

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

Collaborator No.: 3441811  
Reference / Verwysing: Erf 877, George  
Date / Datum: 06 June 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 REZONING AND DEPARTURE:  
ERF 877, MITCHELL STREET, BO-DORP, GEORGE**

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the following applications applicable to Erf 877, George:

1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 of Erf 877, George from Single Residential Zone I to General Residential Zone IV (x9 flats);
2. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the following on Erf 877, George:
  - a. relaxation of the southern side boundary building line from 3m to 1.893m on Erf 877, George to accommodate the proposed 2 staircases leading to the flats on the first floor;
  - b. relaxation of the parking requirements applicable to the flats to be developed on Erf 877, George from 2 parking bays per flat (visitors parking included) to 1.5 parking bays per flat (visitors parking included);

**BE APPROVED** in terms of Section 60 of said Bylaw for the following reasons:

**REASONS FOR DECISION**

- (i) The application promotes an appropriately scaled medium 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.
- (ii) The application, in the context of necessity for residential densification within and in proximity of existing economic nodes, will not have a negative impact on the surrounding environment, neighbours' rights and amenities in terms of views, privacy and overshadowing.
- (iii) With the limitation imposed in terms of height and compliance with the prescribed building lines, it is foreseen that the proposed development will complement the transitioning land use character of the area and harmoniously blend in with the surrounding residential buildings.
- (iv) Notwithstanding the objection, Erf 877 is located within the densification zone where PT1 parking requirement are supported based on the rationale that the property is located in proximity to employment and public transport facilities.
- (v) The proposed development encourages densification and higher density development to take place within an area earmarked for intensification and socio-economic integration.
- (vi) The proposed development will contribute positively to the sustainability of the existing public transport system (Go-George).

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

### **CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT**

#### **General conditions**

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 Departures as applied for and indicated on the site layout plan (1180-01, 1180-02, 1180-03) dated 9 July 2024 and 21 April 2022, drawn by JDS Design Studio (JJP Jacobs) 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. The height of the flats be restricted to 8.5m to the top of the roof.
4. A site development plan for the development 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.
5. A separate landscaping plan to be submitted with the SDP to the satisfaction of the Directorate for consideration and approval. 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 retained or planted, pathways, play apparatus, benches, walls, etc. within the development. At least 1x 100L indigenous tree should be planted for every 2 units.
6. The approval will be deemed implemented on the commencement of building works in accordance with the approved building plans for the proposed development.

#### **Notes**

- a) *A building plan must be submitted for approval in accordance with the National Building Regulations (NBR).*
- b) *Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.*
- c) *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.*

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: 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 **by 27 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.

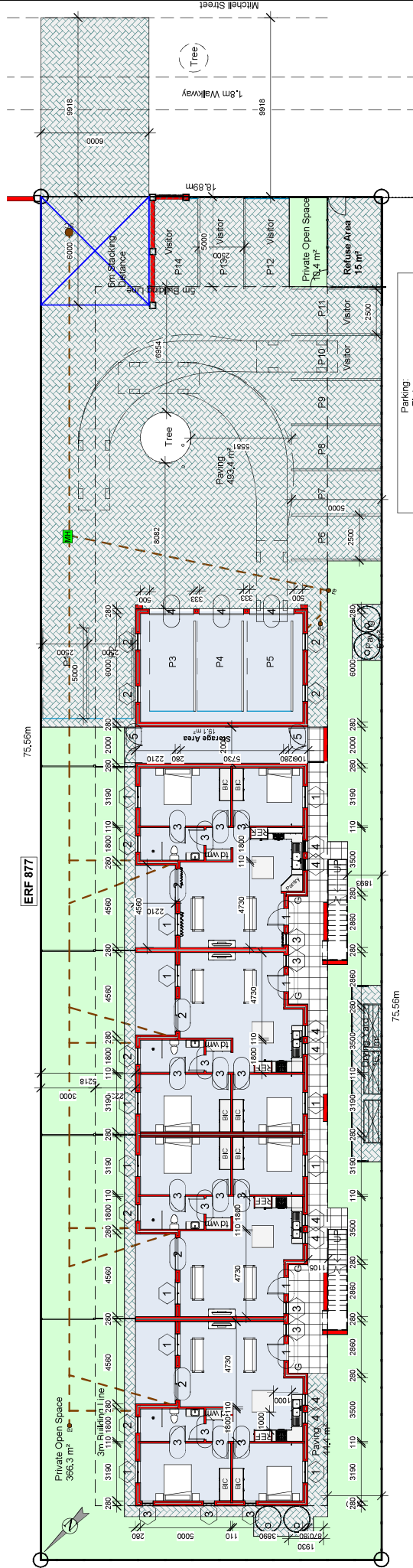
Yours faithfully



**C. PETERSEN**

#### **SENIOR MANAGER: TOWN PLANNING**

C:\Marisa\Decisions\_New By-Law Pro formas\_(applicant)\Erf 877, George( rezoning and departure \_approval)jvrolijk.docx



Parking:	
<b>Plots</b>	
<b>Normal Areas</b>	
P11	1 bay per dwelling unit with 2 habitable rooms or less
P12	1 bay per dwelling unit with 2 habitable rooms or less
P13	1,25 bays per dwelling unit with 2 habitable rooms or more
P14	0,25 bays per unit for visitors
P15	0,25 bays per unit for visitors
Req: 18	
Req: 14	

2 Site Development Plan  
1:500

Remarks:  
This drawing is copyright and belongs to JDS.  
No parts hereof may be copied, or used for any purpose, without written approval of JDS.

Revision	No.	Description	Date

Mr Dewan

Proposed New  
Flats on Erf 877,  
Mitchell Street,  
George

JDS Design Studio

johnd@jdsdesign.co.za  
www.jdsdesign.co.za    Cell: 084 400 5665

Municipal Submission

Date: 09/07/2024

Drawn: JJP-Jacobs  
SACAP REG NO: D 0560

Site Development Plan

IIBO-OI

Sheet Size: A2

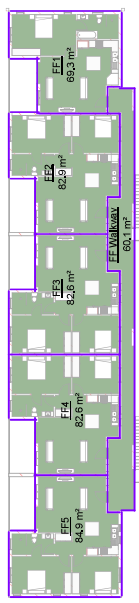


GEORGE MUNICIPALITY  
Approved in terms of Section 60 of the Land Use Planning By-law for George Municipality, 2023

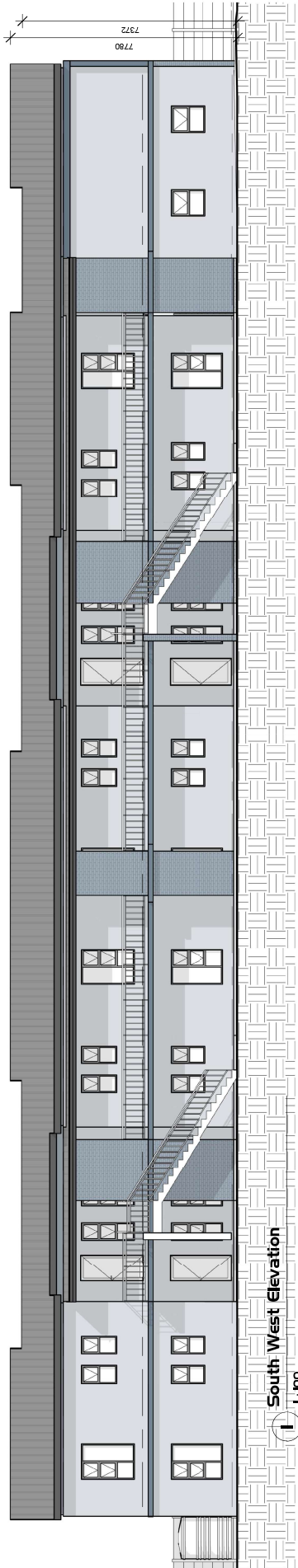
06 Jun 2025  
DATE

C. PETERSEN  
SENIOR MANAGER: TOWN PLANNING

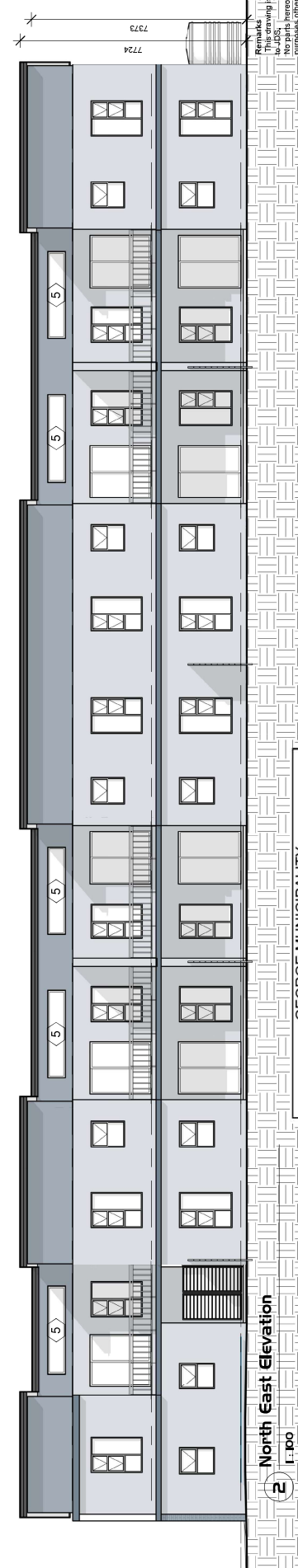
Area Schedule	
Level	Name
Ground Floor	G1
Ground Floor	Garages
Ground Floor	G2
Ground Floor	G3
Ground Floor	G4
Ground Floor	GF Walkway
Ground Floor	Storage
Ground Floor	FF5
First Floor	FF4
First Floor	FF3
First Floor	FF2
First Floor	FF1
First Floor	FF Walkway
Grand total	
Footprint	515,1m²
Site	1427 m²
Coverage	36,05%



Owner signature



1 South West Elevation  
1 : 100

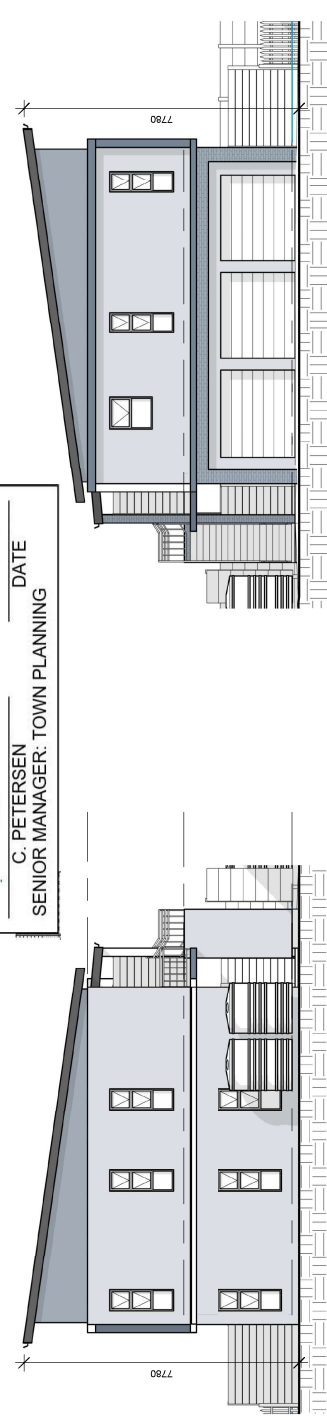


2 North East Elevation  
1 : 100

GEORGE MUNICIPALITY  
Approved in terms of Section 60 of the Land Use  
Planning By-law for George Municipality, 2023

*[Signature]*  
C. PETERSEN  
SENIOR MANAGER: TOWN PLANNING

06 Jun 2025  
DATE



3 North West Elevation  
1 : 100

4 South East Elevation  
1 : 100

No.	Description	Date

Mr Dewan

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Flats on Erf 877,  
Mitchell Street,  
George

**JDS** Design  
Studio  
johang@jdsdesign.co.za    www.jdsdesign.co.za    Cell: 084 400 5665  
**Municipal Submission**  
Date: 09/07/2024  
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**Elevations**

**I180-02**  
Sheet Size: A2

Owner signature



