

Collaborator No.: 3675677
Reference / Verwysing: Erf 233, Blanco
Date / Datum: 23 January 2026
Enquiries / Navrae: Primrose Nako

Email: neldek@mweb.co.za

NEL & DE KOCK TOWN AND REGIONAL PLANNERS
P O Box 1186
GEORGE
6530

APPLICATION FOR REZONING AND SITE DEVELOPMENT PLAN: ERF 233, BLANCO

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that the following applications applicable to Erf 233, Blanco:

1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 of Erf 233, Blanco from Business Zone III and General Residential Zone IV to Business Zone II;
2. Permission in terms of Section 15(2)(g) of the Land Use Planning By-law for George Municipality, 2023 for approval of a site development plan on Erf 233, Blanco.

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

REASONS FOR DECISION

- (a) It is noted that the current site layout does not reflect the full development intent of the property and that the owners will likely seek to develop a service station on the site in future.
- (b) Notwithstanding, the proposed zoning is deemed consistent with the spatial planning principles, objectives and guidelines applicable to the area.
- (c) The subject property is located within the Blanco Node and Densification Zone of George Road (adjacent to the street), which is a main public transport route that is easily accessible to the community of Blanco.
- (d) Considering the proposal and existing development parameters, the development, with the necessary mitigations, will not appear out of character with the surrounding area, nor will it have any significant impact on the views or amenities of neighbouring properties in terms of privacy, views, or sunlight.
- (e) Even though the building is set back some distance from the street, the site development plan provides for easy pedestrian access from George Road and for safe pedestrian movement on site.
- (f) The proposal is also congruent to the existing streetscape and not dissimilar to other recently approved business developments in the street
- (g) Conditions have been imposed as part of the decision to address concerns raised by the objectors.

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 five (5) years from the date it comes in operation.
2. That the approval shall be implemented generally in accordance with the site development plan, plan no 1-01 (revision 3) drawn by One Cubic Metre Architects dated December 2025 attached as Annexure A shall not be construed to comply with any other legal requirements or future land use proposals.
3. Any development on the property be limited to a maximum height of 8.5m to the top of the roof.
4. A 2.1m wall must be built along all the boundaries facing residential properties.
5. A Landscape Plan compiled by a qualified landscape architect must be submitted with the building plan to the satisfaction of the Directorate's Environmental Officer. A list of indigenous trees/scrubs to be planted on site must be included with the landscape plan.
6. Notwithstanding general landscaping as per condition 4 above, at least 1x 200L indigenous trees must be planted must be planted for every four parking spaces. Trees must also be planted along the boundaries abutting residential properties for screening purposes.
7. The approval will be considered as implemented on the commencement of building works in accordance with the approved building plan.

Notes

- (i) *A building plan must be submitted for approval in accordance with the National Building Regulations (NBR).*
- (ii) *The guidelines contained in the Blanco LSDF relating to the visual appearance of buildings and walls and the streetscape interfaces along George Road must be addressed upon submission of the building 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) *Stormwater management to be indicated on the building plan with provision to ensure that Erf 1091, Blanco will not be adversely affected.*
- (vii) *The inclusion of rain gardens is recommended to further increase stormwater management by allowing water to naturally infiltrate into the ground.*
- (viii) *Outdoor lights must be screened and placed in such a way that light does not spill onto adjacent residential properties. Furthermore the luminance of lighting bordering residential properties must be mild and prevent glaring effect that may result in nuisance.*
- (ix) *Proposed security measures, such as electric fence/wires, spikes (which height should be included in the 2.1m as contemplated in condition 3 above) gates etc. to be shown on the building plan.*
- (x) *The intercom for the drive trough may not be located along a boundary bordering residential development and shall preferably be located along the southern boundary abutting erf 1091, Blanco.*
- (xi) *Signage must be applied for in terms of the Outdoor Advertising Management & Control Policy and is subject to approval prior to erection.*
- (xii) *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.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

8. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure A' dated 07.06.2025, shall be adhered to.
9. 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 07/06/2025 and are as follows:

Roads	R -
Sewer	R -
Water	R -
Total	R - (Excluding VAT)

11. The total amount of the development charges of **R 0.00** 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.
12. Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, which may 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

13. The conditions imposed by the Directorate Electrotechnical Services are attached as 'Annexure A' dated 12.06.2025, shall be adhered to.
14. 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 12/06/2025 and are as follows:

Electricity R 798 511.72
Total R 798 511.72 (Excluding VAT)

15. The total amount of the development charges of **R 798 511.72**(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.
16. Any amendments or additions to the approved development parameters which may 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 building plans 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 13 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



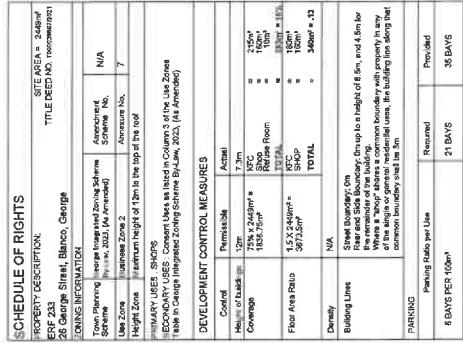
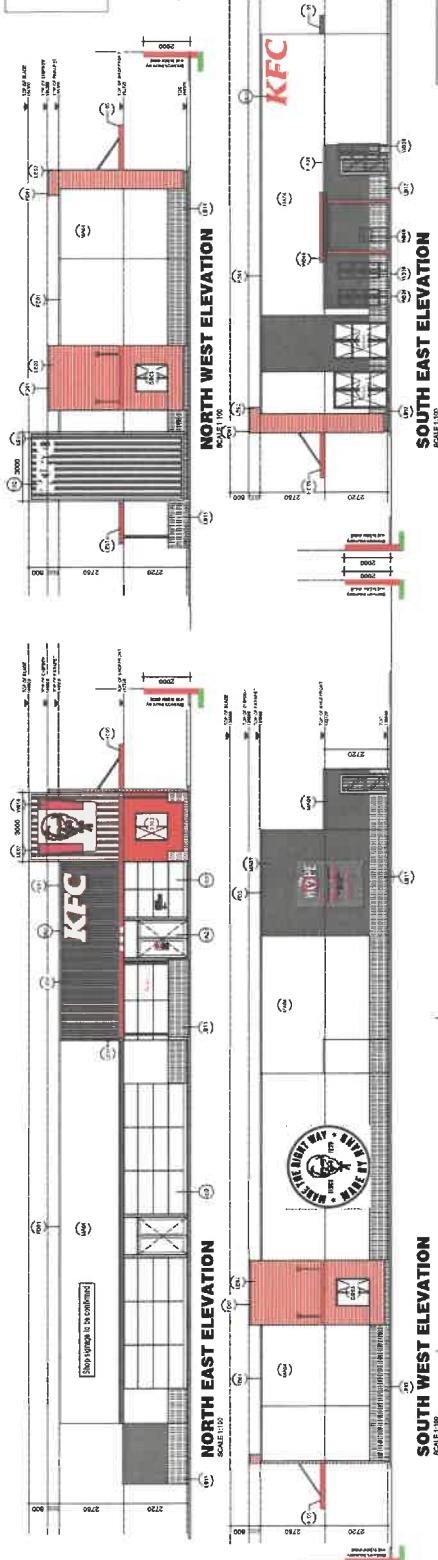
C PETERSEN

SENIOR MANAGER: TOWN PLANNING

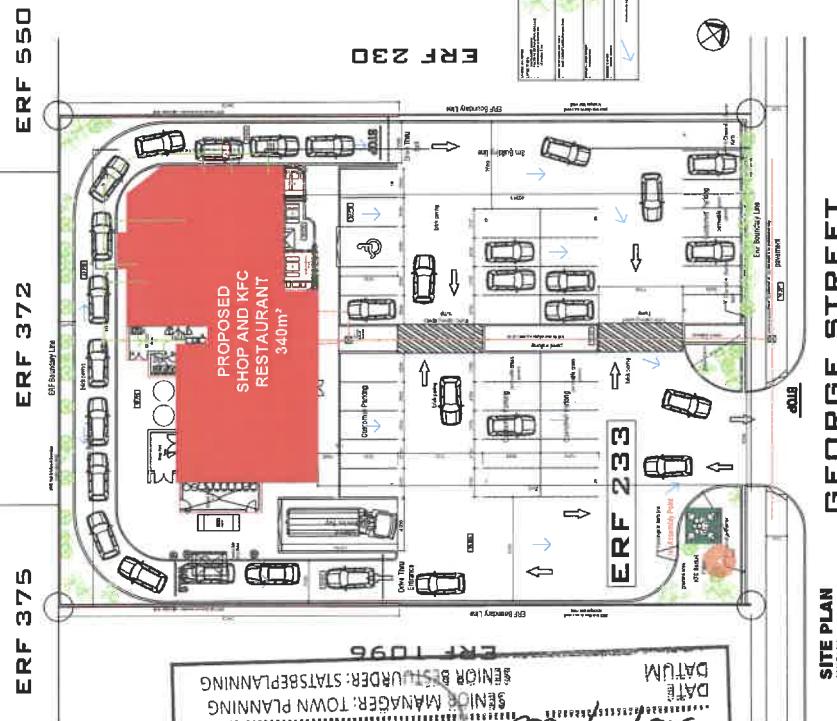
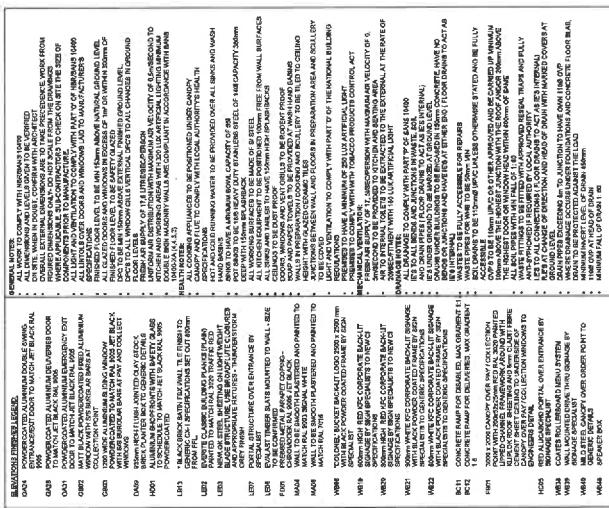
C:\scan\Erf 233 Blano(Rezoning & SDP Approval) Neldek.docx

CONTRACTOR MUST VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCING WORK OR MAKING ANY SHOP DRAWINGS. USE THREE DIMENSIONS IN PREFERENCE TO ONE. DRAWINGS THIS DRAWING TO BE USED IN CONJUNCTION WITH ANY RELEVANT CONSOLIDATION DRAWINGS. ANY DISCREPANCIES AND OR ERRORS TO BE REPORTED TO ARCO-TECH.

Note: Signage not approved.
To apply in terms of the
Outdoor Advertising Policy.



**Typical Boundary Wall / Fence
Internal Elevation**



GEORGE STREET

SITE PLAN

MUNICIPALITY GEORGE MUNICIPALITY

APPROVED IN TERMS OF SECTION 60 OF THE MUNICIPALITY LAW (2023) SUBJECT

MUNICIPALITY LAND USE PLANNING BY-LAW (2023) REFERRED IN THE GOVERNMENT LETTER

23/10/2023

DATE

SENIOR MANAGER, TOWN PLANNING
STATSBEPALNING
SENIOR BUREAUCRAT, STATSBEPALNING

W

GEORGE ELECTRICITY DC CALCULATION MODEL		Version 1.00 2024/06/10				
For Internal Information use only (Not to publish)						
 <p> Erf Number * 233 Allotment area * Blanco Elec DCs Area/Region * George Network Elec Link Network * MV/LV Elec Development Type * Normal Developer/Owner * Ample Distributions Pty Ltd Erf Size (ha) * 0,24 Date (YYYY/MM/DD) * 12 06 2025 Current Financial Year 2024/2025 Collaborator Application Reference 3675677 </p>						
Application: Development Charges						
Comments: 0 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Service applicable</th> <th style="width: 80%;">Description</th> </tr> </thead> <tbody> <tr> <td>Electricity</td> <td>Service available (Subject to the Electrical master plan approval)</td> </tr> </tbody> </table>			Service applicable	Description	Electricity	Service available (Subject to the Electrical master plan approval)
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 12/06/2025 and are as follows: Electricity: R 798 511,72 Excluding VAT					
3	The total amount of the development charges of R798 512, 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 R798 512, 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 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	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.					
14	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.					
15	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.					
16	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.					
17	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.					
18	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.					
19	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.					
20	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.					
21	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.					
22	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 Directories.					

Development Charges Calculator		Version 1.00	2024/06/10	
		Erf Number: 233 Allotment area: Blanco Elec DCs Area/Region: George Network Elec Link Network: MV/LV Elec Development Type: Normal Developer/Owner: Ample Distributions Pty Ltd Erf Size (ha): 0,24 Date (YYYY/MM/DD): 2025-06-12 Current Financial Year: 2024/2025 Collaborator Application Reference: 3675677		
Code	Land Use	Unit		
OTHERS	Small Business < 250 kVA (20% diversity)	Actual kVA (BDMD)	Total Existing Right	Total New Right
			kVA	kVA
		Please select <input checked="" type="checkbox"/> Yes		
Calculation of bulk engineering services component of Development Charge Total Development Charge Payable				
City of George Calculated (ETS):  Signature : Date : June 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	2016/06/23 621338	R 918 288,47

For Internal information use only (Not to publish)



Erf Number *	233
Allotment area *	Blanco
Water & Sewer System *	George System
Road network *	Blanco
Developer/Owner *	Alexander Havenga
Erf Size (ha) *	2 448,60
Date (YYYY/MM/DD) *	2025-06-07
Current Financial Year	2024/2025
Collaborator Application Reference	3675677

Application: **Rezoning to Business**

Service applicable	Description
Roads	Service available, access via George 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**

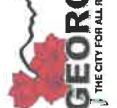
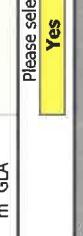
- 1 The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
- 2 The amounts of the development charges are reflected on the attached calculation sheet dated 07/06/2025 and are as follows:

Roads:	R	- Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	- Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	- Excluding VAT (Refer to attached DC calculation sheet)
Total	R	- Total Excluding VAT
- 3 The total amount of the development charges of R0 000,00 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 R0 000,00 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 Any, and all, costs directly related to the development remain the developers' responsibility.
- 9 Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
- 10 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)



City of George Development Charges Calculator									
Version 3.02 (Mar-2024)									
 GEORGE <small>THE CITY FOR ALL REASONS</small>					   				
Code:		Land Use:		Unit:		Total Existing Right		Total New Right	
GENERAL BUSINESS						m ² Erf	FAR	m ² GLA	m ² Erf
Retail/Shop - Small (<2 000m ² GLA)				m ² GLA		830,00	1,00	830,00	160,00
Restaurant, Family (Sit-down)				m ² GLA				180,00	1,00
Is the development located within Public Transport (PT1) zone? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Please select									
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		R 0,00		
	trips/day	-82,31	R 0,00	R 0,00	R 0,00		R 0,00		
	kl/day	0,00	R 44 760,00	R 0,00	R 0,00		R 0,00		
Total bulk engineering services component of Development Charge payable					R 0,00		R 0,00		
Link engineering services component of Development Charge Total Development Charge Payable									
City of George		Calculated (CES):		JM Fivaz					
Signature :		Date :		June 7, 2025					
NOTES : <ul style="list-style-type: none"> 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 suffice 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 wcjoubert@george.gov.za or telephone on 044 801 1333 									
Departmental Notes:									

Service	Financial account/Key number	Total
Roads	20220703049977	R 0,00
Public Transport	20220703049978	R 0,00
Sewerage	20220703049981	R 0,00
Water		R 0,00

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