

Collaborator No.: 3776551
Reference / Verwysing: Erf 5165, Pacaltsdorp
Date / Datum: 6 March 2026
Enquiries / Navrae: Andrea Griessel

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VINCENT MOOS
62 Cathedral Street
GEORGE
6529

APPLICATION FOR CONSENT USE: ERF 5165, PACALTSDORP

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that the application for Consent Use in terms of Section 15(2)(o) of the George Land Use Planning By-Law, 2023 for a house shop on Erf 5165, Pacaltsdorp;

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

REASONS FOR DECISION

- i. The dimensions, scale and position accuracy of the structures indicated on the submitted site layout plan do not appear to correspond with what is visible on site and from available aerial imagery, raising concerns regarding the reliability of the plans.
- ii. The provision of insufficient and potentially inaccurate information has prevented a proper assessment of compliance with the Zoning Scheme, including building line requirements, coverage, and other development parameters, and the municipality's House Shop Policy.
- iii. Subsequently the proposal fails to adequately demonstrate that the house shop will remain clearly subservient and incidental to the primary residential use of the property, as explained in the House Shop Policy and, thus, whether or not it complies with the land use description of House Shop.
- iv. The application does not adequately address the existing access configuration and how it will be changed to the proposed access and parking layout. The relationship between access, parking provision, structures on site and compliance with the zoning scheme requirements has not been properly motivated or demonstrated
- v. In the absence of accurate and verified measurements and information, the application cannot be properly or fairly assessed. Clarification and/or independent verification of the building lines, boundary setbacks, and floor areas with supporting information/motivation is required prior to any consideration.

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.

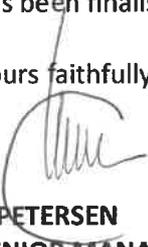
A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 27 MARCH 2026**, and simultaneously 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

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