

Collaborator No.: **3802972**
Reference / Verwysing: **Erf 1347, George**
Date / Datum: **06 February 2026**
Enquiries / Navrae: **Primrose Nako**

Email: planning@delplan.co.za

DELPLAN CONSULTING
P O Box 9956
GEORGE
6530

APPLICATION FOR REZONING, CONSENT USE, REMOVAL OF RESTRICTION AND DEPARTURE: ERF 1347, 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 following applications applicable to Erf 1347, George for:

1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 1347, George from Single Residential Zone I to Business Zone IV (to allow for offices);
2. Consent Use in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2023 to allow for a dwelling house on Erf 1347, George;
3. Removal in terms of Section 15(2)(f) of the Land Use Planning By-Law for George Municipality, 2023 of restrictive Title Deed conditions B(a), (c) and (d) in Title Deed T38877/2023 of Erf 1347, George;
4. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the following applicable to Erf 1347, George:
 - a) Relaxation of the eastern common boundary building line from 3.0m to 0.0m to allow for the existing dwelling house with a garage and carport;
 - b) Relaxation of the southern street (Progress Street) boundary building line from 5.0m to 0.9m to allow for shade port 1 & 2 as well up to 0.0m to allow for shade port 4 & 5;
 - c) Relaxation of western common boundary building line from 3.0m to 1.3m for the existing building (with windows encroaching over the 1.5m minimum distance), a patio and a water tank;
 - d) Relaxation of the minimum carriageway crossing with from 5m to 4.4m along St John's Street;

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

REASONS FOR DECISION

- a) The subject property is situated in the CBD node where land use intensification is supported and also aligns with SPLUMA principles and spatial development objectives for this area.

- b) The site is well-located on a property that is easily accessible to public transport.
- c) The proposed land use makes use of an existing heritage building with no alterations proposed to it.
- d) The proposal aims to retain economic activity within the city centre, creating work opportunities in line with the spatial planning objections for George Municipality.

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

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the above approvals 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 applications applied for and generally as indicated on the unnumbered and undated site layout plan drawn by MSC Draft & Design 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. Proper landscaping be done on site with at least 2x 100l indigenous trees planted (*existing trees can also be counted*) for every 3 parking bays on site. The said trees and species to be indicated on the site layout plan submitted with the building plans.

Removal of title deed restrictions

4. That in terms of Section 34(1) the owner/applicant must apply to the Registrar of Deeds to make the appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal of the restrictive conditions, after the publication of a notice contemplated in Section 33(7) in the Provincial Gazette.

Implementation of rights

5. The removal of restrictions shall be deemed implemented on publication of the notice as contemplated in Condition 4. Proof of publication must be submitted with the building plans for the development.
6. The rezoning, consent use and departure approvals will be considered as implemented on the issuing of the occupation certificate in accordance with the approved building plans.

Notes

1. *A building plans must be submitted for approval in accordance with the National Building Regulations (NBR).*
2. *Comments from the George Heritage Trust and Van der Stel Foundation must accompany the building plan application.*
3. *No alterations and/or additions to the main building (now offices) may commence without the approval of HWC.*
4. *The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval/comments is required and obtained for this proposed development.*
5. *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
6. *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
7. *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.*
8. *The provision of the handling and storage of refuse on the property must be addressed with the Directorate: Community Services prior to the submission of building plans.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

7. The conditions imposed by the Directorate Civil Engineering Services are attached as '***Annexure B***' dated 26/09/2025, 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:

Roads: R 56 358.67
Sewer: R 38 049.58
Water: R 55 599.78
Total: R150 08.03 (excluding VAT)

9. The total amount of the development charges of **R150 08.03 (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 17/09/2025, 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:

Total: R 107 966.41 (Excluding VAT)

13. The total amount of the development charges of **R 107 966.41 (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 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.

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.

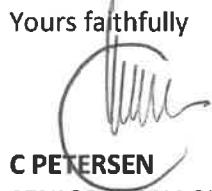
A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George on or before 27 FEBRUARY 2026, and simultaneously 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 1347, George(Rezoning, ROR & Departure Approval)Delplan.docx

DO NOT SCALE FROM PLAN

GLA: 174.42m²
Total floor space designed for,
or capable of, occupancy or
control by tenants
4x Parkings per 100m²
Therefore 7 parkings for Business

Therefore 7 parkings for Business on Eif

2x Parkings for Dwelling

ENTRANCE / EXIT
no OBSTRUCTION
ASSIST

An aerial photograph showing a residential neighborhood. Several houses with different roof styles and colors (dark grey, light grey, white) are visible, some with attached garages. A large, dark, irregularly shaped area, possibly a field or a large garden, is situated between the houses. A paved road runs diagonally across the image. The surrounding terrain is a mix of light-colored ground and darker, shaded areas representing trees and shrubs. The overall image is in grayscale or high-contrast black and white.

MUNICIPALITY 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 following letter.	
<p>6/2/2026</p> <p>SENIOR MANAGER TOWN PLANNING SENIOR BENCHMARKER: STATSBEPANNING DATE</p>	

DRAWN BY: MSC DRAFT & DESIGN
SITE PLAN FOR OWNER CONSKI (Pty) Ltd OF 1347 GEORGE

Christie

455

For Internal information use only (Not to publish)



Erf number *	1347
Allotment area *	George
Water & Sewer System *	George System
Road network *	George
Developer/Owner *	CONSKI (PTY) LTD
Erf Size (ha) *	1 075,75
Date (YYYY/MM/DD) *	2025-09-26
Current Financial Year	2025/2026
Collaborator Application Reference	3802972

Application:

Rezoning & Departure

Service applicable	Description
Roads	Service available, access via St John / Progress 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 26/09/2025 and are as follows:

Roads:	R	56 358,67	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	38 049,58	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	55 599,78	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	150 008,03	Total Excluding VAT
- 3 The total amount of the development charges of R150 008,03 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 R150 008,03 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
- 6 Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
- 7 All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
- 8 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)

- 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 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 14 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 15 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 16 Note, the developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- 17 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 18 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 19 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 20 Municipal water is provided for potable use only. No irrigation water will be provided.
- 21 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.
- 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.
Access to the development is permitted only through the existing municipal road. Direct access from York Street is not allowed.

 Ricus Fivaz

Ricus Fivaz
Manager (CES): Land development
Civil Engineering Services

26 Sep 25

Date

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Erf Number * 1347

Allotment area * George

Elec DCs Area/Region * George Network

Elec Link Network * LV

Elec Development Type * Normal

Developer/Owner * Conski (Pty) Ltd

Erf Size (ha) * 0,1

Date (YYYY/MM/DD) * 17 09 2025

Current Financial Year 2025/2026

Collaborator Application Reference 3802972

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 17/09/2025 and are as follows:
Electricity: R 107 966,41 Excluding VAT
- 3 The total amount of the development charges of R107 966, 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 recalculations 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 R107 966, 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 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)
- 10 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.
- 11 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.
- 12 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

- 13 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.
- 14 Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
- 15 Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
- 16 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.
- 17 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.
- 18 Installation of ripple relays are compulsory for all geysers with electrical elements.

M Gatyeni



Singed on behalf of Dept: ETS

17 Sep 25



Erf Number: 1347
 Allotment area: George
 Elec DCs Area/Region: George Network
 Elec Link Network: LV
 Elec Development Type: Normal
 Developer/Owner: Conski (Pty) Ltd
 Erf Size (ha): 0,1
 Date (YYYY/MM/DD): 2025-09-17
 Current Financial Year: 2025/2026
 Collaborator Application Reference: 3802972

Code	Land Use	Unit	Total Existing Right		Total New Right	
			Units	Units	Units	Units
RESIDENTIAL						
Single Res > 1000m ² Erf (Upmarket)		unit		1		
Second/Additional Dwelling		unit				1
GENERAL BUSINESS			m ² Erf	FAR	m ² GLA	
Offices		m ² GLA			-	204,91
OTHERS					kVA	kVA
Please select <input checked="" type="checkbox"/> Yes						
Is the development located within Public Transport (PT1) zone?						
Calculation of bulk engineering services component of Development Charge						
Service	Units	Existing demand (ADM)	New demand (ADM)	Unit Cost	Amount	VAT
Electricity	kVA	5,78	19,28	R 7 995,73	R 107 966,41	R 16 194,96
Total bulk engineering services component of Development Charge payable				R 107 966,41	R 16 194,96	R 124 161,37
Link engineering services component of Development Charge Total Development Charge Payable						
City of George Calculated (ETS): M Gatyani  Signature : _____ Date : September 17, 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 124 161,37
		R 124 161,37