

Collaborator No.: 3821295
Reference / Verwysing: Erf 1360, George
Date / Datum: 30 January 2026
Enquiries / Navrae: Primrose Nako

Email: salmon@sasarchitecture.co.za

SALMON DE KOCK
6 Tsitsikama Crescent
Blue Mountain Estate
GEORGE
6530

**APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL AND SITE DEVELOPMENT PLAN:
ERF 1360, 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 that the following applications applicable to Erf 1360, George:

- a) **Amendment**, in terms of Section 15(2)(h) of the Land Use Planning By-law for George Municipality, 2023, of Condition 2 of the approval dated 22 September 2023 for Erf 1360, George which reads as follows:

Condition 2

Development should be undertaken generally in accordance with Site Plan drawing number BA22- 029 2-01 dated August 2022 attached as "Annexure A" drawn by Blue Architects, which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.

To read as follows:

Condition 2

Development should be undertaken generally in accordance with Site Plan drawing numbers 100/090 (revision D), 101 (revision E), 110/190 (revision D), 135/130 (revision D) and 200/300 (revision D) dated 30 December 2025 attached as "Annexure A" drawn by SAS Architecture, which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.

- b) **Permission** in terms of Section 15(2)(l) of the Land Use Planning By-law for George Municipality, 2023, required in terms of Condition 3 of the rezoning approval applicable to Erf 1360, George, for the approval of a Site Development Plan;

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

REASONS:

- (i). The Site Development Plan meets the requirements of Sections 23(2) and 23(8) of the George Integrated Zoning Scheme By-law, 2023.
- (ii). The Site Development Plan was drawn up in accordance with the requirements of the conditions of approval, as amended.
- (iii). The change of land use from a restaurant and a bakery to offices does not constitute a material change as offices are of less intensity than the restaurant and a bakery in terms of noise, traffic and air pollution.
- (iv). No additional development rights are being requested.
- (v). The proposed land use will operate from the existing building; thus, it will not have a significant impact on the character of the area.
- (vi). A condition of approval is included requiring that, should the owner wish to expand the land use, a Site Development Plan must be submitted and approved prior to consideration of building plans.
- (vii). The Site Development Plan also addresses all comments and recommendations of Internal Departments.

Notes:

- a) *A new Site Development Plan application must be submitted to the Directorate: Planning and Development for consideration and approval prior to submission of building plans should the owner wish to expand or change the land use in future.*
- b) *A future change of use or expansion of the buildings may require parking being moved to the rear of the property to enhance amenity at street level.*
- c) *A separate application is required for approval of signage in terms of the George Municipality Outdoor Advertising By-law.*
- d) *All conditions of approval as outlined in the approval letter dated 22 September 2023 still apply for the development.*
- e) *Screening in terms of development parameter (I) Landscaping on the street reserve, along the street boundary, must be indicated on building plan submission and implemented to enhance the streetscape, to the satisfaction of the Directorate.*
- f) *No protected trees may be removed without a license issued in terms of the National Forest Act.*
- g) *The owner is requested to implement soft landscaping, permeable paving and the planting of endemic trees and shrubs to conserve urban biodiversity and to enhance the streetscape.*
- h) *Owner to comply with Refuse Removal Policy and By-law. Must provide secure refuse storage place. Refuse will be collected in accordance with normal refuse schedule for business refuse collection.*
- i) *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.*
- j) *The building plans to comply with SANS 10400 and any other applicable legislation.*
- k) *No construction may commence until such time as building plans have been approved / permissions have been granted by the Building Control Department.*
- l) *The property may only be used for the intended purpose once a Certificate of Occupation has been issued.*

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: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 20 FEBRUARY 2026**, 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

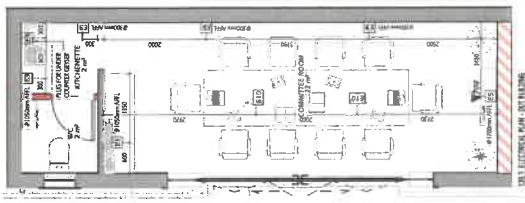


C PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\scan\Erf 1360, George (Amendment of Conditions & SDP Approval)S De Kock.docx

Rev	Date	Description
2003 07 04		ISSUED FOR APPROVAL
2003 09 12		PLAN REQUESTED FOR APPROVAL
2003 09 15		15% BIDD FOR APPROVAL
2003 11 20		WATER TANKS REVISED TO 2500' COMMITTEE

[illegible]

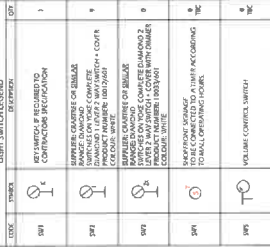
FIRE NOTED

- [illegible]

DEPARTMENT OF CONSTRUCTION - 2012 - 10001 5005 ACHARD BLVD
HOUSTON, TEXAS 77005 - 713-251-1000

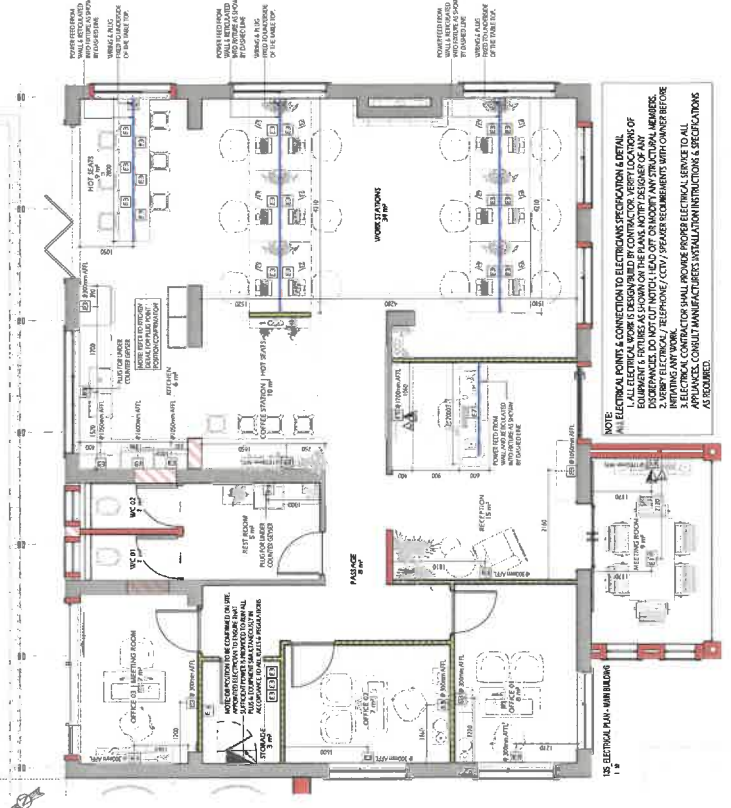


RIGHTS OF THE DEFENDANT



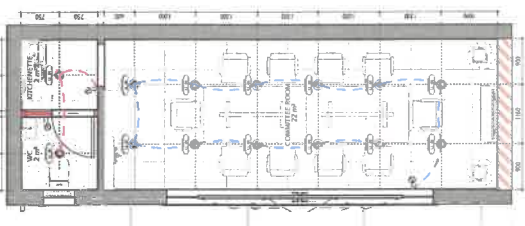
NEW LIGHTING SCHEDULE					
CODE	MODEL	IMAGE	PLACEMENT	DESCRIPTION	QTY
LL01	DOWN LIGHT		TREATMENT ROOM	INVEST. (5000) 12000R TRAP COVER 4x6x1" ALUMINUM	104

DESCRIPTION	QTY	UNITS
4L 011 15W LED COMB LGR	100	1500
4L 021 30W LED PANCHROMatic	0	000
4L 031 30W LED EXTREME BLUE	0	000
4L 041 LED STRIP	0	000
US-RING 1500P		
TOTAL 1500P / 150w = 4.1428571		



NOTE: ELECTRICAL POINTS & CONNECTION TO ELECTRICIANS SPECIFICATION & DETAIL.

1. ALL ELECTRICAL WORK IS DESIGNED BY THE CONTRACTOR. VERIFY LOCATIONS OF EQUIPMENT & FITTINGS AS SHOWN ON PLANS. NOTIFY DESIGNER OF ANY DISCREPANCIES. DO NOT CUT, NOTCH, LEAD OR USE MODIFY ANY STRUCTURAL MEMBERS.
2. VERIFY ELECTRICAL TELEPHONE (CCTV) SPEAKER REQUIREMENTS WITH OWNER BEFORE INITIATING ANY WORK.
3. ELECTRICAL CONTRACTOR SHALL PROVIDE PROPER ELECTRICAL SERVICE TO ALL APPLIANCES. CONSULT MANUFACTURERS INSTALLATION INSTRUCTIONS & SPECIFICATIONS AS REQUIRED.



MUNICIPALITEIT GEORGE TOWN PLANNING
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.

30/01/2026

[Signature]

DATE
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATIEF PLANING

AREA SCHEDULE OF EBF 1340	
EXISTING MAIN BUILDING AREA:	152m ²
EXISTING OUT BUILDING AREA:	35m ²
PROPOSED COVERED PATIO	27m ²
TOTAL ADDITIONS:	27m ²
EXISTING AREA TOTAL:	187m ²
NEW TOTAL COVERED FLOOR AREA:	207m ²
TOTAL COVERED FLOOR AREA	207m ²
EFF	109m ²
COVERAGE	19.00%

NOTE: It is the responsibility of the Client to appoint a Structural Engineer. All requirements and criteria must be checked by a Registered Structural Engineer for integrity, load distribution, compatibility with any existing structures. The design details of the structural elements must be issued to all relevant parties in the project.

- Deviations from tradition, drawing inspiration from error on the part of the engineers drawing

[illegible]

At a press conference to be held on 10 June before a joint committee of the House of Commons, before any response to the arrest is made, it is hoped that the British will be asked to supply the names of all persons not to be called upon by the court. The British will also be asked to supply the names of all persons not to be called upon by the court. The British will also be asked to supply the names of all persons not to be called upon by the court.

HYBRID RISK MANAGEMENT
 DR. J. C. JOHNSON
 ADDITIONS OF ERF 1360, St. JOHN'S
 STREET, DORMEHLS DRIFT, GEORGE
 6529
 FOR HYBRID RISK MANAGEMENT

SAS **SAS ARCHITECTURE**
FACILITY

date: 2025.12.30
job number: FBS_3001-127
drawing no: 135/130

DATE: 12-18-15
FOR APPROVAL

PROJECT: 27-0900
 DRAWING: 01

CEILING & GENERAL PLANS MAIN & OUT BUILDING

SCALE	INSTRUMENT
As indicated	AI
INSTRUMENT	INSTRUMENT
MIK-K	D

88

082 463 3434
 17, rue de la Sabotterie 67000
 www.firebirdstudio.de 21

