

Bepanning en Ontwikkeling
Planning and Development

Collaborator No.: 3247520
Reference / Verwysing: Erf 2888, Blanco
Date / Datum: 27 February 2026
Enquiries / Navrae: Primrose Nako

Email: info@vreken.co.za

Marike Vreken Town Planners
P O BOX 2180
KNYSNA
6570

**APPLICATION FOR REZONING, CONSENT USE AND PERMANENT DEPARTURE OF
ERF 2888, BLANCO**

Your application in the above refers.

The Eden Joint Municipal Planning Tribunal – George Municipality, meeting held on 24 February 2026 resolved:

That, notwithstanding the objection received, the following applications applicable to Erf 2888, Blanco:

- a) Rezoning, in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023, of Erf 2888, Blanco from Single Residential Zone I to General Residential Zone IV;
- b) Consent Use, in terms of Section 15(2)(o) of the Land Use Planning By-law for George Municipality, 2023, to allow a boarding house *(as a primary right as contemplated by Section 20(3)(c) of the George Integrated Zoning Scheme By-law 2023)* on Erf 2888, Blanco - limited to six (6) rooms and one manager's unit;
- c) Departure, in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023, for the relaxation of the following building lines applicable to Erf 2888, Blanco:
 - (i) South-eastern side boundary building line from 4.5m to 2m for the boarding house;
 - (ii) Rear boundary building line from 4.5m to 2.83m for the boarding house;

- d) Permanent Departure, in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for the relaxation of the parking requirements applicable “normal area” to “PT1 area”;

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

REASONS FOR DECISION:

- (i). The implied density of the proposed boarding house is in conflict with the George Municipal Spatial Development Framework, 2023 (MSDF) and the Blanco Local Spatial Development Framework, 2015 (LSDF). The intensity of the use is not considered to be reconcilable with the prevailing densities in the residential area. Therefore, the use is deemed appropriate to a reduced scale which is more reconcilable with the area and in line with the MSDF and LSDF.
- (ii). With the amendments herein proposed, appropriate, area specific land use intensification will be promoted along a public transport route which supports lower dependency on private vehicles and reduces carbon emissions.
- (iii). The intent of the development responds to the need for affordable rental accommodation will be created. Although the density proposed is best reconciled with nodal areas and activity corridors.
- (iv). The proposal will not result in any negative changes to the bio-physical characteristics of the property.
- (v). The proposal makes better use of land within the urban edge, promoting compact, resource-efficient development.
- (vi). Conditions have been imposed to ensure that the facility and related activities are managed well so as not to result in any significant disruptions or disturbances to the surrounding neighbourhood.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2023, the above-mentioned approval shall lapse if not implemented within a period of two (2) years from the date of when the approval comes into operation.
2. This approval shall be taken to cover only the Rezoning, Consent Use and Departures as applied for and indicated on Site Plan No Pr2438 I Blanco2888 I SDP04 dated 2 August 2024, drawn by Marike Vreken Urban & Environmental Planners, 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. The development may not exceed a height of 8.5m to the top of the roof.
4. The interleading rooms may not be converted to self-catering units / flats.
5. The internal layout of the existing building must be reconfigured to align with the above approval.
6. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023 a contravention levy of **R198 211,92** (VAT included) shall be payable to the Directorate: Planning and Development on submission of building plans.

7. A site development plan (SDP) for the development must be submitted to the satisfaction of the Directorate for consideration and approval, in accordance with the provisions of Section 23 of the George Integrated Zoning Scheme By-Law, 2023 and the conditions of approval, prior to submission of building plans.
8. A landscaping plan must be submitted to the Directorate for approval. One (1) x 200 litre tree must be planted for every 2 parking bays provided. The trees must be evenly distributed on the property. The plan shall indicate all hard and soft landscaping elements to be incorporated into the development, including the indigenous vegetation and trees that will be planted within the development. The George Municipality tree list should be consulted to select suitable species. Landscape-based screening and beautification to be incorporated within the development and on the street reserve and outside perimeter of the development, to enhance the streetscape. The landscaping plan must be implemented when acting on the land use rights (i.e. in this instance with immediate effect).
9. A comprehensive management plan detailing the name and contact details of the responsible manager; procedures for dealing with complaints and disturbances; and measures to ensure compliance with all conditions of approval, shall be submitted with the site development plan to the Directorate for approval.
10. A set of house rules shall be compiled and enforced, addressing inter alia: noise control and quiet hours; behaviour of occupants and visitors; use of communal areas; and prohibition of activities that may cause nuisance to neighbours, must be submitted with the site development plan for approval. The house rules shall be made available to all occupants and displayed in a prominent location on the premises.
11. A responsible person (site manager) must be appointed and reside on the property to ensure all occupants abide by the house rules. Proof of appointment must be submitted with the site development plan.
12. The owner must construct at least a 1.8m high screen wall between the subject property and the adjacent residential properties to the satisfaction of the Municipality.
13. CCTV cameras must be installed to ensure the residents' safety that the site manager, the owner and/or his agent may conduct remote surveillance.
14. A clear visible and readable notice board with a maximum size of 650mm x 450mm or 1.5m² must be affixed at the entrance of the property, indicating the name and twenty-four-hour contact number of the manager/owner/agent for purposes of the submission of any complaints in the event of any adverse noise, disturbance or unbecoming behaviour.
15. The maximum number of occupants shall be limited to ten (excluding the site manager's unit).
16. The approval will be regarded as implemented on approval of building plans and the subsequent implementation of the landscaping plan.

Town Planning Notes:

- i. *The use shall not operate in a manner that results in regular functions, parties, or events that generate excessive noise or traffic.*
- ii. *Noise levels must comply at all times with the applicable municipal noise control regulations.*

- iii. *Outdoor activity must be restricted to defined hours to protect the amenity of surrounding residential properties.*
- iv. *No on-street parking may be allowed.*
- v. *All vehicular access and circulation shall be managed to minimise disturbance to neighbouring properties.*
- vi. *The above provisions must be incorporated into the in-house rules, which must be strictly enforced.*
- vii. *A building plan must be submitted for approval in accordance with the National Building Regulations.*
- viii. *Stormwater attenuation to be illustrated on the building plan.*
- ix. *It is incumbent on the owners / developers to ensure compliance with the approvals, permissions and authorisations granted by the respective provincial and national authorities – i.e. Heritage, Environmental, Provincial Roads, etc, where relevant.*
- x. *Provisions for the removal of solid waste is to be addressed in conjunction with the Directorate: Community Services.*
- xi. *The use of impermeable paving should be minimised, with permeable surfaces such as gravel, stone, or permeable pavers strongly encouraged to promote surface water infiltration and reduce runoff.*
- xii. *The inclusion of rain gardens is recommended to further increase stormwater management by allowing water to naturally infiltrate into the ground.*
- xiii. *The contravention levy was calculated as follows:*
 - a. *Total extent of contravention area = 539m² (directly related)*
 - b. *The per m² value of the property is R3 197.74/m²*
 - c. *The contravention levy payable by the owner in accordance with the Municipality's tariff list is:*
 - d. *Directly: 10% x R per m² (R3 197.74) x contravention area (539m²) = R172 358.19 Plus VAT (15%) = R198 211,92 (inclusive of VAT)*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

17. The conditions imposed by the Directorate Civil Engineering Services are attached as '**Annexure B**' dated 28 August 2024 shall be adhered to.
18. As stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, the amount of Development Charges (DCs) to be paid by the developer is calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference thereto, with regards to the proposed development, the developer will be required to make a development contribution, as indicated below.
19. The amounts of the development charges are reflected on the attached calculation sheet dated 28 August 2024 and are as follows:
- | | | | |
|---------------|----------|-------------------|----------------------|
| Roads: | R | 39 248.60 | Excluding VAT |
| Sewer: | R | 149 548.13 | Excluding VAT |
| Water: | R | 148 443.16 | Excluding VAT |
| Total: | R | 337 239.89 | Excluding VAT |
20. The total amount of the development charges of **R 337 239.89** (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.

21. Any amendments or additions to the proposed development, which is not contained within the calculation sheet, 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: ELECTRO-TECHNICAL SERVICES

22. The conditions imposed by the Directorate Electro-technical Services are attached as '*Annexure C*' dated 10 September 2024, shall be adhered to.

23. As stipulated in the attached conditions imposed by the Directorate Electro-technical Services, the amount of Development Charges (DCs) to be paid by the developer is calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference hereto, with regards to the proposed development, the developer will be required to make a development contribution, as indicated below.

24. The amounts of the development contributions are reflected on the attached calculation sheet dated 10 September 2024 and are as follows:

Electricity	R	159 490.00	Excluding VAT
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25. The total amount of the development charges of **R 159 490.00** (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.

26. 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.

ADDITIONAL CONDITIONS IMPOSED BY THE TRIBUNAL

27. This approval is granted subject to strict and ongoing compliance with the approved building plans, this decision, all conditions of approval and all other applicable legal requirements, failing which the Municipality may suspend or withdraw this approval and require the immediate cessation of the land use rights granted herein.

28. The property shall remain a single cadastral entity and may not be subdivided or developed under any form of sectional title or similar ownership structure without the prior written approval of the Municipality.

You have the right to appeal to the Appeal Authority against the decision of the Eden Joint Municipal Planning Tribunal – George Municipality, 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 20 MARCH 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: TOWNPLANNING

C:\Users\pnako\Desktop\TRUBUNALITEMS\Erf 2888, Blanc(Rezoning, Consent use & Permanent Department ,approval) M Vreken.docx

3721

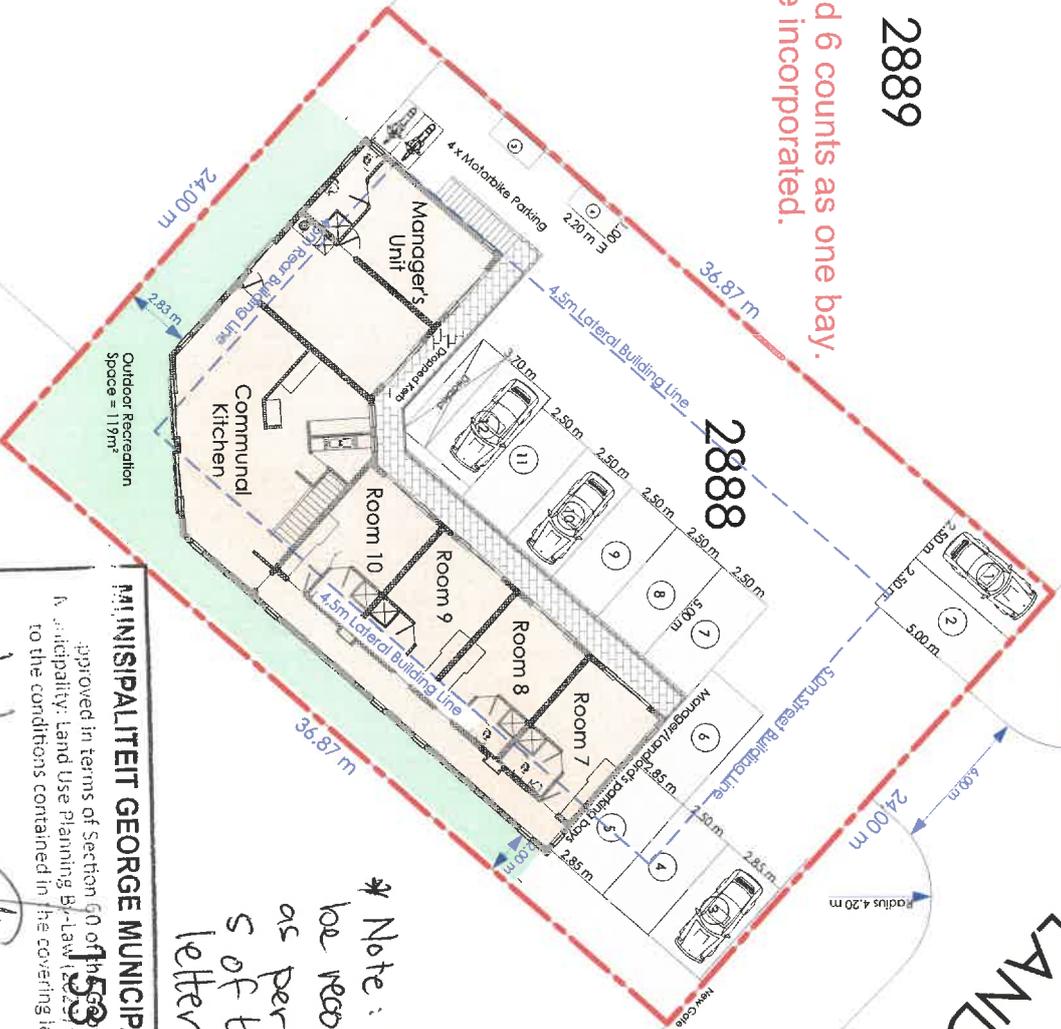
2889

Notes:
- Parking bays 5 and 6 counts as one bay.
- Landscaping to be incorporated.

3147

3148

3160



MAITLAND STREET

* Note: Rooms to be reconfigured as per conditions of the approval letter

MUNICIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 60 of the 1955 Municipalities Act, subject to the conditions contained in the covering letter.

DATE: 27/02/2025
 DATUM: [Signature]

SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSBEPLANNING

PLAN 3

BLANCO
ERF 2888

SITE DEVELOPMENT PLAN
FIRST FLOOR



SCALE
A4 = 1:300

GRAPHIC SCALE



NOTES

- Sizes and dimensions are approximate and subject to final survey
- Erf size = 8859m²
- Coverage = 32,2% (248m²)
- FAR = 0,61 (539m²)
- Prescribed street building lines = 5m
- Prescribed site & rear = 4,5m (2,0m & 2,5m)
- Outdoor Recreation Space Provided: 1179m²
- Parking provided for 10 rooms + manager = 13 bays + 4x motor cycle bays = **11 bays**

DRAWN: MV CHECKED: MV

PLAN NO: P24381 | Blanco2888 ISDPx

PLAN DATE: 2 Aug 2024

STORED: Z:\Admin\GIS\A\G\W\24381 | Blanco2888 ISDPx.dwg

COPY RIGHT:

This Plan may not be copied or amended without the written consent of M Vekien

21 Trotter Street, PO Box 2180
KAYSA 6570

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086 439 2987
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www.markie.co.za

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Erf Number *	2888
Allotment area *	Bianco
Water & Sewer System *	George System
Road network *	Bianco
Developer/Owner *	CSHELL 172(PTY)LTD
Erf Size (ha) *	885,00
Date (YYYY/MM/DD) *	2024-08-28
Current Financial Year	2024/2025
Collaborator Application Reference	3247520

Application: Subdivision

Service applicable	Description
Roads	Service available, access via Maintland 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

- The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
 - The amounts of the development charges are reflected on the attached calculation sheet dated 28/08/2024 and are as follows:

Roads:	R	39 248,60	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	149 548,13	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	148 443,16	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	337 239,89	Total Excluding VAT
 - The total amount of the development charges of R337 239,89 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
 - Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval
- Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.*
- As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R337 239,89 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
 - Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
 - All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
 - 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.
 - Any, and all, costs directly related to the development remain the developers' responsibility.
 - Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
 - Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)



Erf Number *	2888
Allotment area *	Blanco
Water & Sewer System *	George System
Road network *	Blanco
Developer/Owner *	CSHELL 172(PTY)LTD
Erf Size (ha) *	885,00
Date (YYYY/MM/DD) *	2024-08-28
Current Financial Year *	2024/2025
Collaborator Application Reference	3247520

Code	Land Use	Unit	Total Existing Right	Units	Total New Right
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RESIDENTIAL	Residential housing (<500m ²) Erf	Unit			
	Residential housing (500-1 000m ²) Erf	Unit	1		1

ACCOMMODATION ESTABLISHMENTS	Units	FAR	m ² GLA	m ² Erf	FAR	m ² GLA
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Guest House bed Please select **Yes** 10

Is the development located within Public Transport (PT1) zone?

Calculation of bulk engineering services component of Development Charge

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
trips/day	28,50		R 1 308,29	R 37 286,17	R 5 592,93	R 42 879,10
trips/day	1,50		R 1 308,29	R 1 962,43	R 294,36	R 2 256,79
K/day	3,34		R 44 760,00	R 149 548,13	R 22 432,22	R 171 980,35
K/day	3,27		R 45 340,00	R 148 443,16	R 22 266,47	R 170 709,63

Total bulk engineering services component of Development Charge payable	R 337 239,89	R 50 585,98	R 387 825,87
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Link engineering services component of Development Charge
Total Development Charge Payable

City of George
 Calculated (CEIS): **JM Fivaz**
 Signature : _____
 Date : **August 28, 2024**

NOTES :
 1. In relation to the increase pursuant to section 66(5)(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 surfs as a pro-forma calculation. Once confirmation of the calculation is revised can a VAT invoice be requested from the Municipal Financial department. In this regard you can contact Werner Joubert on email at wjoubert@george.gov.za or telephone on 044 801 1333

Departmental Notes:

For the internal use of Finance only

Service	Financial code/key/number	Total
Roads	20220703048977	R 42 879,10
Public Transport		R 2 256,79
Sewerage	20220703048978	R 171 980,35
Water	20220703048981	R 170 709,63
		R 387 825,87



Erf Number * 2888
 Alignment area * Blanco
 Elec Dcs Area/Region * George Network
 Elec Link Network * LV
 Elec Development Type * Normal
 Developer/Owner * Sshell (Pty) Ltd
 Erf Size (ha) * 0.09
 Date (YYYY/MM/DD) * 10 09 2024
 Current Financial Year * 2024/2025
 Collaborator Application Reference * 3247520

Development Charges

Application:

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

Comments: 0

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 10/09/2024 and are as follows: Electricity: R 159 489,85 Excluding VAT
3	The total amount of the development charges of R159 490, 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(5)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R159 490, 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 determine the pro-rata contributions payable.
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	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 the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
12	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
13	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
14	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.
15	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.

17	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.
18	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
19	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.

Electro Technical

