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**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3639145
Reference / Verwysing: Erven 2595, 2596, 2599, 2610 & 2611, George
Date / Datum: 14 November 2025
Enquiries / Navrae: Marisa Arries

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JAN VROLIJK TOWN PLANNER
PO BOX 710
GEORGE
6530

**APPLICATION FOR CONSENT USE: ERVEN 2595, 2596, 2599, 2610 & 2611,
CNR OF HOPE, VICTORIA AND BOUSFIELD STREET, GEORGE**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that notwithstanding the objections received, the application for Consent Use in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2023 for Student Accommodation on Erven 2595, 2596, 2599, 2610 and 2611 George;

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

REASONS

- A. The proposed development, in the context of the future planning of the surrounding area, will not have a significant adverse impact on surrounding neighbours' rights in terms of privacy, views, and sunlight.
- B. The area falls within the proclaimed Restructuring Zone where social housing is supported and intensification is encouraged. Student accommodation fits this model and serves the objectives to raise residential densities in the CBD.
- C. The increased densities is justified based on the access to amenities, transportation and entertainment within walkable distance and therefor serve the objectives aimed at achieving spatial transformation and efficiency.
- D. The introduction of additional consumers within the CBD area is beneficial to businesses and induces economic growth and viability.
- E. Conditions imposed in accordance with the policy aims provides a framework according to which the land use can be regulated and managed, to ensure that the required controls are applied to promote integration with the surrounding neighbourhood.
- F. The proposed development adheres to the development parameters as set in the in the Zoning Scheme and the built for remain reconcilable with the surrounding developments.
- G. The demographic targeted in the proposed development will benefit from the availability of public transport, resulting in a mutually beneficial outcome which contributes to the viability of the existing public transport system (Go-George).

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 it comes into operation.



2. This approval shall be taken to cover only the Consent Use as approved and as indicated on the site layout plan, (2x *unnumbered and undated plans*) attached 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 developer must ensure that a manager/caretaker resides on the premises in line with the George Municipality’s student accommodation policy. The manager / caretaker’s unit must be shown on the building plans. Erven 2595, 2596, 2599, 2610 and 2611, George may be managed by a single caretaker.
4. In view of condition 3 above, a Notarial Tie must be registered against the respective Title Deeds of Erven 2595, 2596, 2599, 2610 and 2611, George to ensure that these properties are managed and overseen as a single entity while the properties are being used for student accommodation. Proof thereof to be submitted with the submission of building plans.
5. A site development plan for the boarding hostel together with a detailed landscaping plan must be submitted to the Directorate: Planning and Development in terms of Section 23 of the George Integrated Zoning Scheme Bylaw, 2023 for consideration prior to the submission of building plans.
6. In addition to existing trees on the property, at least one 1x200l tree must be planted on the site for every 4 parking bays provided. The position of existing trees and new trees must be shown on the site development plan and landscaping plan.
7. In addition, appropriate soft landscaping must be applied and maintained along the boundary of the property bordering onto Hope Street.
8. Compliance with George Municipality Student Accommodation Policy, 2023 must be motivated and included as part of the SDP submission.
9. The above approval will be considered implemented on commencement of building works in terms of the approved building plans for these additions and alterations.

Notes:

- (i) A building plan must be submitted for approval in accordance with the National Building Regulations (NBR).
- (ii) Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.
- (iii) Approval from Western Cape Heritage, where applicable, must be submitted with the building plans.
- (iv) Provisions for the removal of solid waste must be addressed in conjunction with the Dir: Community Services. Any refuse room or area requested must be indicated on building plans.
- (v) 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.
- (vi) The applicant is reminded that felling or pruning of Yellowwood trees may only be done with the approval from DFFE and must comply with the National Forestry Act, Act No 84 of 1998, should it be required.

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

10. 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:
11. The amounts of the development charges are reflected on the attached (**Annexure B**) calculation sheet dated 27/10/2025 and are as follows:
Roads: R 0.00
Sewer: R 33 084.00
Water: R 33 735.00
Total: R 66 819.00 (Excluding VAT)
12. The total amount of the development charges of **R 66 819.00** (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.
13. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 6 above, which may lead to an increase or decrease 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 transfer requests and building plans to obtain a final calculation.

14. 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 **R 66 819.00 (VAT excluded)** shall be adjusted in line with the consumer price index published by Statistics South Africa up to the date when payment is made in terms of Condition 17 above.

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 05 DECEMBER 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)\Erven 2595, 2596, 2599, 2610 & 2611, George (approval letter_jvrolijk).docx



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.

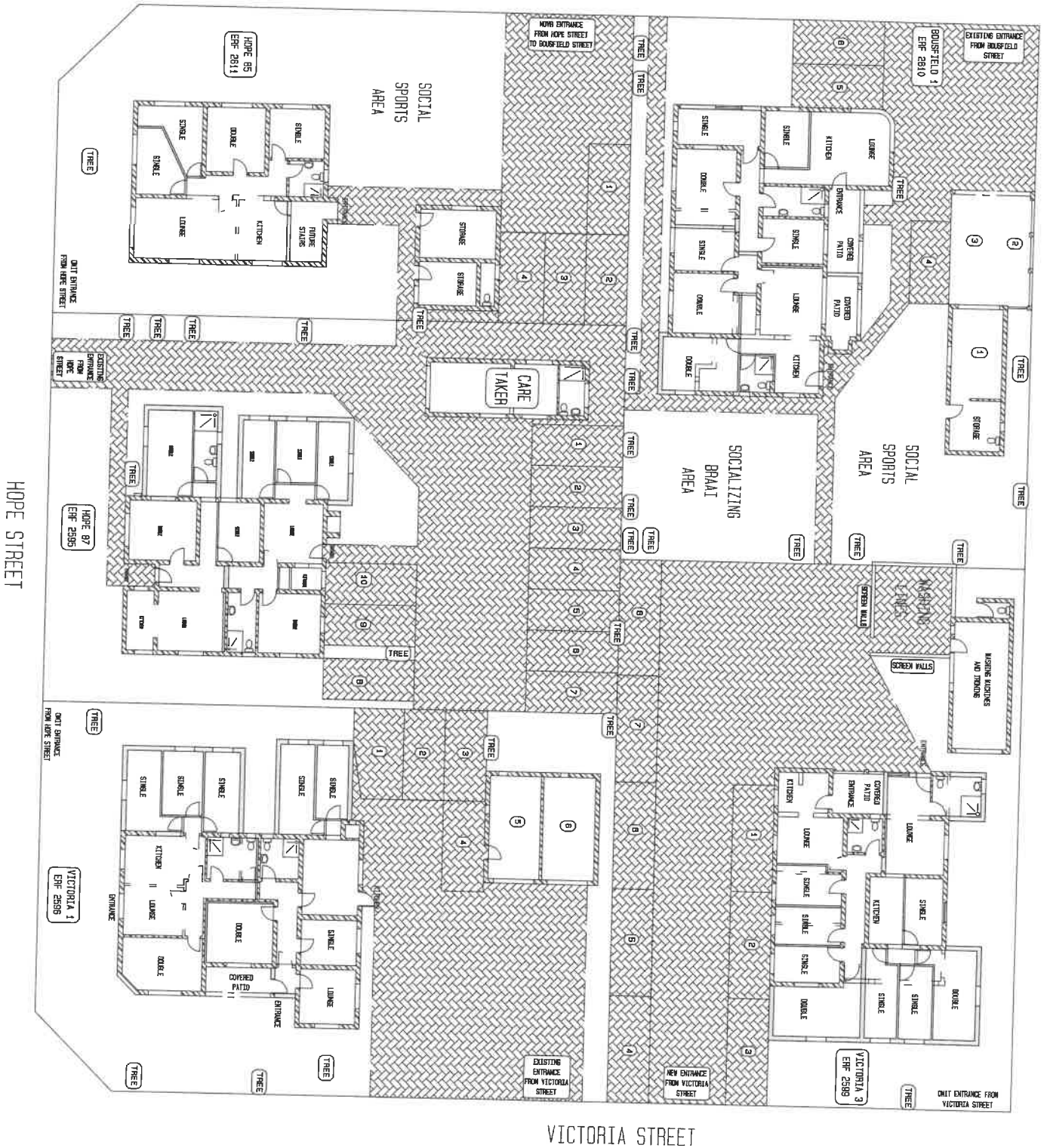
14/11/2025

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPANNING

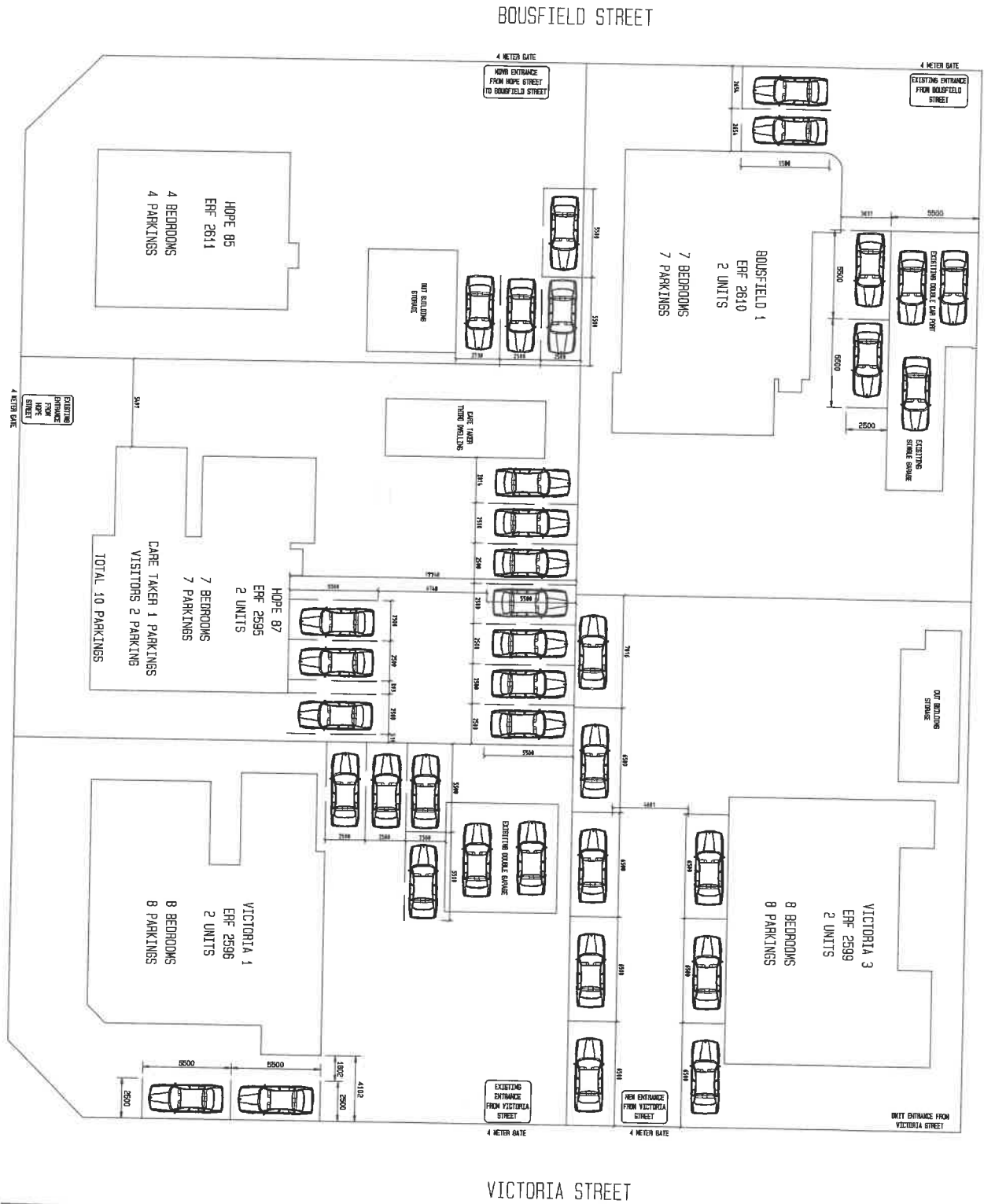
ALL INTERNAL
FENCES WILL BE
REMOVED AND
STUDENTS WILL BE
PICKED UP HERE IN
BOUSFIELD STREET

BOUSFIELD STREET



PARKING LAYOUT

HOPE STREET



MUNISIPALITEIT GEORGE MUNICIPALITY

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14/11/2025

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

GM 2023
Development
Charges policyGM 2023
Integrated Zoning
Scheme By-lawGM 2024/25
TariffsCivil Engineering
ServiceElectro-Technical
Service

Erf number * 2595, 2596, 2599, 2610 & 2611

Allotment area *

Water & Sewer System *

Road network *

Developer/Owner *

George

George System

George

Erf Size (ha) *

Date (YYYY/MM/DD) *

Current Financial Year

Collaborator Application Reference

2025-10-27

2025/2026

3505713

Code Land Use

Total Existing Right

Total, New Right

RESIDENTIAL

		Unit	Units		Units	
		Unit	Actual demand (KL)		Units	
Residential housing (500-1 000m ²) Erf			5		5	
Sewer demand						
Water Demand					0,60	
					0,75	

GENERAL BUSINESS

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	0,00		R 0,00	R 0,00	R 0,00	FALSE
trips/day	0,00		R 0,00	R 0,00	R 0,00	FALSE
kl/day	0,60		R 55 140,00	R 33 084,00	R 4 962,60	R 38 046,60
kl/day	0,75		R 44 980,00	R 33 735,00	R 5 060,25	R 38 795,25
Total bulk engineering services component of Development Charge payable				R 66 819,00	R 10 022,85	R 76 841,85

Link engineering services component of Development Charge

Total Development Charge Payable

City of George

Calculated (CES):

JIM FIVAZ

Signature :

Date :

October 27, 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

Development Charges Calculator				Version 1.00		2024/06/10	
				Erf Number	2595		
				Allotment area	George		
				Elec DCs Area/Region	George Network		
				Elec Link Network	LV		
				Elec Development Type	Normal		
				Developer/Owner	The Trustees of JVR Group Property Trust		
				Erf Size (ha)	5		
				Date (YYYY/MM/DD)	2025-02-03		
				Current Financial Year	2024/2025		
				Collaborator Application Reference	3505713		
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL							
	Single Res > 650m² Erf (Normal)	unit	Units	Units	Units	Units	
	Single Res > 350m² Erf (Small)	unit		4		4	
	Second/Additional Dwelling	unit		1		1	
OTHERS							
			kVA		kVA		
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	20,95	35,40	R 7 974,49	R 115 223,31	R 17 283,50	R 132 506,81
Total bulk engineering services component of Development Charge payable					R 115 223,31	R 17 283,50	R 132 506,81
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):							
Signature :							
Date : February 3, 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	31105213-2024110	R 132 506,81