

Collaborator No.: **3771671**
Reference / Verwysing: **Erf 21009, George**
Date / Datum: **16 January 2026**
Enquiries / Navrae: **Primrose Nako**

Email: janvrolijk@jvtownplanner.co.za

Jan Vrolijk Town Planner
P O Box 710
GEORGE
6530

APPLICATION FOR REZONING AND PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERF 21009, GEORGE

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that the following applications applicable to Erf 21009, George:

1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 of Erf 21009, George from Single Residential Zone I to Community Zone III (*limited to a wellness centre and ancillary accommodation*).
2. Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning Bylaw for George Municipality, 2023 for the relaxation of the following building lines on Erf 21009, George:
 - a) Relaxation of the northern side boundary building line from 5m to a distance varying from 3m to 4.38 metres to accommodate the eastern wall of the converted building
 - b) Relaxation of the Street boundary building line from 5m to 0m to legalise the shade-net carports.
 - c) Relaxation of the northern side boundary building line from 5m to 0m & 3.55m to legalise the existing shade-net carports.

BE APPROVED in terms of Section 60 of said Bylaw for the following reasons:

REASONS FOR DECISION

1. The proposed zoning is deemed consistent with the spatial planning principles, objectives and guidelines applicable to the area.
2. The existing building will be retained, preserving the residential scale and character of the area.
3. The proposed development will not have a significant adverse impact on surrounding neighbours' rights in terms of privacy, views and sunlight.
4. The proposed departures are deemed consistent with residential related structures and thus will not negatively affect the character of the area or the streetscape.

5. The scale, design, and operational nature of a wellness centre are typically low-intensity and low-impact, making it compatible with residential environments. Operating hours, traffic, and noise levels are generally moderate compared to commercial or industrial uses

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General conditions

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 two (2) years from the date it comes in operation.
2. This approval shall be taken to cover only the application applied for as indicated on Site Layout Plan No. Sketch Plans dated 10/09/2024, drawn by Harry Burger Architects cc and 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 contravention levy of **R56 752,40** (VAT Included) is payable for the unlawful use of the property as a wellness centre with associated building line encroachments and shall be payable on submission of building plans.
4. The Institution is limited to a wellness centre (beauty salon) and an ancillary accommodation unit. All uses should be indicated correctly on the site layout plan on submission of building plans.
5. The development will be limited to a height of 6.5m to wall plate and 8.5m to the top of the roof.
6. The architectural style of the development/structure must conform to that of a dwelling house (fit within the residential character of the area).

Notes

- i) *The jacuzzi/ covered patio and associated structures (including the pool motor structure) located within the building lines along the southern boundary as well as the shade-cloth patio on the eastern street boundary of the property were not applied for and must be removed / regularised on submission of building plans.*
- ii) *A building plan must be submitted for approval in accordance with the National Building Regulations (NBR). All structures to be demolished must be indicated on plan.*
- iii) *Measures to enable waste collection must be addressed in conjunction with the Directorate: Community Services.*
- iv) *Stormwater management must be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.*
- v) *The use of impermeable paving should be minimized. The use of permeable surfaces such as gravel, stone, or permeable pavers is strongly encouraged to promote surface water infiltration and reduce runoff.*
- vi) *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.*
- vii) *The contravention levy on Erf 21009, George is calculated as follows:*
 - a. *238m² is used directly for the use of a wellness centre + 25m² (carports) for building line encroachments – 60m² for home occupation right = 203m²*
 - b. *The present municipal value of the property is R 2 820 000.00.*
 - c. *The property area is 1160m².*
 - d. *The m² value of the property is thus, R2431,03/m².*
 - e. *The contravention levy payable by the owner in accordance with the municipality's tariff list is: (10% x R2431.03 x 203m²) = R49 349,91 + VAT (15%) = R56 752,40*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

7. The conditions imposed by the Directorate Civil Engineering Services are attached as '**Annexure B**' dated 03/09/2025, must be adhered to.
8. As stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, the amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. 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 contributions are reflected on the attached calculation sheet dated 03/09/2025 and are as follows:

Roads	R 167 590.09
Sewer	R 232 095.29
Water	R 293 044.70
Total	R 692 730.08 (Excluding VAT)

9. The total amount of the development charges of **R 692 730.08** 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.
10. Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

11. The conditions imposed by the Directorate Electrotechnical Services are attached as 'Annexure B' dated 10/09/2025, must be adhered to.
12. As stipulated in the attached conditions imposed by the Directorate Electrotechnical services The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. 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 contributions are reflected on the attached calculation sheet dated 10/09/2025 and are as follows:

Total R - (Excluding VAT)

13. The total amount of the development charges of **R - 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 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.

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 06 FEBRUARY 2026**, 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.

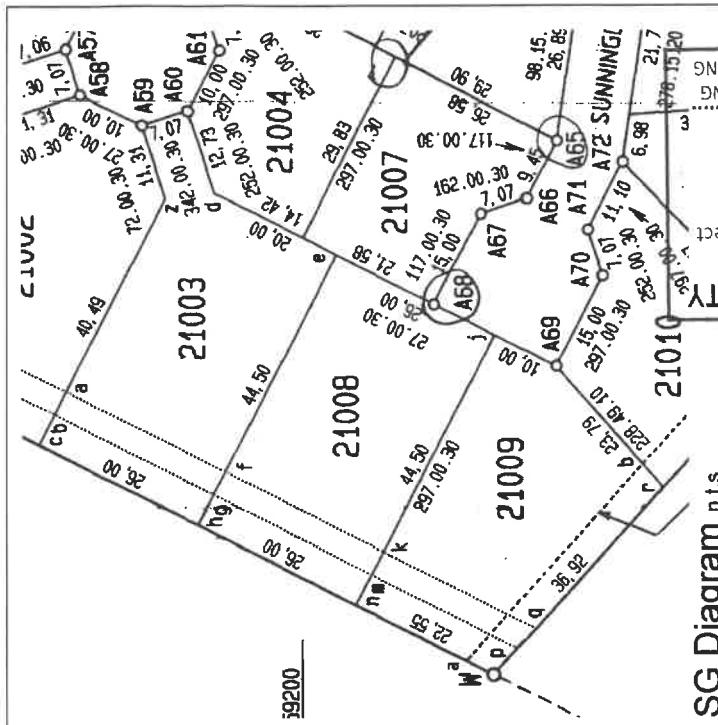
Yours faithfully



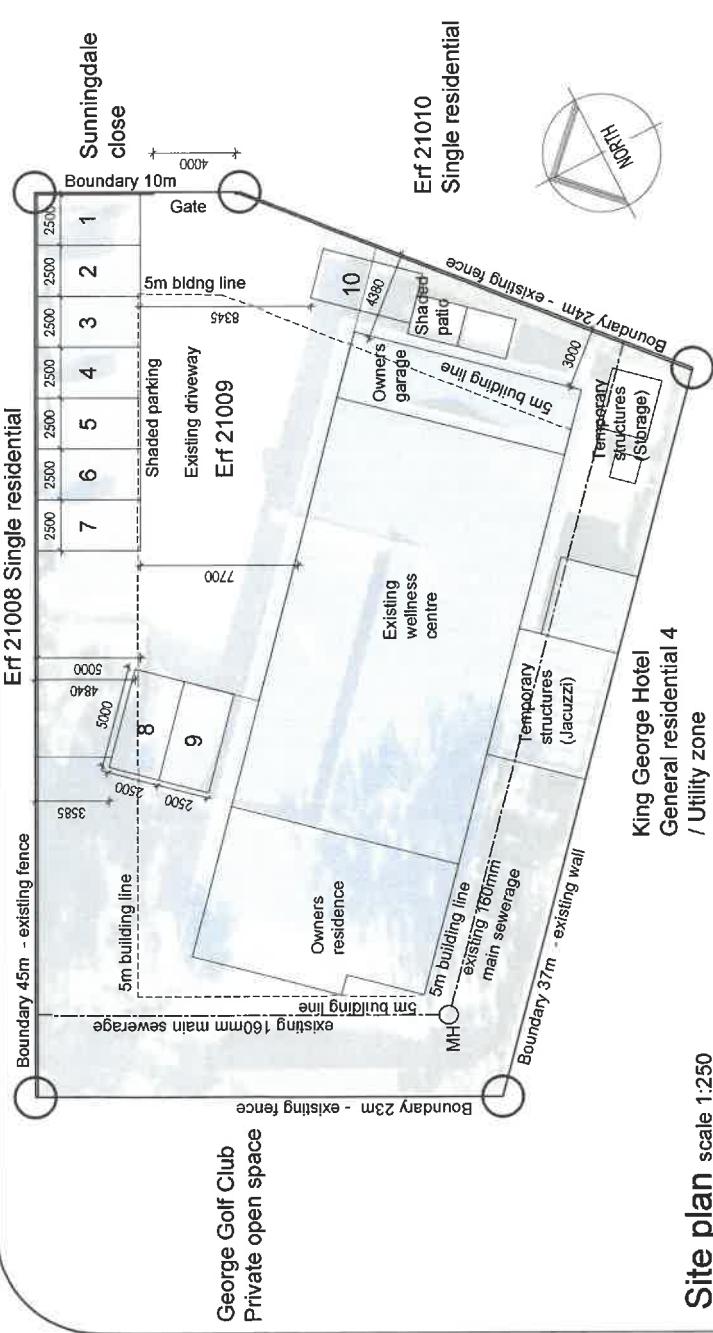
C PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\scan\Erf 21009, George (Rezoning & Permanent Departure Approval)Jan Vrolijk.docx



Site plan scale 1:250



SG Diagram n.s

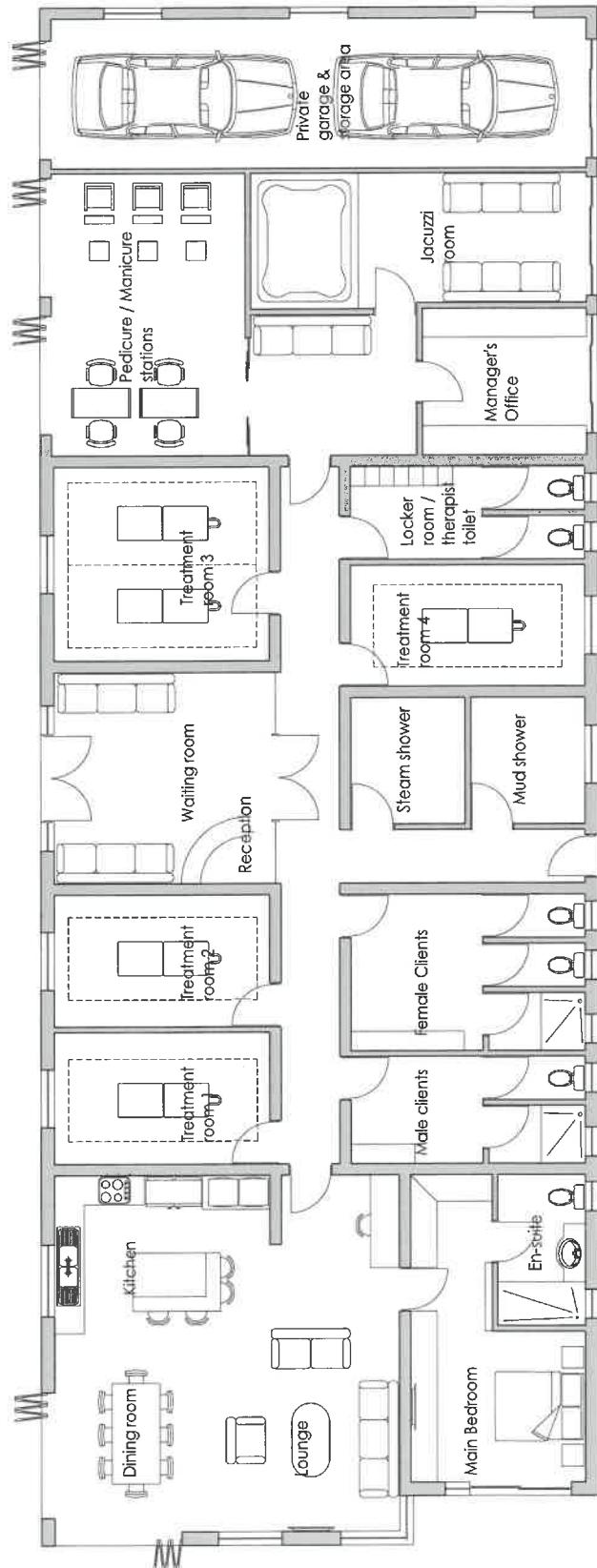
MUNICIPALITY OF GEORGE MUNICIPALITY

SENIOR MANAGER: TOWN PLANNING
SENIOR MANAGER: LAND USE PLANNING BY-LAW (2023) SUBJECT
APPROVED IN TERMS OF SECTION 60 OF THE GEORGE
MUNICIPALITY LAND USE PLANNING BY-LAW (2023) SUBJECT
TO THE CONDITIONS GENERALLY IN THE COVENANT LETTER.

16/10/2024

Area Schedule	Ref	Instrument	120m ²	358m ²	Total	Parking bays
Residential	120	120	120	358	358	12
Wellness Centre						
Total						

Sketch plans
11/09/2024
Rezoning application on Erf
Site plan
21008 (A3)



Ground floor scale 1:100

GEORGE DC CALCULATION MODEL		Version 3.00	31 August 2021
For Internal information use only (Not to publish)			
		Erf number * 21009 Allotment area * George Water & Sewer System * George System Road network * George Developer/Owner * Buitendag Property Investments (Pty) Ltd Erf Size (ha) * 1 160,31 Date (YYYY/MM/DD) * 2025-09-03 Current Financial Year 2025/2026 Collaborator Application Reference 3771671	

Application: **Rezoning & Departure**

Service applicable	Description
Roads	Service available, access via Sunningdale Close (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 03/09/2025 and are as follows:

Roads:	R 167 590,09	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R 232 095,29	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R 293 044,70	Excluding VAT (Refer to attached DC calculation sheet)
Total	R 692 730,08	Total Excluding VAT
- 3 The total amount of the development charges of R692 730,08 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 recalculations 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 R692 730,08 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-built 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.
- 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 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.
- 23 Developer is to take note of existing water main in the property building line of the proposed development. (condition 7 applicable)
- 24 Developer is to take note of an existing sewer main in the proposed development. (condition 7 applicable)
- 25 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
- 26 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.
- 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. Access to the development is permitted only through the existing municipal road. Direct access from York Street is not allowed.



Ricus Fivaz

Manager (CES): Land development
Civil Engineering Services

03 Sep 25

Date

GEORGE ELECTRICITY DC CALCULATION MODEL	Version 1.00	2025/06/18
For Internal information use only (Not to publish)		



Erf Number * 21009
 Allotment area * George
 Elec DCs Area/Region * George Network
 Elec Link Network * LV
 Elec Development Type * Normal
 Developer/Owner * Cronje & Durant
 Erf Size (ha) * 0,1
 Date (YYYY/MM/DD) * 10 09 2025
 Current Financial Year 2025/2026
 Collaborator Application Reference 3771671

Application: **Development Charges**

Comments:

Service applicable	Description	0
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 10/09/2025 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	Any, and all, costs directly related to the development remain the developers' responsibility.	
8	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.	
9	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.	
10	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.	
Electro Technical		
11	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.	
12	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).	
13	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.	
14	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.	
15	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.	
16	Installation of ripple relays are compulsory for all geysers with electrical elements.	

M Gatyeni

Singed on behalf of Dept: ETS

10 Sep 25

Development Charges Calculator		Version 1.00	2025/06/18				
		Erf Number: 21009 Allotment area: George Elec DCs Area/Region: George Network Elec Link Network: LV Elec Development Type: Nomal Developer/Owner: Cronje & Durant Erf Size (ha): 0,1 Date (YYYY/MM/DD): 2025-09-10 Current Financial Year: 2025/2026 Collaborator Application Reference: 3771671					
Code	Land Use	Unit					
		Total Existing Right	Total New Right				
OTHERS		kVA	kVA				
Small Business < 250 kVA (20% diversity)		Actual kVA (BDMD)	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 (ADM0)	New demand (ADM0)	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): M Gatyeni  Signature : _____ Date : September 10, 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	20160623 021336	R 0,00