. No more than 3 (three) persons, including the occupants of the dwelling unit, are permitted to be engaged in retail activities on the property.
10. Trading must be restricted to remain within the boundaries and behind the street building line of the property. No trading is permitted on the sidewalks or in the road reserve.
11. Any new structure, or alteration to the existing dwelling unit or outbuilding, must conform to the residential character of the area concerned;
12. Trading hours shall be limited to 06h00 to 20h00, unless otherwise approved. The municipality may restrict trading hours further depending on any complaints received.
13. Stock deliveries must be restricted to normal business hours (06h00 to 18h00 weekdays only).
14. The sale of liquor or alcoholic beverages, the storage or sale of gas and gas containers, paraffin and other hazardous substances is prohibited.
15. No place of entertainment or place of leisure, including activities such as the playing of arcade games, gaming machines, gambling machines and pool tables be allowed within a house shop.
16. The house shop may not constitute a noise nuisance or create a nuisance for any neighbouring property owner.
17. Juke boxes will not be allowed within a house shop. Should music be played in a house shop, it must be limited to listening music set at a low volume and speakers may not be placed outside the house shop.
18. The approval may be revoked should:
  - (a) it be reported for any form of illicit trade or crime;
  - (b) it not comply with the National Building Regulations and Health Regulations, after reasonable time has been afforded to address issues of non-compliance;
  - (c) it be found dumping waste or create unhealthy living conditions;
  - (d) it be a source of noise of public nuisance; or
  - (e) the phasing requirements for rectifying an existing house shop not be implemented within the time-frames stipulated.

## CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

19. The conditions imposed by the Directorate Civil Engineering Services are attached as "Annexure B" dated 17 April 2024, be complied with.
20. 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.
21. The amounts of the development contributions are reflected on the attached calculation sheet dated 17 April 2024 and are as follows:

Roads:	R 32 883, 65	Excluding VAT
Sewer:	R 8 355, 20	Excluding VAT
Water:	R 12 090, 67	Excluding VAT
<b>Total:</b>	<b>R 53 329, 52</b>	<b>Excluding VAT</b>

22. The total amount of the development charges of **R 53 329, 52 (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.
23. 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.

### Notes:

- (a) The contravention levy was calculated as follows:

**Table 1: Contravention Levy Calculations**

Factor	Calculation
Floor Area Directly Related	Outbuilding used as house shop (as per approved building plans) = 63m <sup>2</sup> . Portion to be demolished to accommodate house shop. Size of house shop to be reduced to 40m <sup>2</sup> . 6m <sup>2</sup> house shop permitted as primary right. Total contravention area = 34m <sup>2</sup> .
m <sup>2</sup> Value of the property	$\frac{\text{Total Municipal Value of property (R 1 750 000)}}{\text{Total area of property (350m}^2\text{)}} = \text{R5000 /m}^2$
Contravention Levy 10% (Directly)	$10\% \times \text{R5000/m}^2 \times 34\text{m}^2 = \text{R 17 000,00}$ Plus VAT (15%) = <b>R2 550,00</b> <b>Total: R19 550, 00 VAT Included</b>

- (b) The owner may apply to the Municipality for a reduction of the Contravention Levy and Development Charges (DCs) payable.
- (c) No official of the Directorate: Civil Engineering Services may reduce or cancel DCs without Council's consent.
- (d) The sale of cellular phone/telephone recharge vouchers and the provision of any other services or trades may require further approval by the George Municipality.
- (e) All parking for the house shop must be provided on the property concerned to the satisfaction of the Directorate: Civil Engineering Services. No parking will be allowed in the road reserve.
- (f) Disposal of refuse must be addressed to the satisfaction of the Directorate: Community Services prior to the submission of building plans.
- (g) Only one non-illuminated sign shall be permitted and shall not exceed 5000cm<sup>2</sup> in area. Such sign shall indicate only the name of the owner, the name of the business and the nature of the retail trade. Any other sign must be applied for and approved by the George Municipality before it may be erected;

- (h) A permit application must be submitted in terms of Chapter 5, Section 6 of the Water and Sanitation Services By-law for the disposal of industrial effluent to the Directorate: Civil Engineering Services for approval.
- (i) A business license for the preparation of meals as required in terms of the Business Act, 1991 (Act 71 of 1991) must be obtained from the Directorate: Community Services.
- (j) The following health regulations need to be complied with if food is to be sold or prepared from the premises (i.e. this is applicable to all house shops and shops), namely:
- that the premises comply with the general hygiene requirements for food premises and the transport of food regulations R962 of November 2012 promulgated under the Foodstuffs, Cosmetics and Disinfectants Act, 1972 (Act 54 of 1972);
  - that a Certificate of Acceptability be obtained as required by regulations R962 of November 2012 promulgated under the Foodstuffs, Cosmetics and Disinfectants Act, 1972 (Act 54 of 1972); and
  - that the premises comply with government notice R264 of 30 March 2012 relating to the smoking of tobacco products in public places as promulgated in terms of the Tobacco Products Control Act, 1993 (Act 83 of 1993) as amended.
- (k) This approval does not exempt the developer from complying with other applicable legislative requirements. It remains the responsibility of the developer to ensure that all necessary certifications are obtained, including but not limited to a business license, health certificate, and SARS compliance.

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: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 17 OCTOBER 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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GEORGE DC CALCULATION MODEL		Version 1.00	31 August 2021
For Internal information use only (Not to publish)			
	Erf Number *	10928	
	Allotment area *	George	
	Water & Sewer System *	George System	
	Road network *	George	
	Developer/Owner *	MOHAMED AHMED ABDI	
	Erf Size (ha) *	347,69	
	Date (YYYY/MM/DD) *	2025-03-11	
	Current Financial Year	2024/2025	
Collaborator Application Reference		3585457	

**Application:** Consent (House Shop)

Service applicable	Description
Roads	Service available, access via Main Street (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

- 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 charges are reflected on the attached calculation sheet dated 11/03/2025 and are as follows:

Roads:	R	32 883,65	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	8 355,20	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	12 090,67	Excluding VAT (Refer to attached DC calculation sheet)
<b>Total</b>	<b>R</b>	<b>53 329,52</b>	<b>Total Excluding VAT</b>
  - 3 The total amount of the development charges of R53 329,52 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 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.*
- 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 R53 329,52 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 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.
  - 8 Consent use approval with regards to Guest houses, School or Hotels are subject to the submission and approval of building plans, which shall include a detailed Site Development Plan (SDP), indicating proposed land use changes to the erf/erven. The SDP should, but not limited to, address all internal parking requirements (ie within the development area) , position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic.
  - 9 Any, and all, costs directly related to the development remain the developers' responsibility.
  - 10 Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
  - 11 Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)

- 12 Any 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)
- 13 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 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.  
Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 15 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 16 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.
- 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.
- 23 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

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.

- 24 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.
- 25 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.
- 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 insure compliance.
- 28 A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 7 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 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 readily leave the site without reversing across the sidewalk. Alternative Parking may be supplied.
- 33 Site access to conform to the George Integrated Zoning Scheme 2023.

  
Signed on behalf of Dept: CES

11 Mar 25





GM 2023  
Development  
Charges policy



GM 2023  
Integrated Zoning  
Scheme By-law



GM 2024/25  
Tariffs



Civil Engineering  
Service



Electro-Technical  
Service

Erf Number \* **10928**  
Allotment area \* **George**  
Water & Sewer System \* **George System**  
Road network \* **George**  
Developer/Owner \* **MOHAMED AHMED ABDI**  
Erf Size (ha) \* **347,69**  
Date (YYYY/MM/DD) \* **2025-03-11**  
Current Financial Year \* **2024/2025**  
Collaborator Application Reference \* **3585457**

Code	Land Use	Total Existing Right				Total New Right			
		Unit	Units			Unit	Units		
	Residential housing (<500m²) Erf	Unit			1				1
<b>GENERAL BUSINESS</b>									
	Retail/Shop - Small (<2 000m² GLA)	m2 GLA						40,00	1,00
									40,00

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

Please select  
**Yes**

Calculation of bulk engineering services component of Development Charge

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
trips/day	75,37		R 414,50	R 31 239,47	R 4 685,92	R 35 925,39
trips/day	3,97		R 414,50	R 1 644,18	R 246,63	R 1 890,81
kJ/day	0,19		R 44 760,00	R 8 355,20	R 1 253,28	R 9 608,48
kJ/day	0,27		R 45 340,00	R 12 090,67	R 1 813,60	R 13 904,27

Total bulk engineering services component of Development Charge payable				R 53 329,52	R 7 999,43	R 61 328,95
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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 11, 2025**

**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 surfs 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](mailto:wjoubert@george.gov.za) or telephone on 044 801 1333

Departmental Notes:

For the internal use of Finance only

Service	Financial code/Key number	Total
Roads	20220703048977	R 35 925,39
Public Transport		R 1 890,81
Sewerage	20220703048978	R 9 608,48
Water	20220703048981	R 13 904,27
		R 61 328,95