

Collaborator No.: 3659285
Reference / Verwysing: Erf 7534, George
Date / Datum: 24 October 2025
Enquiries / Navrae: Primrose Nako

Email: janvrolijk@jvtownplanner.co.za

Jan Vrolijk Town Planner
PO BOX 710
GEORGE
6530

APPLICATION FOR CONSENT USE: ERF 7534, 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 application for Consent Use, in terms of Section 15(2)(o) of the Land Use Planning By-law for George Municipality 2023, to use a portion of the existing building ($\pm 313\text{m}^2$) as a liquor store on Erf 7534, George;

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

REASONS

- (i). The development will not have an adverse impact on the character of the streetscape or adjacent property owners' rights.
- (ii). The use will form part of the existing industrial development and can be accommodated within the property's cadastral boundaries.
- (iii). The development is not in conflict with spatial planning policies for the area.
- (iv). The proposed development will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.
- (v). The proposed use will not have an adverse impact on engineering services.

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 approval shall lapse if not implemented within a period of five (5) years from the date of when the approval comes into operation.
- 2. This approval shall be taken to cover only the Consent Use application as applied for and as indicated on Site Plan dated October 2024 drawn by C. Noemdoe 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. Appropriate soft landscaping must be provided in the parking area. Landscaping to be provided at a ratio of 1 x 200l indigenous tree per additional parking bay provided and shall be assessed on the submission of building plans.
4. The approval will be deemed implemented upon approval of building plans relating to the consent use.

Town Planning Notes:

- a) *Consider beautification of the site, especially screening, and architectural / exterior interventions to bring dimension and character to the site.*
- b) *It is incumbent on the developer to ensure compliance with the approvals, permissions and authorisations required and granted by the respective provincial and national authorities – i.e. Heritage, Environmental, Provincial Roads, Liquor, etc.*
- c) *Provisions for the removal of solid waste should be addressed in conjunction with the Directorate Environmental Services.*
- d) *Building plans must be submitted to and approved by the George Municipality before any site and construction works may commence.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

5. The conditions imposed by the Directorate Civil Engineering Services are attached as “Annexure B” dated 9 May 2025, shall be adhered to.
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 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.
7. The amounts of the development contributions are reflected on the attached (“Annexure B”) calculation sheet dated 9 May 2025 and are as follows:

Roads:	R209 988,27	Excluding VAT
Sewer:	R21 808,71	Excluding VAT
Water:	R37 843,79	Excluding VAT
Total	R269 640,77	Excluding VAT
8. The total amount of the development charges of **R269 640,77 (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 are not contained within the 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

10. The conditions imposed by the Directorate Electro-technical Services are attached as ‘Annexure C’ dated 12 May 2025, with collaborator reference 3659285.
11. 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, as indicated below.
12. The amounts of the development contributions are reflected on the attached (“Annexure C”) calculation sheet dated 12 May 2025 and are as follows:

Electricity:	R0,00 Excluding VAT
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13. The total amount of the development charges of R0,00 (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 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 stated above are based on the information provided to the respective departments at the time of calculation. The owner should engage with the respective departments regarding the calculation of these DCs for a final calculation prior to submission of building plans.

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 14 November 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.

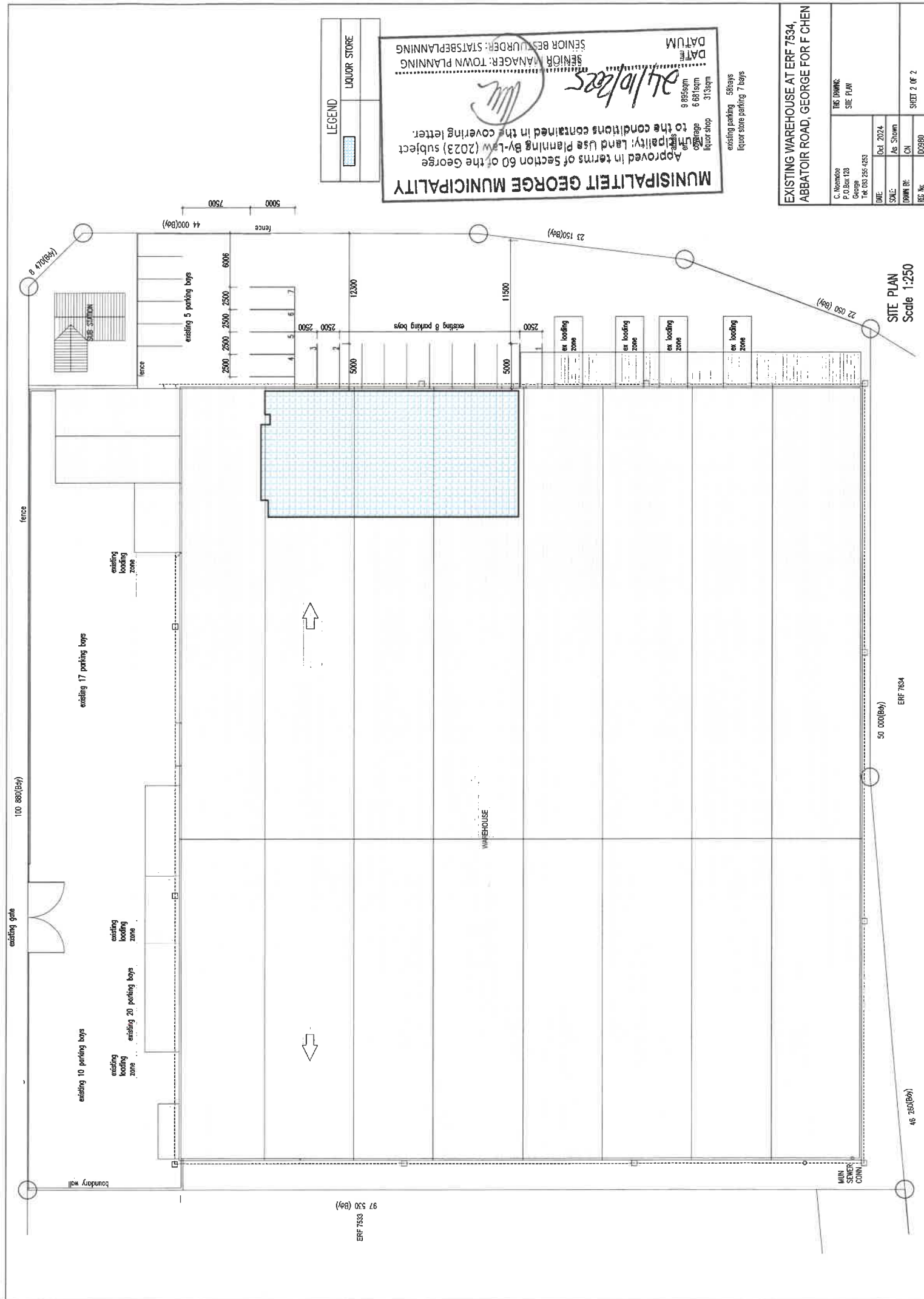
Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully



C PETERSEN
SENIOR MANAGER: TOWN PLANNING

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Erf Number *	7534
Allotment area *	George
Water & Sewer System *	George System
Road network *	George
Developer/Owner *	Cacarre General Trading CC
Erf Size (ha) *	288,00
Date (YYYY/MM/DD) *	2025-05-09
Current Financial Year	2024/2025
Collaborator Application Reference	3659285

Application: **Consent (Liquor Store)**

Service applicable	Description
Roads	Service available, access via Knysna road (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 09/05/2025 and are as follows:

Roads:	R	209 988,27	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	21 808,71	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	37 843,79	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	269 640,77	Total Excluding VAT
 - The total amount of the development charges of R269 640,77 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 R269 640,77 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 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.
- 14 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 15 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 16 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 17 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.
- 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.
- 21 Municipal water is provided for potable use only. No irrigation water will be provided.
- 22 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
- 23 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 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.
- 29 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 30 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.
- 31 Site access to conform to the George Integrated Zoning Scheme 2023.
No direct access from Knysna Road Street is not allowed.



Singed on behalf of Dept: CES

09 May 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 *

7534

Allotment area *

George

Water & Sewer System *

George System

Road network *

George

Developer/Owner *

Cacarre General Trading CC

Erf Size (ha) *

288,00

Date (YYYY/MM/DD) *

2025-05-09

Current Financial Year

2024/2025

Collaborator Application Reference

3659285

Code	Land Use	Unit	Total Existing Right			Total New Right		
GENERAL BUSINESS								
	Retail/Shop - Small (<2 000m² GLA)	m² GLA	m² Erf	FAR	m² GLA	m² Erf	FAR	m² GLA
	Warehousing and Distribution	m² GLA	6 681,00	1,00	6 681,00	313,00	1,00	313,00
						6 368,00	1,00	6 368,00

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	580,82	R 343,46	R 199 488,86	R 29 923,33	R 229 412,19
	trips/day	30,57	R 343,46	R 10 499,41	R 1 574,91	R 12 074,33
	k/day	0,49	R 44 760,00	R 21 808,71	R 3 271,31	R 25 080,02
	k/day	0,83	R 45 340,00	R 37 843,79	R 5 676,57	R 43 520,35

Total bulk engineering services component of Development Charge payable

R 269 640,77

R 310 086,88

Link engineering services component of Development Charge
Total Development Charge Payable

City of George

Calculated (CES):

JM Fivaz

Signature :

Date : May 9, 2025

NOTES : 1. In relation to the increase pursuant to section 66(59)(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 044 801 1333

Departmental Notes:

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Service	Financial code/Key number	Total
Roads	20220703048977	R 229 412,19
Public Transport		R 12 074,33
Sewerage	20220703048978	R 25 080,02
Water	20220703048981	R 43 520,35
		R 310 086,88

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



Erf Number * 7534
 Allotment area * George
 Elec DCs Area/Region * George Network
 Elec Link Network * MV/LV
 Elec Development Type * Normal
 Developer/Owner * Cacarre General Trading
 Erf Size (ha) * 0,97
 Date (YYYY/MM/DD) * 12 05 2025
 Current Financial Year 2024/2025
 Collaborator Application Reference 3659285

Application: **Development Charges**

Comments:	0
Service applicable	Description
Electricity	Service available (Subject to the Electrical master plan approval)

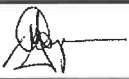
Conditions	
General conditions	
1	The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the 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 12/05/2025 and are as follows: Electricity: R - Excluding VAT
3	The total amount of the development charges of R0 000, 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 R0 000, 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	Any, and all, costs directly related to the development remain the developers' responsibility.
9	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
10	Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
11	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
12	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.
13	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.
14	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
15	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
16	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.
Electro Technical	
20	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.
21	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
22	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.

23	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.
24	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.
25	Installation of ripple relays are compulsory for all geysers with electrical elements.
26	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
27	All LV work must be installed and be funded by the developer / customer.



Singed on behalf of Dept: ETS

12 May 25

Development Charges Calculator				Version 1.00		2024/06/10	
				Erf Number	7534		
				Allotment area	George		
				Elec DCs Area/Region	George Network		
				Elec Link Network	MV/LV		
				Elec Development Type	Normal		
				Developer/Owner	Cacarre General Trading		
				Erf Size (ha)	0,97		
				Date (YYYY/MM/DD)	2025-05-12		
				Current Financial Year	2024/2025		
				Collaborator Application Reference	3659285		
Code	Land Use	Unit	Total Existing Right		Total New Right		
OTHERS			kVA		kVA		
	Small Business < 250 KVA (20% diversity)	Actual KVA (BDMD)		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 :		May 12, 2025					
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	20180621 021336	R 0,00
		R 0,00