

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3791714
Reference / Verwysing: Portion 139, of Farm Gwayang 208, Division George
Date / Datum: 31 October 2025
Enquiries / Navrae: Marisa Arries

URBAN DYNAMICS
PO BOX 2445
BELLVILLE
7535

Email: admin-sw@udwc.co.za

**APPLICATION FOR CONSENT USE AND DEPARTURE (BUILDING LINE RELAXATION):
PORTION 139 OF FARM GWAYANG 208, DIVISION GEORGE**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the application for following applications applicable Portion 139 of Farm Gwayang 208, Division George for:

1. Consent Use in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2023 to allow for the establishment of a Renewable Energy Structures (Solar PV Plant on an Agricultural Zone I property) on a portion of Portion 139 of Farm Gwayang 208, Division George;
2. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 to allow for the relaxation of the 30m building line on Portion 139 of Farm Gwayang 208, Division George to 5.0m for the proposed renewable energy plant;

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

REASONS FOR DECISION

- a) The application is consistent with the principles of the NDP and PSDF as it seeks to provide renewable energy supply.
- b) The application is in line with the principles of the Spatial Planning and Land Use Management Act (SPLUMA, 2013) and the Land Use Planning Act (LUPA, 2014).
- c) The proposed development is deemed to be consistent with the spatial planning policies and guidelines for this area.
- d) With the necessary mitigations, the proposal will not have any significant adverse impact on the surrounding rural character or tourism resources.
- e) Conditions will be imposed to ensure that appropriate mitigation measures are implemented to safeguard the rural environment and preserve the visual landscape and any possible impact on the road network or airport.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the Consent Use and Departure 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 Consent Use applications applied for and depicted on the area as per Plan no 6, dated October 2025 drawn by Urban Dynamics 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 (SDP) in accordance with Section 23 of the George Integrated Zoning Scheme Bylaw, 2023 must be submitted for the Renewable Energy Structure, to the satisfaction of the Directorate for consideration and approval prior to the submission of building plans.
4. The SDP must consider access and setbacks as determined and approved by DRE. A letter from DRE in this regard must accompany the SDP.
5. The SDP must consider and indicate the recommendations as per the glint and glare study. A letter of approval from the Civil Aviation Authority must be submitted with the SDP.
6. Setback areas along the TR209 (R102) and the proposed George Western By-pass must be landscaped to the satisfaction of the Directorate, provided adequate screening between the R102 and the infrastructure.
7. A letter from the ECO confirming that the SDP aligns with the EA must be submitted with the SDP.
8. The height of the solar panels is limited to a maximum height of 1.5m.
9. A Landscaping Plan for the development must be submitted to the satisfaction of the Directorate for consideration and approval. The list of acceptable plants, shrubs and trees that may be used in the A
10. A natural berm, including a corridor of indigenous trees of at least 200L trees must be planted and maintained along the boundaries abutting the R102 and the future Western By-pass.

Town planning Notes

- i) *All temporary roads must be closed off, and only permanent access roads shall be built in line with DRE's requirements.*
- ii) *Sustainable Urban Drainage Systems (SuDS), as outlined in the MSDF, should be incorporated into the design to manage rainwater in a manner that mimics natural drainage, improves water quality, supports biodiversity, and enhances the landscape.*
- iii) *Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.*
- iv) *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.*
- v) *Building plans must be submitted for approval in accordance with the National Building Regulations (NBR). The adoption of green building practices is encouraged to enhance the long-term sustainability and resilience of the development.*
- vi) *It is noted by Electrotechnical Services that a Grid Impact Study has been completed and in final stages. The generation is subject to the upgrades as identified in the study. The upgrades may require additional environmental approval (confirmation to be provided). No power can be supplied to the Municipality without a PPA - no guarantees in this regard. Applicant should get approval from the Municipality for Wheeling to private clients by signing the required agreements, applicant is welcomed to discuss comments with ETS.*
- vii) *It must be noted that the municipality is not obligated to buy electricity from the applicants and necessary discussion must be arranged should there be interest.*

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 21 NOVEMBER 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)\Farm 208 portion 139, Division George(consent use and departure approval_urban dynamics).docx



SUBJECT PROPERTY

SUBJECT PROPERTY
CADASTRAL BOUNDARIES
APPLICATION AREA (± 7.79 ha)
PROPOSED FUTURE ROAD
ALIGNMENT

PLEASE NOTE:
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

REF:

COMPILED BY: F. Britz

INDEMNITY

[illegible]

DATE:	October 2025	CLIENT
-------	--------------	--------

SCALE: See Linescale

PLAN NO.:

100



SOUTH GATE OFFICE PARK, GROUND FLOOR, UNIT 2,
CARL CRONJE DRIVE, BELLVILLE, 7530

TEL: (021) 949 1545

2010-2011

Urban Dynamics South Cape (PTY) LTD Reg. No: 1997/008197/07
Website: www.udswc.co.za

