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**Menslike Nedersettings, Beplanning en Ontwikkeling
Human Settlements, Planning and Development**

Collaborator No.: 3173397
Reference / Verwysing: Erf 26813, George
Date / Datum: 14 April 2025
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DELPLAN
PO BOX 9956
GEORGE
6530

**APPLICATION FOR REZONING, CONSENT USE AND DEPARTURE:
ERF 26813, CASANIE CRESCENT, GEORGE**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 30 March 2022 decided that, notwithstanding the objection received, the following land use applications on Erf 26813, George for:

1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 26813, George from Utility Zone to General Residential Zone IV (Flats);
2. Consent use in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2023 for a Boarding Hostel on Erf 26813, George
3. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 26813, George to allow for the following:
 - a. Relaxation of the northern street building line from 5.0m to 2.0m
 - b. Relaxation of the eastern and western common boundary building lines from 4.5m to 3.0m for the development above the mandated 8.5m height;
 - c. Reduction in the required number of 37 parking bays for "normal areas" to allow for 27 parking bays under "PT1" area;
 - d. Reduction of the 27 "PT1" parking bays requirement to allow 23 parking bays.

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

REASONS FOR DECISION

- A. The application promotes an appropriately scaled medium to high density residential development that aligns with the spatial planning objectives for this area and is consistent with the goals and objectives of LUPA and SPLUMA.
- B. The application, in the context of need for residential densification will not have a negative impact on the surrounding environment and represents a suitable transition between the activity corridor, commercial activities and the existing medium density residential area.
- C. The proposed development will be designed and built in a way that complements the aesthetical character of the area and harmoniously blend in with the surrounding built fabric.
- D. The proposed development is situated on an activity corridor and will contribute positively to the existing public transport system (Go-George).



- E. The conditions imposed to ensure compliance with the Student Accommodation Policy and to regulate and manage the said land use is aligned with approved Council policy and ensures the required controls are applied to promote integration with the surrounding neighbourhood.

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, 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. This approval shall be taken to cover only the Rezoning and Departure applications as applied for and indicated on the site layout plan, plan No. BA23-021 2-01 CD, BA23-021 2-02 CD, BA23-021 2-03 CD & BA23-021 4-01 CD drawn by Blue Architects dated November 2023 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. A site development plan for the flats together with a detailed landscaping plan must be submitted to the Directorate: Planning and Development in terms of Section 23 of the George Integrated Zoning Scheme Bylaw, 2023 for consideration prior to the submission of building plans.
4. The development shall be limited to a maximum of 18 dwelling units.
5. Compliance with the conditions of the George Municipality Student Accommodation Policy, 2023 must be illustrated included as part of the SDP submission.
6. The approval will be considered as implemented on the commencement of building works in accordance with the approved building plan.

Town Planning Notes:

- (i) A building plan must be submitted for approval in accordance with the National Building Regulations (NBR).
- (ii) The developer must ensure that a manager/caretaker resides on the property in line with the George Municipality’s student accommodation policy. Manager unit to be shown on the SDP.
- (iii) Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.
- (iv) The recommendations in the Parking Study done by Urban Engineering Consultants dated 9 April 2024 (Ref 24-033 (Rev 1) must be implemented to the satisfaction of the Civil Engineering Department as part of the SDP submission.
- (v) Provisions for the removal of solid waste must be addressed in conjunction with the Dir: Environmental Services.
- (vi) The developer must adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- (vii) The developer must 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.
- (viii) The applicant must comply with the National Forestry Act, Act No 84 of 1998, should it be required.

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

7. 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:
8. The amounts of the development charges are reflected on the attached (Annexure B) calculation sheet dated 08/07/2024 and are as follows:
Roads: R 80 923.19
Sewer: R 103 445.33
Water: R 110 810.96
Total: R 295 179.48 (Excluding VAT)
9. The total amount of the development charges of R 295 179.48 (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 as dated in condition 8 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.

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 transfer requests and building plans to obtain a final calculation.

11. 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 R 295 179.48 shall be adjusted in line with the consumer price index published by Statistics South Africa up to the date when payment is made in terms of Condition 9 above.
12. 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.
13. 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 electrical 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.
14. 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.
15. Any, and all, costs directly related to the development remain the developers' responsibility.
16. Only one connection permitted per registered erf (water and sewer connections). Condition 11 applies.
17. 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 13 applies).
18. 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 13 applies).
19. 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 13 applies).
20. A homeowners' association/body corporate (as applicable) is/are to be established incorporating all erven within any security development / private and /or access-controlled developments. The private roads and the related stormwater and light poles infrastructure, and private open spaces within the development will be transferred by the developer to this / these homeowners' association/s who will assume responsibility for the maintenance thereof.
21. The association shall see to it that the officials and contractors of the Municipality shall at all times have access to any portion of the development that may otherwise not be generally accessible to the general public due to security measures, including guarded entrances, electronic gates or booms. For the avoidance of doubt, it is agreed that this requirement relates to the Municipality's emergency services, entry for normal maintenance and replacement, meter reading and inspection and refuse removal. If access to the development is denied to the Municipality or a contractor appointed by the Municipality, the developer and the association will jointly and severally be liable for the full cost of the municipal infrastructure repairs and any damages the Municipality may suffer as a result thereof and will be billed for any water losses or loss in electrical sales from the system.
22. 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.

23. 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.
24. 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.
25. Municipal water is provided for potable use only. No irrigation water will be provided.
26. 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.
27. 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.
28. 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.
29. Public and private roads are to be clearly indicated on all layout plans submitted. The road reserves must be clearly indicated on all plans submitted for approval. The cadastral layout can only be approved if the road reserves have been included on plans and approved by CES.
30. The private roads and the associated stormwater and private open spaces are to be registered as private and transferred to the HOA/BC, or other relevant governing or controlling body. Public roads must be transferred to the George Municipality.
31. 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.
32. Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
33. The developer is to provide the Dir: CES with a TIA approved by the DRE and/or SANRAL. The comments and conditions in the approved TIA must be implemented by the developer.
34. The discharge of surface stormwater is to be addressed by the developer. Condition 13 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done online with the available stormwater master plans.
35. 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.
36. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
37. No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to ensure compliance.
38. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 13 applies.
39. 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.
40. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
41. Access to parking must confirm to George Integrated Zoning Scheme 2023, and sufficient stacking distance should be allowed for, and indicated on the Site development Plan.



Access to parking must confirm to George Integrated Zoning Scheme 2023, and sufficient stacking distance (6m for less than 15 units and 12m for more than 15 units, measured from the property boundary) should be allowed for, and indicated on the Site development Plan.

42. 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

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

43. 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:
44. The amounts of the development contributions are reflected on the attached (Annexure B) calculation sheet dated 27/06/2024 and are as follows:
Electricity: R 386 052.96 (Excluding VAT)
45. The total amount of the development charges of R386 052.96 (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.
46. 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.

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 transfer requests and building plans to obtain a final calculation.

47. 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 R386 052.96 (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 44 above.
48. 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.
49. 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 electrical 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.
50. 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 (i.e. within the development area), position of accesses, provision for pedestrians and nonmotorized transport, and other issues related to traffic.
51. Should more than two developments/properties be party to or share any service, the Dir: CES & ETS will in conjunction with the parties determine the pro-rata contributions payable.
52. Any, and all, costs directly related to the development remain the developers' responsibility.
53. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 49 applies.
54. 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 49 applicable)

55. 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 49 applicable)
56. 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 49 applicable)
57. 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.
58. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines. Servitudes must be registered for all electrical services traversing erven.
59. 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.
60. 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.
61. 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.
62. In all cases, where individual customer applies 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.
63. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
64. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
65. 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.
66. 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.
67. Installation of ripple relays are compulsory for all geysers with electrical elements.
68. All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
69. A detailed energy efficiency and demand side management plan to be implemented in the development to provide to the municipality.
70. All LV work must be installed and be funded by the developer / customer.
71. A temporary municipal metered construction supply can be installed, at a cost to be determine, prior to construction to monitor electrical consumption during the construction phase. All cost, installation and consumption, will be for the cost of the developer. No electricity may be consumed without it being metered by a registered municipal electrical meter. Standard application process will apply. Temporary supplies will only be made available on full payment of the DCs for the whole development.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or 5 MAY 2025** 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


I. HUYSEN
ACTING SENIOR MANAGER: TOWN PLANNING

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GM 2023 Development Charges policy



GM 2023 Integrated Zoning Scheme By-law



GM 2023 Tariffs



Civil Engineering Service



Electro-Technical Service

ErF Number * 26813
Allotment area * George
Water & Sewer System * George System
Road network * George
Developer/Owner * Butendag Property Investments (Pty) Ltd
ErF Size (ha) * 965,29
Date (YYYY/MM/DD) * 2024-07-08
Current Financial Year * 2024/2025
Collaborator Application Reference * 3173397

Code	Land Use	Unit	Total Existing Right	Total New Right
RESIDENTIAL				
	Residential housing (500-1 000m ²) Erf	Unit	1	
	Flat (<100 m ²) unit	unit		18

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

Please select **Yes**

Calculation of bulk engineering services component of Development Charge

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
trips/day	43,23		R 1 782,99	R 77 069,70	R 11 560,46	R 88 630,16
trips/day	2,28		R 1 782,99	R 3 853,49	R 578,02	R 4 431,51
k/day	2,31		R 44 760,00	R 103 445,33	R 15 516,80	R 118 962,13
k/day	2,44		R 45 340,00	R 110 810,96	R 16 621,64	R 127 432,60
Total bulk engineering services component of Development Charge payable				R 295 179,48	R 44 276,92	R 339 456,40

Link engineering services component of Development Charge
Total Development Charge Payable

City of George

Calculated (CES): JM Fivaz


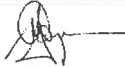
Signature: _____ Date: July 8, 2024

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:

For the internal use of Finance only

Service	Financial code/Key number	Total
Roads	20220703048977	R 88 630,16
Public Transport	20220703048977	R 4 431,51
Sewerage	20220703048978	R 118 962,13
Water	20220703048981	R 127 432,60
		R 339 456,40

Development Charges Calculator			Version 1.00		2023/07/04	
	Erf Number	26813				
	Allotment area	George				
	Elec DCs Area/Region	George Network				
	Elec Link Network	MV/LV				
	Elec Development Type	Normal				
	Developer/Owner	Buitenbag				
	Erf Size (ha)	0,1				
	Date (YYYY/MM/DD)	2024-06-27				
	Current Financial Year	2023/2024				
	Collaborator Application Reference	3173397				
Code	Land Use	Unit	Total Existing Right		Total New Right	
RESIDENTIAL			Units	Units	Units	
	Single Res > 650m² Erf (Normal)	unit		1		
OTHERS			kVA		kVA	
	Others. No further diversity applied. (as applied by consultant)	Actual kVA (ADMD)				69,3
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
Electricity	kVA	4,33	69,30	R 5 942,45	R 386 052,96	R 57 907,94
Total bulk engineering services component of Development Charge payable					R 386 052,96	R 57 907,94
						R 443 960,90
Link engineering services component of Development Charge						
Total Development Charge Payable						
City of George						
Calculated (ETS): 						
Signature: _____						
Date: June 27, 2024						
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	6600000000	R 443 960,90
		R 443 960,90