

Collaborator No.: 3230694
Reference / Verwysing: Portion 54 & 145 of the farm Boven Lange Valley No 189
Date / Datum: 18 July 2025
Enquiries / Navrae: Primrose Nako

Email: planning@mdbplanning.co.za

Marlize de Bruyn Planning
PO BOX 2359
GEORGE
6530

APPLICATION FOR SUBDIVISION AND PERMANENT DEPARTURE: PORTIONS 54 AND 145 OF THE BOVEN LANGE VALLEY FARM NO 189, DIVISION GEORGE

Your application in the above regard refers.

The Acting Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the following applications applicable to Portions 54 and 145 of the farm Boven Lange Valley No. 189, Division George:

1. **Subdivision** in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of Portion 145 of the farm Boven Lange Valley No. 189, Division George into the following portions:
 - (i) Portion A measuring $\pm 310\text{m}^2$;
 - (ii) Remainder measuring $\pm 2947\text{m}^2$;
2. **Consolidation** in terms of Section 15(2)(e) of the Land Use Planning By-Law for George Municipality, 2023 of the subdivided Portion A of Portion 145 of the Farm Boven Lange Valley No. 189, Division George with Portion 54 of the Farm Boven Lange Valley No. 145, Division George to create a new land unit measuring $\pm 788\text{m}^2$;
3. **Departures** in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 to permit the relaxation of the following building lines applicable to the consolidated land unit comprising Portion A and Portion 54 of the Farm Boven Lange Valley No. 189, Division George:
 - (i) Northern side boundary building line from 10m to $\pm 5.5\text{m}$ to accommodate a canopy.
 - (ii) Southern side boundary building line from 10m to $\pm 7\text{m}$ to accommodate a canopy.
 - (iii) Western rear boundary building line from 10m to $\pm 6.8\text{m}$ to accommodate a canopy.
 - (iv) Southern side boundary building line from 10m to $\pm 2\text{m}$ to accommodate the existing dwelling house.
 - (v) Southern side boundary building line from 10m to $\pm 2\text{m}$ to accommodate a first storey of a dwelling house.

- (vi) Western side boundary building line from 10m to ± 8.7 m to accommodate the existing dwelling house.
- (vii) Western side boundary building line from 10m to ± 8.7 m to accommodate a first storey of a dwelling house.
- (viii) Northern side boundary building line from 10m to ± 1 m to accommodate a first storey of a dwelling house.
- (ix) Eastern street boundary building line from 5m to ± 4 m to accommodate a first storey of a dwelling house.

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

REASONS FOR DECISION:

- a) The proposed subdivision and consolidation applications are deemed a cadastral boundary adjustment to allow the owner of Portion 54 of the farm Boven Lange Valley No. 189, Division George to have sufficient outdoor living space.
- b) The development will not detract from the smallholding character of the area as it will not result in creating a new smallholding erf or change of land use.
- c) It is not anticipated that the proposed building line relaxations to accommodate the existing dwelling house in relation to the new boundary, first floor additions of a dwelling house and a canopy will have a significant impact on surrounding property owners rights and amenity in terms of loss of privacy, sunlight and views.
- d) The vertical expansion of the existing dwelling is an optimal development solution for the property as it avoids the removal of available green and outdoor space on the property, which is needed for stormwater and flood mitigation, reduces the amount of hardened surfaces, assists in climate change mitigation and minimises impacts on the surrounding rural landscape, especially when viewing the area from the air.
- e) The servitude area north of the subject dwelling serves as a natural buffer, limiting potential negative impacts on the northerly neighbour.
- f) To safeguard the rights of adjoining property owners, the height of the canopy will be limited to 4m.

Subject to the following conditions imposed in terms of Section 66 of the said By-Law:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General conditions

- 1. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2023, the above-mentioned approval shall lapse if not implemented within a period of five (5) years from the date of approval and/or if the below conditions are not complied with.

Conditions applicable to the Subdivision and Consolidation

- 2. This approval shall be taken to cover only the subdivision and consolidation application as indicated on the subdivision and consolidation plan drawn by D.R. Baker dated (surveyed) June 2024 and attached 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 registration of the subdivision is subject to the simultaneous registration of the consolidation.
- 4. The Surveyor-General approved diagrams must be submitted to the Directorate’s GIS Department for record purposes prior to transfer of a portion.
- 5. The approval will only be deemed implemented on the registration of the consolidated property at the Deeds Office.

Conditions applicable to the building line relaxations

- 6. This approval shall be taken to cover only the application for building line relaxation to accommodate a canopy, existing dwelling in relation to the new proposed boundary and first storey additions as indicated on Site Plan No 601_G24 Revision 3 dated 23 June 2025 attached as “Annexure B”, which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provisions.
- 7. The height of the canopy is limited to 4m.

8. The above approval will be considered as implemented on the approval of building plans for the canopy and the as-builts relevant to the new property number.

Notes:

- (i) *The additional portion to be added to Farm 189/54 lies below the 10m AMSL, which is considered a risk area line in terms of the MSDP. Please be aware of the risk. Mitigation and adaptation measures to be shown if buildings are to be constructed or additions be proposed on this portion.*
- (ii) *Apply for the necessary OSCAE permit as may be required.*
- (iii) *It is incumbent on the owners / developers to ensure compliance with the approvals, permissions and authorisations granted by the respective provincial and national authorities.*
- (iv) *The permit from Heritage Western Cape must be considered with the proposed design and provided upon submission of the building plans. It is for the owner to ensure that the building plan complies with this approval as well as the heritage permit.*
- (v) *The building plans must address the requirements as per Provincial Roads letter dated 16 October 2024.*
- (vi) *All electrical requirements must be addressed directly with Eskom.*
- (vii) *Building plans must be submitted in terms of the National Building Regulations and Building Standards Act, 103 of 1977, for the development. Building plans may only be submitted once the consolidation has been confirmed.*
- (viii) *Building plans to comply with SANS 10400 and any other applicable legislation.*
- (ix) *No construction may commence until such time as a building plan has been approved.*
- (x) *The property may only be used for the intended purpose once a Certificate of Occupation has been issued.*
- (xi) *The developer must ensure adequate stormwater management which should specifically address the management of soil erosion risk on the property and surrounding properties. The owner will be liable to ensure that the risk of erosion is mitigated at the cost of the owner.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

9. The conditions imposed by the Directorate Civil Engineering Services are attached as “**Annexure C**” dated 7 August 2024, must be complied with.
10. 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.
11. The amounts of development contributions are reflected on the attached calculation sheet dated 7 August 2024 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 |
12. 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.
13. 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: 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 before 08 August 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

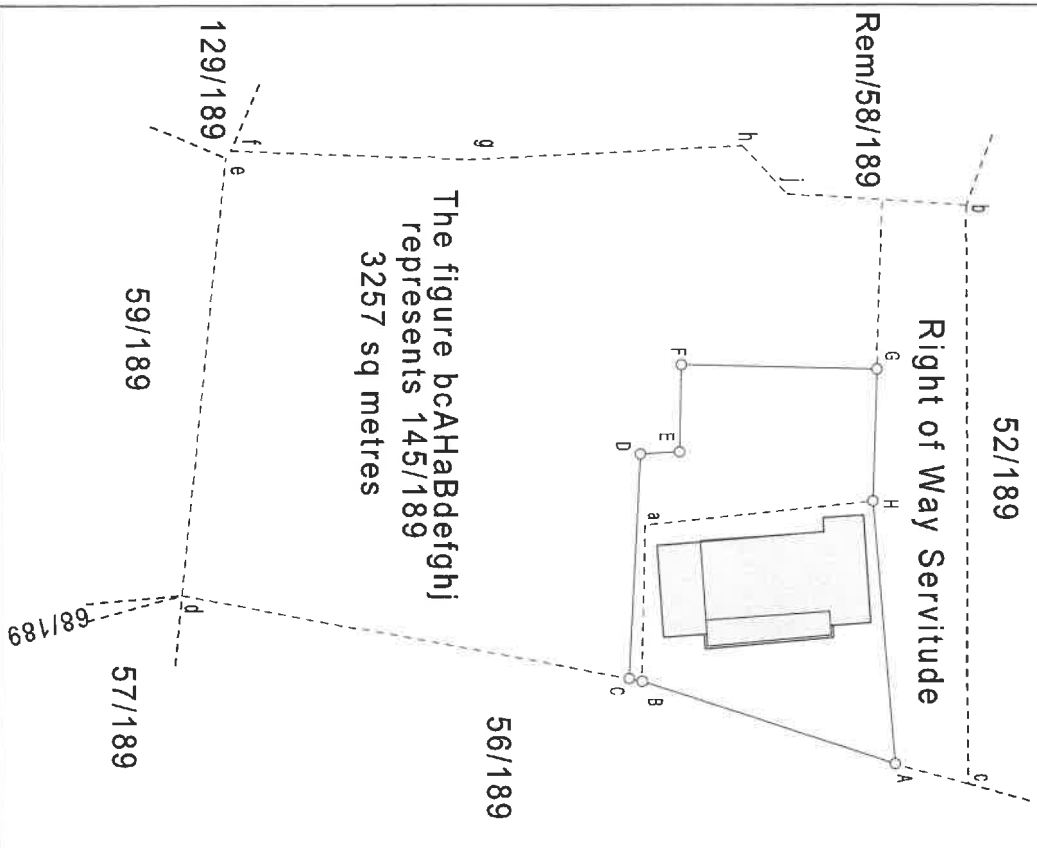


C PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\scan\Erf 189-54 (Subdivision & Permanent Departure Approval)\M De Bruyn.docx

INSET (Scale 1:1000)
PLAN showing building and parent property



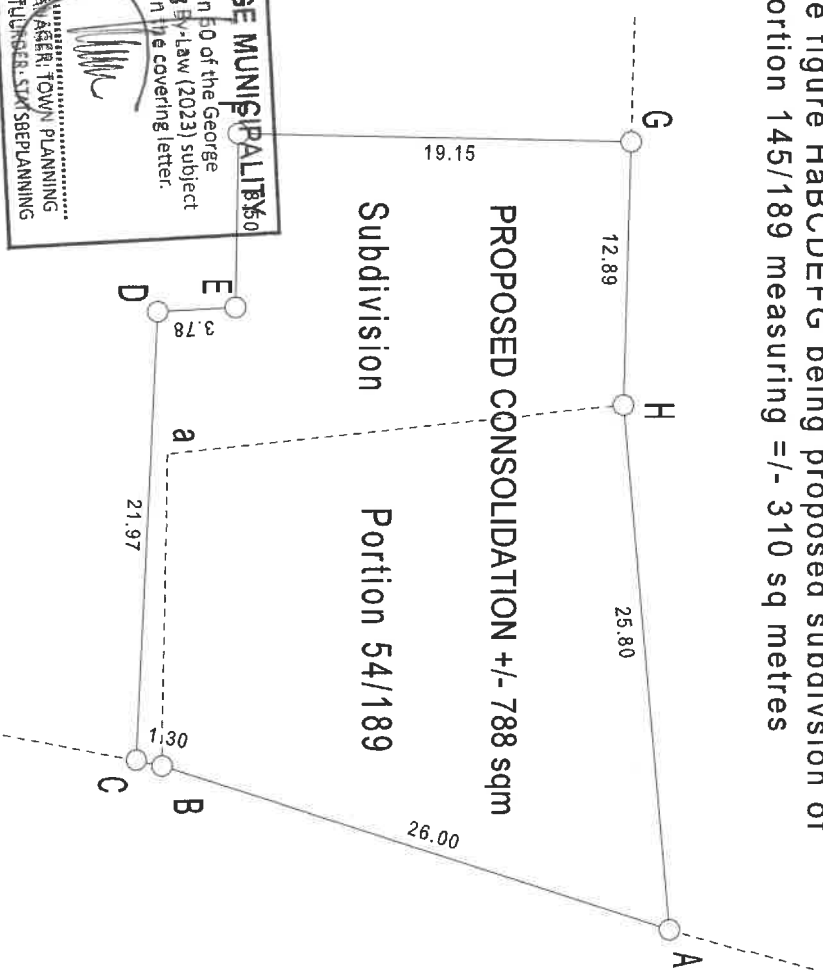
APPLICATION PLAN

for
 Subdivision of Portion 145/189
 and Consolidation thereof with Portion 54/189
 situate in the Municipality and Administrative
 District of George Western Cape Province

Scale 1:500

The figure ABCDEFGH represents proposed consolidation comprising:

1. the figure ABaH being Portion 54/189 measuring 478sqm
 vide diagram SG No 2104/1983 and
2. the figure HaBCDEFG being proposed subdivision of
 Portion 145/189 measuring \approx 310 sq metres



PROFESSIONAL LAND SURVEYOR (PLS 1359)
 Surveyed in June 2024

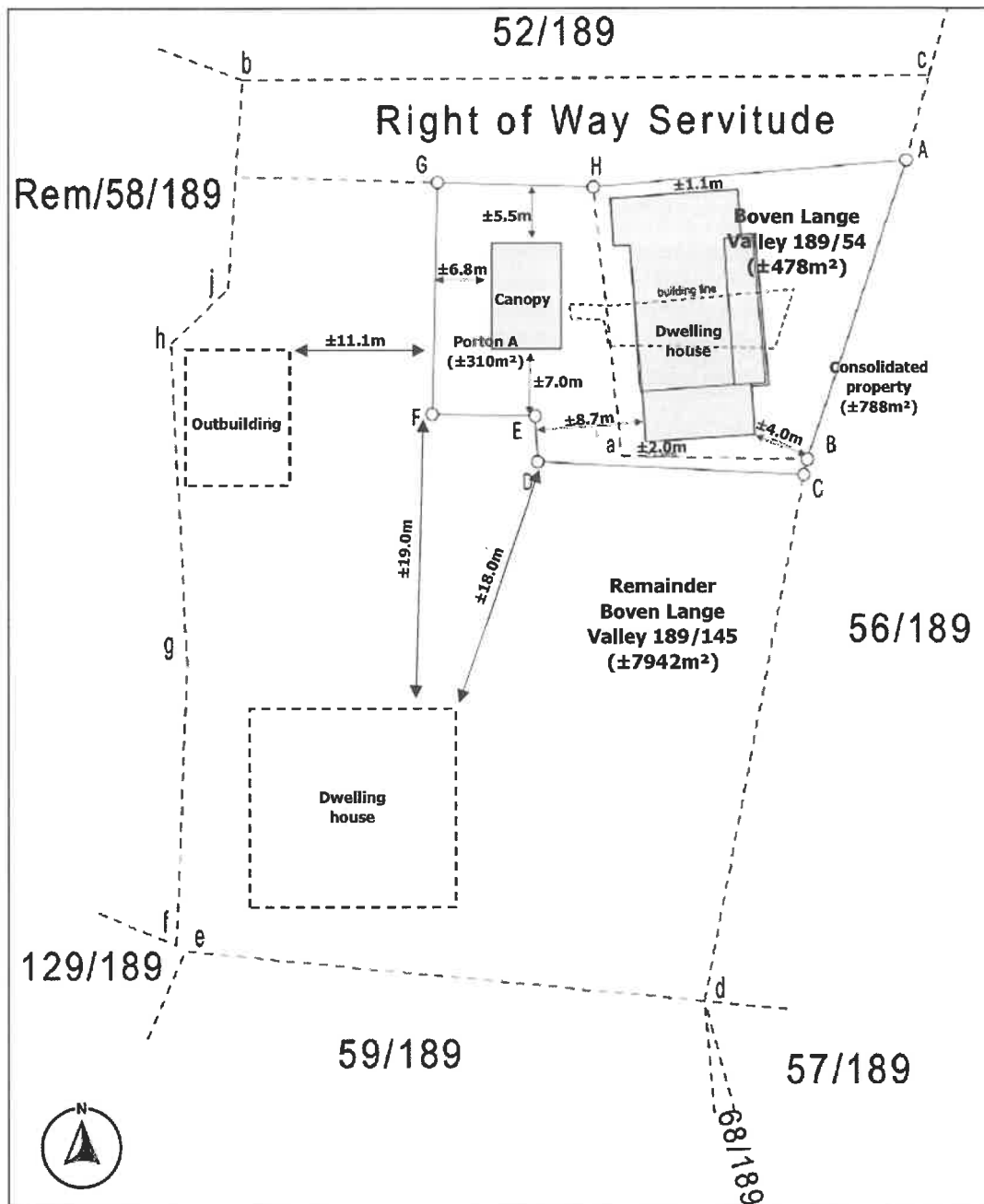
D.R. BAKER
 D.R. BAKER

582 Lake Road Wilderness, 6560.
 Cell 0766421654

davebakeraurveys@gmail.com

MUNICIPALITEIT GEORGE MUNICIPALITEIT
 Approved in terms of Section 60 of the George
 Municipality Land Use Planning By-Law (2023) subject
 to the conditions contained in the covering letter.
 18/7/2024
 SENIOR MANAGER: TOWN PLANNING
 SENIOR ASSISTANT: TOWN PLANNING
 DATE
 BATHURST

PROPOSED SUBDIVISION, CONSOLIDATION & PERMANENT DEPARTURE
BOVEN LANGE VALLEY 189/54 & 145
SITE PLAN



MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

18/7/2025

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

Site plan no:
601_G24_site plan updated
Revision:
Rev3
Date: 23 June 2025

For Internal information use only (Not to publish)



Erf Number *	Portion 54 of 189
Allotment area *	George
Water & Sewer System *	George System
Road network *	George
Developer/Owner *	Jason Conrad Sanders-Perrin / Maryke Juanita Jackson
Erf Size (ha) *	478 & 3257
Date (YYYY/MM/DD) *	2024-08-07
Current Financial Year	2024/2025
Collaborator Application Reference	3230694

Application:

Subdivision & Depature

Service applicable	Description
Roads	Service available, access via Servitude access (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

- 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:
 - The amounts of the development charges are reflected on the attached calculation sheet dated 07/08/2024 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
 - 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.
 - 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.*
- 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.
 - 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.
 - 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.
 - Should more than two developments/properties be party to or share any service, the Dir: CES will in conjunction with the parties determine the pro-rata contributions payable.
 - Any, and all, costs directly related to the development remain the developers' responsibility.
 - Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
 - 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)


- 12 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)
- 13 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)
- 15 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 16 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 17 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 18 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.
- 19 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.
- 20 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.
- 21 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.
- 22 No potable municipal water service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for water will then become payable in accordance with the approved DC Guidelines at the time of connection.
- 23 No municipal waterborne sewer service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for sewer will then become payable in accordance with the approved DC Guidelines at the time of connection
- 24 A conservancy tank, or alternative approved sewer disposal method, must be installed at the Developer/owner's cost. The Developer/owner is to appoint a private contractor, at own expense, to service the tank, and the disposal of the content is to be via an approved disposal methods. The installation of a septic tank may be considered if the required percolation tests are within the accepted norms.
- 25 No municipal road network is currently available. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to link to the road network. A Development Charge for roads will then become payable in accordance with the approved DC Guidelines at the time of connection.
- 26 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.
- 27 Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
- 28 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.
- 29 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.
- 30 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 31 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.
- 32 A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 7 applies.
- 33 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.
- 34 Should it be required, the developer is to cede any portion of property required for public road reserve, free of charge, to the relevant authority.
- 35 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 36 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.

Access to portion A of Beach Road to conform to the York/Beach road Access Management Plan (AMP) and os restricted to a low volume driveway, as define within the Provincial Access Management Guidelines. (conditions 28,30,36,38 & 40 applicable)


 Jim Fiver

Singed on behalf of Dept: CES


07 Aug 24




THE CITY FOR ALL REASONS




GM 2023 Development Charges policy




GM 2023 Integrated Zoning Scheme By-law



GM 2023 Tariffs



Civil Engineering Service



Electro-Technical Service

Erf Number *

Portion 54 of 189

Allotment area *

George

Water & Sewer System *

George System

Road network *

George

Developer/Owner *

Jason Conrad Sanders-Parrin / Maryke Juanita Jackson

Erf Size (ha) *

478 & 3257

Date (YYYY/MM/DD) *

2024-08-07

Current Financial Year

2024/2025

Collaborator Application Reference

3230694





Code	Land Use	Unit	Total Existing Right	Total New Right
RESIDENTIAL				
			Units	Units
	Rural / Undetermined/Agricultural	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	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	0,00		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	R 0,00	R 0,00

Link engineering services component of Development Charge

Total Development Charge Payable

City of George

Calculated (CES): JM Fhaz

Signature : _____

Date : August 7, 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 surse 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 0,00
Public Transport		R 0,00
Sewerage	20220703048978	R 0,00
Water	20220703048981	R 0,00
		R 0,00