

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

Collaborator No.: 3446904  
Reference / Verwysing: Erven 827 and 828, Tyolora  
Date / Datum: 30 May 2025  
Enquiries / Navrae: Marisa Arries

**Email: [janvrolijk@jvtownplanner.co.za](mailto:janvrolijk@jvtownplanner.co.za)**

JAN VROLIJK TOWN PLANNER  
PO BOX 710  
**GEORGE**  
6530

**APPLICATION FOR SUBDIVISION AND CONSOLIDATION: ERVEN 827 AND 828, SILINDILE STREET,  
TYOLORA**

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that the following applications applicable to Erven 827 and 828, Tyolora:

1. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 828, Tyolora into a Portion A ( $\pm 150\text{m}^2$ ) and a Remainder ( $\pm 476\text{m}^2$ );
2. Consolidation in terms of Section 15(2)(e) of the Land Use Planning By-Law for George Municipality, 2023 of the proposed Portion A with Erf 827, Tyolora;

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

**REASONS FOR DECISION**

- a) The proposed subdivision is merely a boundary adjustment to accommodate existing structures that encroaches over the property boundary.
- b) The proposal will not result in a negative impact to the neighbouring property owners' rights or amenities in terms of privacy, views or sunlight.
- c) The proposal will not have a negative impact on the character of the area.

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

**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 into operation.
2. This approval shall be taken to cover only the subdivision and consolidation applications as applied for and as indicated on the subdivision and consolidation plan, Plan no 180/1 drawn by Jan Vrolijk Town

Planner dated April 2024 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 provision.

3. The subdivision and consolidation will only be considered implemented upon approval of the Consolidation Diagram by the Surveyor-General and the registration of the consolidated property in terms of the Deeds Registries Act.

Notes:

- (i) *Building plans must be submitted for approval in accordance with the National Building Regulations (NBR) for the above-mentioned development.*
- (ii) *Structures that do not meet the requirements of the NBR must be demolished and evidence of their removal must be submitted together with the building plans.*
- (iii) *Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.*
- (iv) *The Surveyor General approved diagrams must be submitted to the George Municipality’s GIS Department for information purposes.*
- (v) *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.*
- (vi) *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*

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 20 JUNE 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

  
**C. PETERSEN**

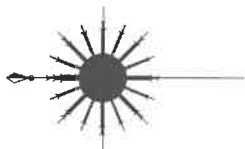
**SENIOR MANAGER: TOWN PLANNING**

C:\Marisa\Decisions\_New By-Law Pro formas\_(applicant)\Erven 827 and 828, Tyolora( subdivision and consolidation Approval)jvroljik.docx

APPLICATION FOR SUBDIVISION AND  
CONSOLIDATION; ERVEN 827 AND 828  
TYOLORA

1. Application is made in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 for the subdivision of Erf 828 Tyolora (outlined in red) into a Portion A ( $\pm 150\text{m}^2$ ) and a Remainder ( $\pm 476\text{m}^2$ ).

2. Application is made in terms of Section 15(2)(e) of the Land Use Planning By-law for George Municipality, 2023 for the consolidation of Portion A with Erf 827 Tyolora (outlined in blue).



STUDY	STUDY	STUDY	STUDY
1	2	3	4

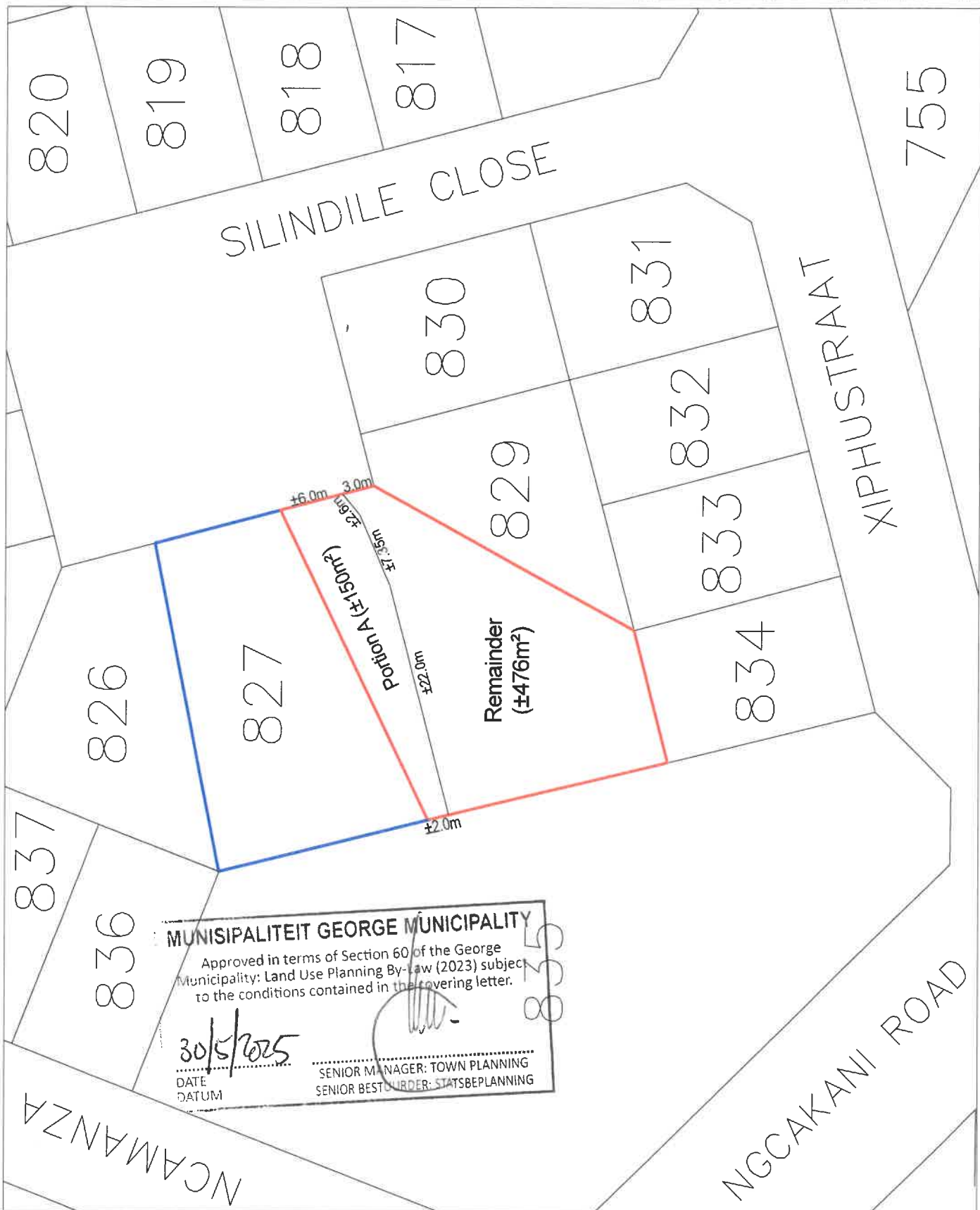
### Subdivision plan



**IANVROLIJK**  
TOWN PLANNER - STADSBEPLANNER

NAME	NTS		SEX
BORNED PLAN	PLANNED PLANNING	180/1	
RECEIVED REASON	RECEIVED REASON	Erl 180 Pacalidone	
DATE	APRIL 2024	SUBDIVISION PLAN	

ALL MEASUREMENTS APPROXIMATE  
ALLE AFMETINGEN BY BENADERING



KOPIEREG VOORBEHOUD / COPY RIGHT RESERVED



Development Charges Calculator				Version 1.00		2024/06/10	
				Erf Number	827 & 828		
				Allotment area	Themba'ethu/Tyolora		
				Elec DCs Area/Region	George Network		
				Elec Link Network	LV		
				Elec Development Type	Normal		
				Developer/Owner	DE Nyikisa, JT & J Mlwayo		
				Erf Size (ha)	0,12		
				Date (YYYY/MM/DD)	2024-11-07		
				Current Financial Year	2024/2025		
				Collaborator Application Reference	3446904		
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL							
	Single Res > 350m² Erf (Small)	unit	Units	Units	Units	Units	
				2		2	
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	7,22	7,22	R 0,00	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 (ETS):							
Signature: 							
Date: November 7, 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	111100-011111	R 0,00

Development Charges Calculator				Version 1.00		2024/06/10	
				Erf Number	627 & 628		
				Allotment area	Thembalethu/Tyolora		
				Elec DCs Area/Region	George Network		
				Elec Link Network	LV		
				Elec Development Type	Normal		
				Developer/Owner	DE Nyikisa, JT & J Mlwayo		
				Erf Size (ha)	0,12		
				Date (YYYY/MM/DD)	2024-11-07		
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Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
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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 (ETS):							
Signature :							
Date :		November 7, 2024					
NOTE: In relation to the increase pursuant to section 56(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	1111	R 0,00