

Collaborator No.: 3441626
Reference / Verwysing: Erf 8116, George
Date / Datum: 08 August 2025
Enquiries / Navrae: Primrose Nako

Email: rossouw@rstpc.co.za

RS Town Planning Consultants
PO Box 116
Mossel Bay
6500

APPLICATION FOR PERMANENT DEPARTURE: ERF 8116, GEORGE

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:

(a) That the applicant be informed that the application for Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 (hereafter referred to as the Planning By-law), to regularise the following structures on Erf 8116, George; **IS NOT REQUIRED**:

- Relaxation of the western side boundary building line from 3m to 1.67m for the existing covered stoep.
- Relaxation of the eastern side boundary building line from 3m to 0m for the existing storage area (outbuilding).

(b) That the application for Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for the relaxation of the street boundary building line from 5m to 1m to regularise an existing shade net carport on Erf 8116, George; **BE APPROVED** in terms of Section 60 of the said By-law for the following reasons:

REASONS

- (i). The proposed building line relaxation will not have an adverse impact on the surrounding residential character.
- (ii). There will be no negative impact on surrounding neighbours' rights or amenities in terms of views, privacy or overshadowing.
- (iii). The existing shade net carport is well screened by trees situated along the street boundary; thus, it will not have a negative impact on the character of the streetscape.
- (iv). No negative comments or objections were received from neighbouring property owners.
- (v). No negative impact on the natural environment or heritage resources is foreseen.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

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 two (2) years from the date of when the approval comes into operation, or the conditions of approval are not complied with.
2. This approval shall be taken to cover only the existing shade net carport as applied for and as indicated on the Site Layout Plan Revision Sb dated 5 March 2024, drawn by Draftek 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. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023, a contravention levy of **R 6 415,40 (VAT Included)** shall be payable to the Directorate: Planning and Development on submission of building plans.
4. The above approval will be considered as implemented on the approval of building plans for the structure.

Notes:

- *The wendy house must be removed / relocated away from the rear boundary and outside the building lines. This must be reflected on the building plans.*
- *Development contributions for the second dwelling will be applicable on building plan submission.*
- *A building plan to be submitted in terms of Section 4 of the National Building Regulations and Building Standards Act 103 of 1977, for the development.*
- *Building plans to comply with SANS 10400, and any other applicable legislation.*
- *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
- *The height of the water tank over the building line must be indicated on the building plan and confirmed to be lower than the boundary wall.*
- *A penalty fee should be applicable due to illegal building work.*
- *The contravention levy was calculated as follows:*
 - *Total municipal value of the property, divided by total area of the property to determine the per m² value of the property (R3 220 000 / 1256 m² = R2 563,70/m²).*
 - *Contravention levy (directly) is calculated as 10% of the per m² value times the contravention floor area (10% x R2 563,70m² x 21,76m² = R5 578,61 + VAT (15%) = Total of R6 415,40.*

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 29 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

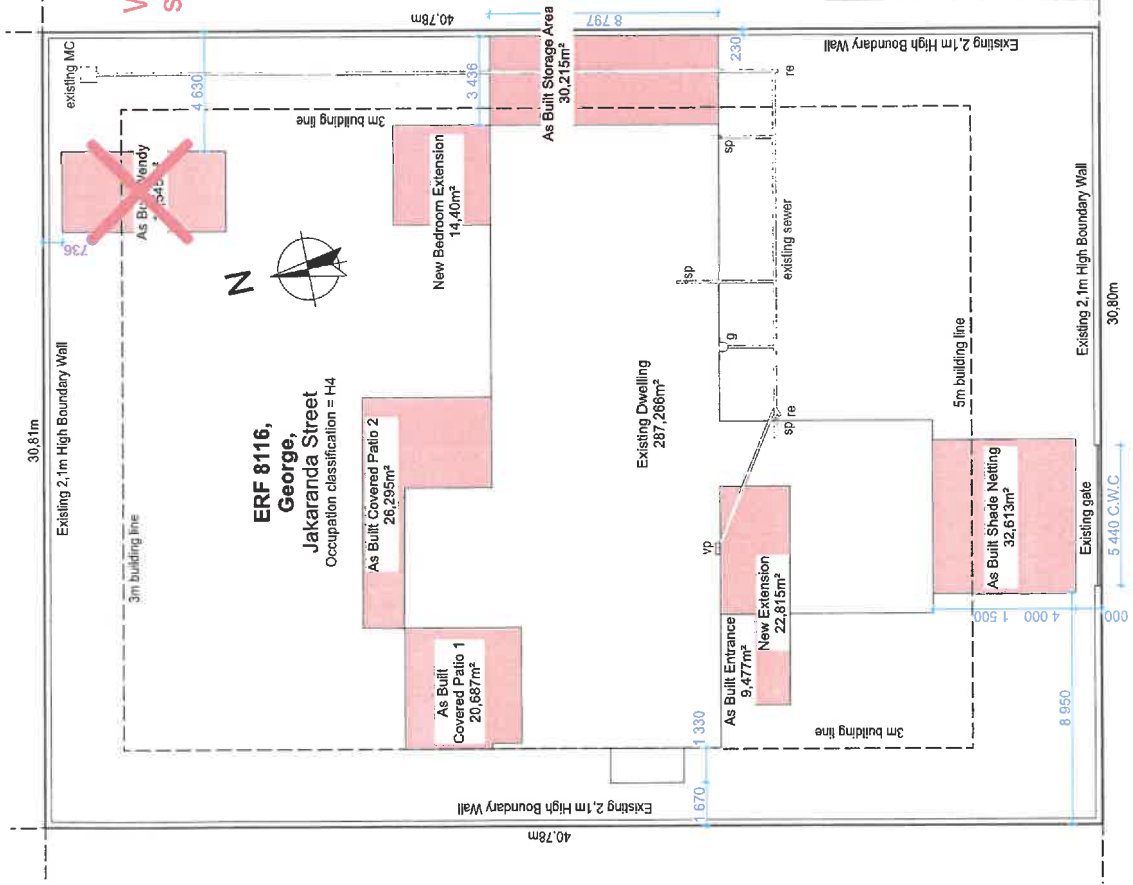


C PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\scan\Erf 8116, George (Site Development plan Approval)RS Town Planning Consultants.docx

Wendy house to be relocated,
subject to building plan approval.



MUNICIPALITEIT 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.



08/08/2025
DATE
BATHUM


SENIOR TOWN PLANNING
ENGINEER
BATHUM

1:200


Layout

Site

<div> DRAFT</div> <div> PLAN. BUILD. INSPIRE 10 Pine Road Heatherpark George SACAP : PAD57692452</div>	REVISION		DATE	REVISION DETAILS	SIGNATURES	PROJECT: Proposed additions on Erf 8116, George, for owner: Volker Schillack
	Sa		2024/01/16	Issued for discussion		
	Sb		2024/03/05	Issued for council submission		
DRAWING TITLE:		SHEET:				
		⑦				
DRAWING:		SCALE		PAPER SIZE	REVISION	
Volker Schillack		as shown		A3		



GEORGE ELECTRICITY DC CALCULATION MODEL		Version 1.00	2024/06/10																																																		
For Internal information use only (Not to publish)																																																					
	Erf Number * 8116																																																				
	Allotment area * George																																																				
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Comments:		0																																																			
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With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:</td> </tr> <tr> <td>2</td> <td>The amounts of the development contributions are reflected on the attached calculation sheet dated 01/11/2024 and are as follows: Electricity: R 23 044,66 Excluding VAT</td> </tr> <tr> <td>3</td> <td>The total amount of the development charges of R23 045, 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.</td> </tr> <tr> <td>4</td> <td>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.</td> </tr> <tr> <td>5</td> <td>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 R23 045, 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 3 above.</td> </tr> <tr> <td>6</td> <td>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.</td> </tr> <tr> <td>7</td> <td>All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with</td> </tr> <tr> <td>8</td> <td>Only one connection permitted per registered erf (Electrical, water and sewer connections). 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23	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.
24	Installation of ripple relays are compulsory for all geysers with electrical elements.
25	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.



Singed on behalf of Dept: ETS

01 Nov 24

Development Charges Calculator				Version 1.00		2024/06/10																													
				Erf Number	8116																														
				Allotment area	George																														
				Elec DCs Area/Region	George Network																														
				Elec Link Network	LV																														
				Elec Development Type	Normal																														
				Developer/Owner	G																														
				Erf Size (ha)	0,13																														
				Date (YYYY/MM/DD)	2024-11-01																														
				Current Financial Year	2024/2025																														
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Is the development located within Public Transport (PT1) zone?																																			
Calculation of bulk engineering services component of Development Charge																																			
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total																												
Electricity	kVA	5,78	8,67	R 7 974,49	R 23 044,66	R 3 456,70	R 26 501,36																												
Total bulk engineering services component of Development Charge payable					R 23 044,66	R 3 456,70	R 26 501,36																												
Link engineering services component of Development Charge Total Development Charge Payable																																			
City of George Calculated (ETS):  Signature : _____ Date : November 1, 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	202605211021336	R 26 501,36
		R 26 501,36