

Collaborator No.: 3636686
Reference / Verwysing: Erf 3562, Pacaltsdorp
Date / Datum: 6 March 2026
Enquiries / Navrae: Andrea Griessel

Email: planning@delplan.co.za

DELPLAN CONSULTING
P O Box 9956
GEORGE
6530

APPLICATION FOR CONSENT USE: ERF 3562, PACALTSDORP

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 application for **Consent Use** in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2023 to accommodate a house shop on Erf 3562, Pacaltsdorp;

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

REASONS FOR DECISION

- a) The proposed house shop aligns with the spatial planning development principles and guidelines applicable to the surrounding area.
- b) The proposed house shop deviates from the guidelines of the approved House Shop Policy but is construed to align with the principles and objectives of the policy.
- c) The proposed house shop will benefit the local members of the community in terms of access to retail goods due to reduced travel time and convenience for those who do not own vehicles.
- d) Regularisation of the house shop will address the occurrence of illegal and informal land development and allow for healthy competition between existing house shops in this area, which will bear reward for improved management of the informal sector.
- e) Regularisation of the house shop will allow other state departments to better manage aspects such as compliance with health regulations, safety, tax compliance, etc.
- f) The proposal will not result in any significant adverse impact to the existing residential area nor impact negatively on surrounding property owners' rights or amenity to sunlight, privacy or views.

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

Implementation

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 into operation.

2. This approval shall be taken to cover only the consent use applied for and as indicated on the site layout plan dated February / March 2025 drawn by L & E Draughting Services attached hereto 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 approval of the house shop application is granted subject to compliance with the existing High Court Order dated 21 April 2023 under Case No. 263/2022. Nothing in this approval shall be construed as overriding, amending, or negating the said Court Order.
4. The owner and/or operator of the existing house shop is directed to, in accordance with the Court Order, demolish the existing structure from which the house shop is presently operated and to cease all business activities within 3 months from this approval coming into operation.
5. The implementation of the consent use approval may be phased as follows:
 - (a) Within 12 months: The owner to submit building plans for approval of a house shop structure in accordance with the requirements of George Integrated Zoning Scheme By-law, 2023, the conditions of approval and the National Building Regulations and Building Standards Act, 1977.
 - (b) Within 24 months: The owner and/or operator must obtain the occupation and fire safety certificates for the approved building.
6. A contravention levy of **R 2 689,02 (VAT included)** is payable on the submission of building plans for the house shop and proposed new dwelling.
7. The above approval will be considered as implemented on the issuing of an occupation certificate in accordance with the approved building plans.

Operation of the house shop

8. Permission to operate the house shop is only granted to the property and the operator concerned and is not transferable.
9. The operator of the house shop must reside on the property in quarters or a room separate from the house shop.
10. No more than 3 (three) persons, including the occupants of the dwelling unit, are permitted to be engaged in retail activities on the property.
11. Trading must be restricted to remain within the boundaries and behind the street building line of the property. No trading is permitted on the sidewalks or in the road reserve.
12. Any new structure, or alteration to the existing dwelling unit or shelter, must conform to the residential character of the area concerned.
13. Trading hours shall be limited to 06h00 until 20h00, unless otherwise approved. The municipality may restrict trading hours further depending on any complaints received.
14. Stock deliveries must be restricted to normal business hours (06h00 to 18h00 weekdays only).
15. The sale of liquor or alcoholic beverages, the storage or sale of gas and gas containers, paraffin and other hazardous substances is prohibited.
16. No place of entertainment or place of leisure, including activities such as the playing of arcade games, gaming machines, gambling machines and pool tables be allowed within a house shop.
17. The house shop may not constitute a noise nuisance or create a nuisance for any neighbouring property owner.
18. Juke boxes will not be allowed within a house shop. Should music be played in a house shop, it must be limited to listening music set at a low volume and speakers may not be placed outside the house shop.
19. The approval may be revoked should:
 - (a) it be reported for any form of illicit trade or crime.
 - (b) it does not comply with the National Building Regulations and Health Regulations, after reasonable time has been afforded to address issues of non-compliance;
 - (c) it be found dumping waste or create unhealthy living conditions;
 - (d) it be a source of noise of public nuisance; or
 - (e) the phasing requirements for rectifying an existing house shop not be implemented within the timeframes stipulated.

Town Planning Notes:

- (i) *The Court Order also instructs the demolishing of other structures which do not form part of this application. The owner also obligated to comply with the Court Order and to pay all outstanding costs to the municipality's attorneys. Should the owner / operator fail to do so, the Municipality will take further legal action, which cost will be borne by the owner.*
- (ii) *The sale of cellular phone/telephone recharge vouchers and the provision of any other services or trades may require further approval by the George Municipality.*
- (iii) *All parking for the house shop must be provided on the property concerned to the satisfaction of the Directorate: Civil Engineering Services. No parking will be allowed in the road reserve.*
- (iv) *Disposal of refuse must be addressed to the satisfaction of the Directorate: Community Services prior to the submission of building plans.*
- (v) *Only one non-illuminated sign shall be permitted and shall not exceed 5000cm² in area. Such sign shall indicate only the name of the owner, the name of the business and the nature of the retail trade. Any other sign must be applied for and approved by the George Municipality before it may be placed.*
- (vi) *A business license for the preparation of meals as required in terms of the Business Act, 1991 (Act 71 of 1991) must be obtained from the Directorate: Community Services.*
- (vii) *The owner / operator must obtain required health, hygiene and tobacco certificates from the Garden Route District Municipality.*
- (viii) *This approval does not exempt the developer from complying with other applicable legislative requirements. It remains the responsibility of the developer to ensure that all necessary certifications are obtained, including but not limited to a business license, health certificates, and SARS compliance.*
- (ix) *The contravention levy was calculated as follows:*
 - a. *Contravention area: 37.2m²*
 - b. *Per m² value of the property = Total municipal value / property extent.*
 - c. *R264 000,00 / 420m² = R628,57 per m²*
 - d. *Contravention levy (directly) = 10% x R 628,57/m² x 37.2m² = R 2 338,28 (VAT Excluded)*
 - e. *Total: R 2 689,02 (VAT included).*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

- 20. The conditions imposed by the Directorate Civil Engineering Services are attached as "Annexure B" dated 04 June 2025 and must be complied with.
- 21. 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 hereto, with regards to the proposed development, the developer will be required to make a development contribution, as indicated below.
- 22. The amounts of the development contributions are reflected on the attached calculation sheet dated 04 June 2025 and are as follows:
 - Roads: R 0,00 Excluding VAT
 - Sewer: R 0,00 Excluding VAT
 - Water: R 0,00 Excluding VAT
 - Total: R 0,00 Excluding VAT**
- 23. The total amount of the development charges of **R0,00 (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.
- 24. Any amendments or additions to the proposed development which are not contained within the said calculation sheet, 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: ELECTRO-TECHNICAL SERVICES

25. The conditions imposed by the Directorate Electro-technical Services are attached as "Annexure C" dated 27 May 2025 and must be complied with.
26. 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.
27. The amounts of the development contributions are reflected on the attached calculation sheet dated 27 May 2025 and are as follows:
Electricity: R 0,00 Excluding VAT
28. The total amount of the development charges of **R0,00 (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.
29. Any amendments or additions to the proposed development which are not contained within the said calculation sheet, 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.

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.

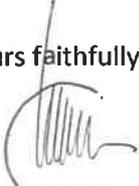
A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 27 MARCH 2026**, and simultaneously 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: TOWN PLANNING

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22	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.
23	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.
24	Installation of ripple relays are compulsory for all geysers with electrical elements.



Singed on behalf of Dept: ETS

27 May 25

Development Charges Calculator		Version 1.00		2024/06/10			
		Erf Number	3562				
		Allotment area	Pacaltsdorp				
		Elec DCs Area/Region	George Network				
		Elec Link Network	LV				
		Elec Development Type	Normal				
		Developer/Owner	F Donson				
		Erf Size (ha)	0,04				
		Date (YYYY/MM/DD)	2025-05-27				
		Current Financial Year	2024/2025				
		Collaborator Application Reference	3636686				
Code	Land Use	Unit		Total Existing Right	Total New Right		
RESIDENTIAL				Units	Units		
	Single Res < 350m² Erf (informal)	unit		1	1		
Is the development located within Public Transport (PT1) zone?				Please select	Yes		
Calculation of bulk engineering services component of Development Charge							
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	KVA	1,44	1,44	#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 (ETB):							
Signature :							
Date :		May 27, 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	70160673 071136	R 0,00
		R 0,00

For Internal information use only (Not to publish)



Erf Number *	3562
Allotment area *	Pacaltsdorp
Water & Sewer System *	George System
Road network *	Pacaltsdorp
Developer/Owner *	Florrie Donson
Erf Size (ha) *	419,00
Date (YYYY/MM/DD) *	2025-06-04
Current Financial Year	2024/2025
Collaborator Application Reference	3636686

Application: Consent (House Shop)

Service applicable	Description
Roads	Service available, access via Valk 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 04/06/2025 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 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.*
- 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-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 developer / erf owner is to apply to the George Municipality for the installation of an individual erf water meter prior to any building work commencing on an erf.
- 23 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
- 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.


Signed on behalf of Dept: CES

04 Jun 25



GM 2023 Development Charges policy



GM 2023 Integrated Zoning Scheme By-law



GM 2024/25 Tariffs



Civil Engineering Service



Electro-Technical Service

Erf Number * 3562
 Allotment area * Pacaltsdorp
 Water & Sewer System * George System
 Road network * Pacaltsdorp
 Developer/Owner * Florrie Donson

Erf Size (ha) * 419,00
 Date (YYYY/MM/DD) * 2025-06-04
 Current Financial Year * 2024/2025
 Collaborator Application Reference * 3636686

Code	Land Use	Unit	Total Existing Right			Total New Right		
			Units			Units		
RESIDENTIAL	Residential housing (<500m²) Erf	Unit	1			1		
GENERAL BUSINESS	Retail/Shop - Small (<2,000m² GLA)	m² GLA	50,00	1,00	50,00	39,80	1,00	39,80

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

Calculation of bulk engineering services component of Development Charge

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
trips/day	0,00		R 0,00	R 0,00	R 0,00	R 0,00
trips/day	-1,01		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
kl/day	0,00		R 45 340,00	R 0,00	R 0,00	R 0,00

Total bulk engineering services component of Development Charge payable **R 0,00**

Link engineering services component of Development Charge **R 0,00**

Total Development Charge Payable **R 0,00**

City of George
 Calculated (CES): **JM Fivaz**
 Signature : _____ Date : **June 4, 2025**

NOTES : 1. In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month
 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:

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Service	Financial code/Key number	Total
Roads	20220703048977	R 0,00
Public Transport		R 0,00
Sewerage	20220703048978	R 0,00
Water	20220703048981	R 0,00

