GEORGE
THE CITY FOR ALL REASONS

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Beplanning en Ontwikkeling
Planning and Development

Collaborator No.: **4037384**
Reference / Verwysing: **Erf 3725, George**
Date / Datum: **06 November 2026**
Enquiries / Navrae: **Angela Coetzee**

JAN VROLIJK TOWN PLANNER / STADSBEPLANNER
PO Box 710
GEORGE
6530

Attention: Jan Vrolijk **Email:** planning@mdbplanning.co.za

APPLICATION FOR REZONING: ERF 3725, GEORGE

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.3.13 Sub delegation: LUP1.1 dated 24 April 2025, decided that the application for Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 of Erf 3725, George from Single Residential Zone I to Business Zone I;

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

REASONS FOR DECISION

a) The proposed rezoning is consistent with the spatial planning objective for this area as reflected in the LSDF and MSDF.
b) The property's location on the periphery of the identified hard CBD core makes the proposed Business Zone I zoning appropriate in principle.
c) The rezoning is not expected to result in significant detrimental impacts on the character of the surrounding area, streetscape, landscape or natural environment.
d) The requirement for the submission and approval of a Site Development Plan (SDP) will ensure that any future development is appropriately assessed in terms of its layout, scale and compliance with the applicable development parameters as prescribed in the George Integrated Zoning Scheme By-Law, 2023.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

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. Any development on the property be limited to a maximum height of 10m (3 storeys) to the top of the roof.

Site Development Plan

3. A site development plan (SDP) for the development must be submitted to the satisfaction of the Directorate: Planning and Development for consideration and approval, in accordance with the provisions of Section 23 of the George Zoning Scheme By-Law, 2023 and the conditions of approval prior to submission of building plans.
4. The design must complement the existing streetscape and promote pedestrian-oriented development along Wellington Street and within the property.
5. A Landscape Plan compiled by a qualified landscape architect must be submitted with the Site Development plan to the satisfaction of the 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 5 above, at least 1x 200L indigenous tree must be planted must be planted for every six parking spaces.
7. A certificate from a registered land surveyor confirming the property boundaries and identifying any existing encroachments must be submitted together with the SDP. Should any encroachments be identified, these must be resolved to the satisfaction of the Municipality prior to the submission of the SDP.
8. The rights will be considered implemented on the issuing of the occupation certificate in accordance with the approved building plans.

Notes

- *A building plan be submitted for approval in accordance with the National Building Regulations (NBR).*
- *A review of the available aerial imagery suggests that there may be existing encroachments onto the property. As per condition 7, this matter must be addressed prior to the submission of the SDP.*
- *The property is located within an intensification area/ on an activity corridor. Accordingly, should the intended use include a shop, liquor store and/or restaurant, the applicable parking requirement is 6 parking bays per 100 m², and not 4 bays per 100 m² as indicated by the applicant. An application for Departure will be required if the developer wish to provide parking at a reduced parking ratio.*
- *No site layout plan was approved or stamped as part of this application. The implementation of the approved land use rights is subject to the submission and approval of an SDP, which must clearly indicate the intended use(s) and demonstrate compliance with the applicable development parameters and parking requirements in terms of the George Integrated Zoning Scheme By-law, 2023.*
- *Stormwater management must be addressed to the satisfaction of the Civil Engineering Department and Municipal Environmental Division and must be clearly illustrated on the building plans. The developer must demonstrate that stormwater will, as far as practically possible, be managed and attenuated on site prior to discharge into the Municipal stormwater system. The use of Sustainable Urban Drainage Systems (SUDS), permeable paving and other appropriate stormwater attenuation and infiltration measures should be considered as part of the design.*
- *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.*
- *The existing dwelling on the property is older than 60 years. Accordingly, any proposed alterations, additions or demolition of the dwelling will be subject to the necessary approval from Heritage Western Cape, in accordance with the applicable heritage legislation.*
- *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- *The Developer is advised that the applicable Development Contributions (DCs) will be levied upon submission of the building plans for the proposed development. The DC amounts indicated below are based on the information available to the respective Engineering Departments at the time of consideration of this application. These amounts are subject to change once the final development details have been confirmed. The applicable DCs will be payable upon submission of the building plans.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

8. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure A' dated 08.05.2026, collaborator reference 4037384 hereto.
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:

Roads: R 69 415.01
Sewer: R 87 441.01
Water: R 114 024.30
Total: R 270 880.32 (Excluding VAT)

10. The total amount of the development charges of **R270 880.32** 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.
11. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 9 above, which may lead to an increase or decrease 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 ENGINEERING SERVICES

8. The conditions imposed by the Directorate Electrotechnical Engineering Services are attached as 'Annexure A' dated 20.04.2026, collaborator reference 4037384 hereto.
9. As stipulated in the attached conditions imposed by the Directorate Electrotechnical 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:

Electricity: R 53 613.83 Excluding VAT

10. The total amount of the development charges of **R 53 613.83** 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.
11. 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.

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 NOVEMBER 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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